
PURPOSE

The Glen Ellyn Area Public Library has identified a need to evaluate its current facilities and assess the current conditions, likely life expectancy for the various components of the facilities and identify likely replacement costs for those components reaching the end of their useful performance life. The scope of this study is to identify those building systems or components that can be maintained or replaced using designated funds.

NOTES

Evaluation of building condition focused on the elements likely to be included in a Special Reserve Fund. Equipment, materials or assemblies that are nominal in cost are not included. This is therefore not a comprehensive list but does identify major expenses that are likely to be incurred in the foreseeable future.

Conditions change with time and this evaluation, along with the funds allocated to cover the associated expenses should be reviewed and revised periodically as the library's needs evolve. Unanticipated expenses can develop for a number of reasons including accelerated use or changes in use patterns, accident, or deferred general maintenance. Such reviews should include updating baseline costs for the components or assemblies identified.

Costs are calculated at 2009 levels and escalated at a presumed rate of inflation.

3.00% per annum

Six worksheets are provided in the workbook. The first three are organized by category with like expenses grouped together. The worksheets cover Mechanical expenses, Electrical expenses and Architectural expenses. The fourth through sixth worksheets are organized by the computed year of expense (Budget Year) and are again separated into Mechanical expenses, Electrical expenses and Architectural expenses.

Installed dates are as of March, 2009 and reflect repairs/replacements formally budgeted. No anticipation of future referenda is included. Green highlighted cells are projected to be impacted by future referenda.

MECHANICAL EXPENSES - BY LOCATION/ ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY													
Location	System	Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data - 2009			Comments
		Manufacturer	Product	Installed Date (year)	Service Life (years)	Theoretical Replacement Date (year)	Evaluation Date (year)	Evaluated Life Expectancy (remaining years)	Budget Year	Estimate of Replacement Equipment Installed Cost (as of 2009)	Escalated Budget		
Basement Mechanical Room	HVAC	Air Handler AHU-1	York	CSI-578	1995	28	2023	2009	14	2022	\$ 92,880	\$140,489	
Basement Mechanical Room	HVAC	Air Handler AHU-2	York	CSI-578	1995	28	2023	2009	14	2022	\$ 92,880	\$140,489	
Outdoors	HVAC	Condensing Unit CU-1	York	YCU-Z88OR6	1995	23	2018	2009	9	2017	\$ 92,880	\$121,187	
Outdoors	HVAC	Condensing Unit CU-2	York	YCU-Z88OR6	1995	23	2018	2009	9	2017	\$ 92,880	\$121,187	
Air Handler AHU-1	HVAC	Humidifier H-1	Armstrong	HEM-94 - 260#/hr	1995	10	2005	2009	0	See Comments	\$ 10,750	\$10,750	Humidifiers are presently inoperable and there is a library consensus that they may not be needed in the future.
Air Handler AHU-2	HVAC	Humidifier H-2	Armstrong	HEM-94 - 260#/hr	1995	10	2005	2009	0		\$ 10,750	\$10,750	
Basement Mechanical Room	HVAC	Expansion Tank ET-1	N/A	120 Gallon	1995	15	2010	2009	5	2013	\$ 10,105	\$11,714	
Basement Mechanical Room	HVAC	Gas-Fired Hot Water Boiler B-1	Bryan	HECL-90-W-FDC	1995	25	2020	2009	11	2019	\$ 38,700	\$53,570	Replace with Bryan HE-AB90W Hi Efficiency Boiler
Basement Mechanical Room	HVAC	Gas-Fired Hot Water Boiler B-2	Bryan	HECL-90-W-FDC	1995	25	2020	2009	11	2019	\$ 38,700	\$53,570	Replace with Bryan HE-AB90W Hi Efficiency Boiler
Basement Mechanical Room	HVAC	Gas-Fired Hot Steam Boiler SG-1	Bryan	CL-90-S-15-FDG	1995	25	2020	2009	11	2019	\$ 43,000	\$59,522	If humidifiers are not needed, then this unit is not needed.
Boiler B-1	HVAC	Boiler Burner	Gordon Piatt	CP R6.2-G-03-E100/EP UL	1995	30	2025	2009	16	2024	\$ 7,525	\$12,075	Replace with GP Burner having PID controls
Boiler B-2	HVAC	Boiler Burner	Gordon Piatt	CP R6.2-G-03-E100/EP UL	1995	30	2025	2009	16	2024	\$ 7,525	\$12,075	Replace with GP Burner having PID controls
Boiler B-3	HVAC	Boiler Burner	Gordon Piatt	CP R6.2-G-03-E100/EP UL	1995	30	2025	2009	16	2024	\$ 7,525	\$12,075	If humidifiers are not needed, then this unit is not needed.
Basement Mechanical Room	HVAC	Return Fan RF-1	Joy	38-21-1170	1995	25	2020	2009	11	2019	\$ 15,222	\$21,071	
Basement Mechanical Room	HVAC	Return Fan RF-2	Joy	38-21-1170	1995	25	2020	2009	11	2019	\$ 15,222	\$21,071	
Roof	HVAC	Toilet Exhaust Fan EF-1	Greenheck or Penn	CUBE-180HP	1995	20	2015	2009	6	2014	\$ 2,053	\$2,452	
Roof	HVAC	Lounge Exhaust Fan EF-2	Greenheck or Penn	GB-80	1995	20	2015	2009	6	2014	\$ 1,030	\$1,230	
Basement Electrical Room	HVAC	Electric Room Exhaust Fan EF-3	Greenheck or Penn	BSQ-9	1995	20	2015	2009	6	2014	\$ 1,970	\$2,352	
Basement Mechanical Room	HVAC	Mech. Room Exhaust Fan EF-4	Greenheck or Penn	BSQ-14-15	1995	20	2015	2009	6	2014	\$ 2,380	\$2,842	
Basement Shop	HVAC	Shop Room Exhaust Fan EF-5	Greenheck or Penn	BSQ-8	1995	20	2015	2009	6	2014	\$ 1,910	\$2,281	
Roof	HVAC	Board Room Exhaust Fan EF-6	Greenheck or Penn	GB-80	1995	20	2015	2009	6	2014	\$ 1,030	\$1,230	
Basement Janitor's Closet	HVAC	Janitor's Closet Exhaust Fan EF-7	Greenheck or Penn	BSQ-7	1995	20	2015	2009	6	2014	\$ 2,200	\$2,627	
Basement Elevator Room	HVAC	Elevator Mach Rm Exhaust Fan EF-8	Greenheck or Penn	BSQ-7	1995	20	2015	2009	6	2014	\$ 2,200	\$2,627	
Basement Elevator Room	HVAC	Elevator Mach Rm Exhaust Fan EF-9	Greenheck or Penn	BSQ-7	1995	20	2015	2009	6	2014	\$ 2,200	\$2,627	
Air Shaft	HVAC	Sound Trap ST-1	I.A.C.	Quiet-Duct 10 LFM	1995	35	2030	2009	21	2029	\$ 12,000	\$22,324	
Air Shaft	HVAC	Sound Trap ST-2	I.A.C.	Quiet-Duct 10 LFM	1995	35	2030	2009	21	2029	\$ 12,900	\$23,998	
Basement Mechanical Room	HVAC	Heating System Pump P-1	Bell & Gossett	1510 1-1/2BC	1995	20	2015	2009	5	2013	\$ 3,225	\$3,739	
Basement Mechanical Room	HVAC	Heating System Pump P-2	Bell & Gossett	1510 1-1/2BC	1995	20	2015	2009	5	2013	\$ 3,225	\$3,739	
West/Receiving Area	HVAC	Cabinet Unit Heater CUH-1	Dunham-Bush	CUH350	1995	20	2015	2009	6	2014	\$ 2,686	\$3,208	
Stairs	HVAC	Cabinet Unit Heater CUH-2	Dunham-Bush	CUH100	1995	20	2015	2009	6	2014	\$ 1,140	\$1,361	
Basement Storage	HVAC	Unit Heater UH-1	Reznor	19ER22	1995	20	2015	2009	6	2014	\$ 3,013	\$3,598	
Building Perimeter	HVAC	Fin Tube Radiation FTA	Runtal	RF-5 and R3F-5	1995	40	2035	2009	26	2034	\$ -	\$0	Units in excellent shape, repair/replace as needed.
Building Ceilings	HVAC	VAV Box	Titus	DESV-3000	1995	25	2020	2009	11	2019	\$ -	\$0	51 units, group replacement unlikely, repair/replace as needed.
Basement Maintenance Office	HVAC	Automatic Temperature Controls	Barber Coleman	Network 8000	1995	20	2015	2009	6	2014	\$ 115,000	\$137,316	Approximately 100 DDC control points identified. See Note 4.
Basement Mechanical Room	HVAC	Variable Frequency Drive SF-1	Cutler Hammer	AF 35 40 HP	2009	17	2026	2009	17	2025	\$ 8,385	\$13,859	This unit was reportedly replaced in 2009.
Basement Mechanical Room	HVAC	Variable Frequency Drive SF-2	Magentek	GPD 506/P5 40 HP	1995	17	2012	2009	3	2011	\$ 8,385	\$9,163	Repairs in lieu of replacement could reduce cost by 40%.
Basement Mechanical Room	HVAC	Variable Frequency Drive RF-1	Yaskawa	GPD 506/P5 15 HP	1995	17	2012	2009	3	2011	\$ 5,375	\$5,873	Repairs in lieu of replacement could reduce cost by 40%.
Basement Mechanical Room	HVAC	Variable Frequency Drive RF-2	Yaskawa	AccuFlow 110	1995	17	2012	2009	3	2011	\$ 5,375	\$5,873	Repairs in lieu of replacement could reduce cost by 40%.
Basement Mechanical Room	HVAC	Water Softener	Bruner	Series BA Model 30-1	1995	30	2025	2009	16	2024	\$ 2,580	\$4,140	If humidifiers are not needed, then this unit is not needed.
Entry Corridor	Plumbing	Electric Drinking Fountain	Elkay		1995	15	2010	2009	1	2009	\$ 1,118	\$1,152	Heavy use location and noise of unit indicates likely failure.
Various Locations	Plumbing	Electric Drinking Fountain	Elkay		1995	15	2010	2009	5	2013	\$ 3,355	\$3,889	Incidental use fixture
Basement Mechanical Room	Plumbing	Other Fixtures	Kohler/Chicago	various	1995	50	2045	2009	36	2044	\$ 57,298	\$166,064	Assume routine replacement of wearing parts
Basement Mechanical Room	Plumbing	Water Heater	AO Smith	BT-100-110	1995	20	2015	2009	6	2014	\$ 5,958	\$7,115	
Basement Mechanical Room	Plumbing	Hot Water Circ Pump	B&G		1995	10	2005	2009	5	2013	\$ 323	\$374	
Basement Mechanical Room	Plumbing	Effluent Pump	Metropolitan		1995	10	2005	2009	5	2013	\$ 4,190	\$4,857	
Basement Mechanical Room	Plumbing	Drain Tile Pump	Unknown	Unknown	1995	10	2005	2009	5	2013	\$ 2,793	\$3,238	
Various Locations	Fire Sprinklers	Sprinkler Heads	Unknown	Unknown	1995	50	2045	2009	36	2044	\$ 7,837	\$22,713	Group replacement unlikely, repair/replace as needed.
Total Mechanical and Plumbing											\$405,287	\$536,701	

General Notes:

- The library should higher a NEBBs certified Air Test and Balancer to rebalance the airflows per the original 1995 drawings. This work would go a long way towards reducing hot, cold, and stuffy complaints.
- The direct digital controls are suspect. It is not known if the monitoring and control are functioning correctly, and staff is too inexperienced to provide much needed guidance. It is suggested that a qualified control contractor be retained to review the operational characteristics of the controls and make recommendations to recalibrate or renovate.
- On the day the evaluation was completed, the discharge air temperatures of the air handlers was too warm. Discharge temperatures were in the 70°F range. They should normally be in the range of 55°F and 60°F. High discharge temperatures lead to overheating conditions and complaints. The control contractor discussed in Note 2 should be made aware of the high discharge temperatures.
- The following is from Johnson Controls for a JC Metasys replacement of the obsolete Barber Coleman Controls: Roughly \$100,000 - \$130,000. This budget includes:

ELECTRICAL EXPENSES - BY LOCATION/CATEGORY															
Initial Product Data/Life Expectancy			Evaluated Condition					Estimated Cost Data					2009		
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)		
Interior Lighting	Replace/upgrade ballasts and lamps		1995	15	2010	2009	1	2010					\$110,600	\$113,918	
Interior Lighting	Relamping		1995	4	1999	2009	-10	1999					\$ 27,650	\$20,574	Assumes a group relamping in 2011 if not lamp & ballast replacement
Building Fire Alarm System	Fire Alarm Control Panel		1995	20	2015	2009	6	2015					\$ 55,300	\$66,031	Non-addressable system - Should replace with Addressable system when replaced.
Emergency Lighting System	Replace Batteries		1995	5	2000	2009	-9	2000					\$ 3,445	\$2,640	Assumes a group battery replacement in 2011
Security Camera System	Cameras and Monitors		1995	10	2005	2009	-4	2005					\$ 4,025	\$3,576	Assumes a new system installed in 2011
Exterior Generator	Natural Gas Generator		1995	25	2020	2009	11	2020					\$ 14,500	\$20,071	
Basement Electrical Room	Automatic Transfer Switch		1995	25	2020	2009	11	2020					\$ 3,800	\$5,260	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition			Estimated Cost Data					2009		
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
SITE ELEMENTS																
Site	Parking Area	Striping	Parking Lot	2011	10	2021	2009	12	2021	1	uc	100%	\$4,000.00	\$4,000	\$5,703	Assumes new striping as part of current plans to renovate the parking area. Allowance to fill pot holes & patch minor cracks. This may be more appropriately scheduled as an annual maintenance budget item. 1" Wear Course
Site	Parking Area	Repair	Parking Lot	2011	1	2012	2009	3	2012	35,000	sf	5%	\$1.50	\$2,625	\$2,868	
Site	Parking Area	Resurfacing	Parking Lot	2011	35	2046	2009	37	2046	35,000	sf	100%	\$3.00	\$105,000	\$313,449	
Site	Parking Curbs	Repair & Replace	Parking Lot	2011	35	2046	2009	37	2046	1,000	lf	100%	\$40.00	\$40,000	\$119,409	
EXTERIOR ENCLOSURE																
<p>The Enclosure System consists of the various cladding materials and the back-up materials that support them. The basic elements are the Roof and the Walls both solid and glazed. The building has a series of subsystems within each of these basic elements as described below that are intended to:</p> <p>1-Keep water and air from traversing the system (moving either into the building from the outside or out of the building from the inside) and 2-Provide an attractive and appropriate image for the Library and pleasant amenity for the surrounding community.</p>																
ROOF																
<p>The Roof consists of 2 primary systems - a low slope roof system that consists of both a fully adhered membrane, and a steep sloped roof system of asphalt shingles.</p>																
Roof	EPDM Membrane	Full Replacement	Over Entry SW Entry	2008	25	2033	2009	24	2033	850	sf	100%	\$1.55	\$1,318	\$2,678	Fully adhered membrane This may be more appropriately scheduled as an annual maintenance budget item. This may be more appropriately scheduled as an annual maintenance budget item. Assumes total asphalt shingle roof system replacement as part of 2011 referendum improvements. Assumes total asphalt shingle roof system replacement as part of 2011 referendum improvements. Included: Sheathing, Gutters, & Venting
Roof	Asphalt Shingle Roof	Inspect		2011	1		2009		2010	25,000	sf	100%	\$0.02	\$575	\$575	
Roof	Asphalt Shingle Roof	Minor Repair		2011	1		2009		2010	25,000	sf	2%	\$18.25	\$9,125	\$9,125	
Roof	Asphalt Shingle Roof	Reshingle		2011	25	2036	2009	27	2036	25,000	sf	100%	\$2.00	\$50,000	\$111,064	
Roof	Asphalt Shingle Roof	Total Replacement		2011	40	2051	2009	42	2051	25,000	sf	100%	\$11.50	\$287,500	\$994,950	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition			Estimated Cost Data					2009		
Component		Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
				(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)		
WALLS																
The walls are largely masonry construction, typically brick veneer on a concrete masonry unit back-up. The exception are the gable ends, third floor walls and entry tower, all originally EIFS and currently being replaced with Stucco. The masonry is a long-life, low maintenance veneer on an equally stable back-up. Still there will be some deterioration over time and at significant milestones some repair work should be anticipated. The Stucco, while not quite as durable as the masonry claddings in a humid climate, will be significantly longer lived than the EIFS it replaces.																
Walls	Stucco	Reinstall	North Façade	2009	20	2029	2009	20	2029	700	sf	100%	\$80.00	\$56,000	\$101,142	
Walls	Stucco	Repair	North Façade	2009	10	2019	2009	10	2019	700	sf	100%	\$4.40	\$3,080	\$4,139	
Walls	Stucco	Reinstall	East Façade	2011	20	2031	2009	22	2031	950	sf	100%	\$80.00	\$76,000	\$145,624	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Repair	East Façade	2011	10	2021	2009	12	2021	950	sf	100%	\$4.40	\$4,180	\$5,960	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Reinstall	South Façade	2011	20	2031	2009	22	2031	1,119	sf	100%	\$80.00	\$89,520	\$171,530	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Repair	South Façade	2011	10	2021	2009	12	2021	1,119	sf	100%	\$4.40	\$4,924	\$7,020	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Reinstall	West Façade	2011	20	2031	2009	22	2031	710	sf	100%	\$80.00	\$56,800	\$108,835	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Repair	West Façade	2011	10	2021	2009	12	2021	710	sf	100%	\$4.40	\$3,124	\$4,454	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Louvers	Refinish	HVAC	1994	15	2009	2009	0	2009	3	each	100%	\$120.00	\$360	\$360	
Walls	Louvers	Replace	HVAC	1994	40	2034	2009	25	2034	3	each	100%	\$500.00	\$1,500	\$3,141	
Walls	Metal Grate	Replace	Area Well	1994	40	2034	2009	25	2034	240	sf	100%	\$14.75	\$3,540	\$7,412	
Walls	Masonry - Brick	Clean & Repair	North Façade	2009	25	2034	2009	25	2034	3,000	sf	100%	\$14.00	\$42,000	\$87,939	
Walls	Masonry - Brick	Reseal Joints	North Façade	2009	20	2029	2009	20	2029	1,500	lf	100%	\$10.00	\$15,000	\$27,092	
Walls	Precast Concrete	Clean & Repair	North Façade	2009	25	2034	2009	25	2034	700	sf	100%	\$8.00	\$5,600	\$11,725	
Walls	Masonry - Brick	Clean & Repair	East Façade	2011	25	2036	2009	27	2036	1,000	sf	100%	\$18.00	\$18,000	\$39,983	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Reseal Joints	East Façade	2011	20	2031	2009	22	2031	500	lf	100%	\$10.00	\$5,000	\$9,581	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Precast Concrete	Clean & Repair	East Façade	2011	25	2036	2009	27	2036	400	sf	100%	\$8.00	\$3,200	\$7,108	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009			
Component		Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
				(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)		
Walls	Masonry - Brick	Clean & Repair	South Façade	2011	25	2036	2009	27	2036	3,500	sf	100%	\$14.00	\$49,000	\$108,843	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Reseal Joints	South Façade	2011	20	2031	2009	22	2031	3,000	lf	100%	\$10.00	\$30,000	\$57,483	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Precast Concrete	Clean & Repair	South Façade	2011	25	2036	2009	27	2036	2,500	sf	100%	\$8.00	\$20,000	\$44,426	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Clean & Repair	West Façade	2011	25	2036	2009	27	2036	1,500	sf	100%	\$14.00	\$21,000	\$46,647	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Reseal Joints	West Façade	2011	20	2031	2009	22	2031	1,200	lf	100%	\$10.00	\$12,000	\$22,993	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Precast Concrete	Clean & Repair	West Façade	2011	25	2036	2009	27	2036	600	sf	100%	\$8.00	\$4,800	\$10,662	Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Miscellaneous Paint		All Facades	2011	4	2015	2009	6	2015	4,200	sf	100%	\$8.00	\$33,600	\$40,120	Service life depends on quality of paint system and exposure to elements. The service life indicated is at the low to middle end and may be exceeded by actual coating performance. Installed date assumes repair/replacement as part of 2011 referendum façade replacement efforts.

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition			Estimated Cost Data					2009		
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Windows & Doors																
Black Anodized Aluminum with 1" insulated glazing. The system typically lasts 20 years. At the end of the performance life the elements that fail are perimeter sealants between the aluminum framing and surrounding construction, in this case masonry or stucco, and at the seal forming the insulated glass unit (IGU). Replacing the insulating glass unit is not typically required for all units at the end of the 20 year period. Observation of actual performance will be a better guide to budgeting that a universal service life factor. For the purposes of this study, it is assumed that units will fail incrementally over a 10 period beginning in year 21.																
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	21	2015	2009	6	2015	50	each	10%	\$400.00	\$2,000	\$2,388	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	22	2016	2009	7	2016	50	each	10%	\$400.00	\$2,000	\$2,460	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	23	2017	2009	8	2017	50	each	10%	\$400.00	\$2,000	\$2,534	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	24	2018	2009	9	2018	50	each	10%	\$400.00	\$2,000	\$2,610	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	25	2019	2009	10	2019	50	each	10%	\$400.00	\$2,000	\$2,688	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	26	2020	2009	11	2020	50	each	10%	\$400.00	\$2,000	\$2,768	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	27	2021	2009	12	2021	50	each	10%	\$400.00	\$2,000	\$2,852	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	28	2022	2009	13	2022	50	each	10%	\$400.00	\$2,000	\$2,937	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	29	2023	2009	14	2023	50	each	10%	\$400.00	\$2,000	\$3,025	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	30	2024	2009	15	2024	50	each	10%	\$400.00	\$2,000	\$3,116	
Walls	Aluminum Storefront		All facades	1994	21	2015	2009	6	2015	994	sf	10%	\$45.00	\$4,473	\$5,341	
Walls	Aluminum Storefront		All facades	1994	22	2016	2009	7	2016	994	sf	10%	\$45.00	\$4,473	\$5,501	
Walls	Aluminum Storefront		All facades	1994	23	2017	2009	8	2017	994	sf	10%	\$45.00	\$4,473	\$5,666	
Walls	Aluminum Storefront		All facades	1994	24	2018	2009	9	2018	994	sf	10%	\$45.00	\$4,473	\$5,836	
Walls	Aluminum Storefront		All facades	1994	25	2019	2009	10	2019	994	sf	10%	\$45.00	\$4,473	\$6,011	
Walls	Aluminum Storefront		All facades	1994	26	2020	2009	11	2020	994	sf	10%	\$45.00	\$4,473	\$6,192	
Walls	Aluminum Storefront		All facades	1994	27	2021	2009	12	2021	994	sf	10%	\$45.00	\$4,473	\$6,377	
Walls	Aluminum Storefront		All facades	1994	28	2022	2009	13	2022	994	sf	10%	\$45.00	\$4,473	\$6,569	
Walls	Aluminum Storefront		All facades	1994	29	2023	2009	14	2023	994	sf	10%	\$45.00	\$4,473	\$6,766	
Walls	Aluminum Storefront		All facades	1994	30	2024	2009	15	2024	994	sf	10%	\$45.00	\$4,473	\$6,969	
Walls	Aluminum Curtain Wall		All Facades	1994	21	2015	2009	6	2015	2,016	sf	10%	\$55.00	\$11,088	\$13,240	
Walls	Aluminum Curtain Wall		All Facades	1994	22	2016	2009	7	2016	2,016	sf	10%	\$55.00	\$11,088	\$13,637	
Walls	Aluminum Curtain Wall		All Facades	1994	23	2017	2009	8	2017	2,016	sf	10%	\$55.00	\$11,088	\$14,046	
Walls	Aluminum Curtain Wall		All Facades	1994	24	2018	2009	9	2018	2,016	sf	10%	\$55.00	\$11,088	\$14,467	
Walls	Aluminum Curtain Wall		All Facades	1994	25	2019	2009	10	2019	2,016	sf	10%	\$55.00	\$11,088	\$14,901	
Walls	Aluminum Curtain Wall		All Facades	1994	26	2020	2009	11	2020	2,016	sf	10%	\$55.00	\$11,088	\$15,348	
Walls	Aluminum Curtain Wall		All Facades	1994	27	2021	2009	12	2021	2,016	sf	10%	\$55.00	\$11,088	\$15,809	
Walls	Aluminum Curtain Wall		All Facades	1994	28	2022	2009	13	2022	2,016	sf	10%	\$55.00	\$11,088	\$16,283	
Walls	Aluminum Curtain Wall		All Facades	1994	29	2023	2009	14	2023	2,016	sf	10%	\$55.00	\$11,088	\$16,772	
Walls	Aluminum Curtain Wall		All Facades	1994	30	2024	2009	15	2024	2,016	sf	10%	\$55.00	\$11,088	\$17,275	
Walls	Perimeter Sealant - Doors		All Facades	2011	10	2021	2009	12	2021	8	each	100%	\$200.00	\$1,600	\$2,281	Installed date assumes sealant replacement as part of 2011 referendum façade replacement efforts.
Walls	Perimeter Sealant - Storefront		All Facades	2011	10	2021	2009	12	2021	18	each	100%	\$400.00	\$7,200	\$10,265	Installed date assumes sealant replacement as part of 2011 referendum façade replacement efforts.
Walls	Perimeter Sealant - Aluminum Windows		All Facades	2011	10	2021	2009	12	2021	50	each	100%	\$220.00	\$11,000	\$15,683	Installed date assumes sealant replacement as part of 2011 referendum façade replacement efforts.

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009			
Component		Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
				(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)		
Walls	Perimeter Sealant - Curtainwall		All Facades	2011	10	2021	2009	12	2021	3	each	100%	\$1,120.00	\$3,360	\$4,791	Installed date assumes sealant replacement as part of 2011 referendum façade replacement efforts.
Walls	Doors-Aluminum		Entry	1994	20	2014	2009	5	2014	3	each	100%	\$500.00	\$1,500	\$1,739	(3) double doors
Walls	Doors-Hollow Metal		All Facades	1994	20	2014	2009	5	2014	5	each	100%	\$500.00	\$2,500	\$2,898	(3) single doors & (2) double doors
Walls	Automatic Door Operators		Entry	1994	20	2014	2009	5	2014	2	each	100%	\$4,200.00	\$8,400	\$9,738	
Walls	Exterior Door Hardware		Perimeter	1994	20	2014	2009	5	2014	6	each	100%	\$520.00	\$3,120	\$3,617	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition			Estimated Cost Data					2009		Comments
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ratio	Unit Cost	Estimate of Replacement Cost	Escalated Budget		
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
INTERIOR COMPONENTS																
Interior components and finishes are original to the building. Most of these have a projected functional service life of 20 years although the aesthetic value of each piece may be deemed inadequate before functional failure occurs.																
Millwork																
Interior	Window Trim Sets		1994	20	2014	2009	5	2014	65	each	100%	\$65.00	\$4,225	\$4,898	Wood Trim @ windows	
Interior Partitions																
Interior	Paint	Basement	1994	4	1998	2009	-11	1998	5,900	sf	100%	\$0.50	\$2,950	\$2,131	2 coats	
Interior	Resilient Wall Base	Basement	1994	18	2012	2009	3	2012	740	lf	100%	\$1.66	\$1,228	\$1,342		
Interior	Paint	First Floor	1994	4	1998	2009	-11	1998	19,000	sf	100%	\$0.50	\$9,500	\$6,863	2 coats	
Interior	Resilient Wall Base	First Floor	1994	18	2012	2009	3	2012	2,150	lf	100%	\$1.66	\$3,569	\$3,900		
Interior	Interior Windows	First Floor	1994	20	2014	2009	5	2014	16	each	100%	\$400.00	\$6,400	\$7,419		
Interior	Paint	Second Floor	1994	4	1998	2009	-11	1998	15,000	sf	100%	\$0.50	\$7,500	\$5,418	2 coats	
Interior	Resilient Wall Base	Second Floor	1994	18	2012	2009	3	2012	1,400	lf	100%	\$1.66	\$2,324	\$2,539		
Interior	Windows	Second Floor	1994	20	2014	2009	5	2014	15	each	100%	\$400.00	\$6,000	\$6,956		
Interior	Paint	Third Floor	1994	4	1998	2009	-11	1998	13,900	sf	100%	\$0.50	\$6,950	\$5,021	2 coats	
Interior	Resilient Wall Base	Third Floor	1994	18	2012	2009	3	2012	1,390	lf	100%	\$1.60	\$2,224	\$2,430		
Interior	Windows	Third Floor	1994	20	2014	2009	5	2014	12	each	100%	\$400.00	\$4,800	\$5,565		
Doors																
Interior	Doors-Hollow Metal	Replace	Basement	1994	20	2014	2009	5	2014	11	each	100%	\$500.00	\$5,500	\$6,376	
Interior	Doors-Hollow Metal	Refinish	Basement	1994	20	2014	2009	5	2014	230	sf	100%	\$0.57	\$131	\$152	
Interior	Doors-Hollow Metal	Replace	First Floor	1994	20	2014	2009	5	2014	5	each	100%	\$500.00	\$2,500	\$2,898	
Interior	Doors-Hollow Metal	Refinish	First Floor	1994	20	2014	2009	5	2014	105	sf	100%	\$0.57	\$60	\$69	
Interior	Doors-Wood	Replace	First Floor	1994	20	2014	2009	5	2014	27	each	100%	\$500.00	\$13,500	\$15,650	
Interior	Doors-Wood	Refinish	First Floor	1994	20	2014	2009	5	2014	27	each	100%	\$47.00	\$1,269	\$1,471	
Interior	Operable Wall Panels		First Floor	1994	35	2029	2009	20	2029	280	sf	100%	\$85.00	\$23,800	\$42,985	
Interior	Doors-Hollow Metal	Replace	Second Floor	1994	20	2014	2009	5	2014	3	each	100%	\$500.00	\$1,500	\$1,739	
Interior	Doors-Hollow Metal	Refinish	Second Floor	1994	20	2014	2009	5	2014	63	sf	100%	\$0.57	\$36	\$42	
Interior	Doors-Wood	Replace	Second Floor	1994	20	2014	2009	5	2014	14	each	100%	\$500.00	\$7,000	\$8,115	
Interior	Doors-Wood	Refinish	Second Floor	1994	20	2014	2009	5	2014	14	each	100%	\$47.00	\$658	\$763	
Interior	Doors-Hollow Metal	Replace	Third Floor	1994	20	2014	2009	5	2014	5	each	100%	\$500.00	\$2,500	\$2,898	
Interior	Doors-Hollow Metal	Refinish	Third Floor	1994	20	2014	2009	5	2014	105	sf	100%	\$0.57	\$60	\$69	
Interior	Doors-Wood	Replace	Third Floor	1994	20	2014	2009	5	2014	21	each	100%	\$500.00	\$10,500	\$12,172	
Interior	Doors-Wood	Refinish	Third Floor	1994	20	2014	2009	5	2014	21	each	100%	\$47.00	\$987	\$1,144	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition			Estimated Cost Data					2009		Comments
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget		
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Ceiling Systems																
Interior	Acoustic Ceiling Tile	Replace	Basement	1994	20	2014	2009	5	2014	710	sf	100%	\$3.30	\$2,343	\$2,716	
Interior	Acoustic Ceiling Tile	Replace	First Floor	1994	20	2014	2009	5	2014	14,500	sf	100%	\$3.30	\$47,850	\$55,471	
Interior	Acoustic Ceiling Tile	Replace	Second Floor	1994	20	2014	2009	5	2014	13,425	sf	100%	\$3.30	\$44,303	\$51,359	
Interior	Acoustic Ceiling Tile	Replace	Third Floor	1994	20	2014	2009	5	2014	9,000	sf	100%	\$3.30	\$29,700	\$34,430	
Interior	GYP Board Ceilings	Install Soffit Control Joints	Basement	2011	20	2031	2009	22	2031	950	sf	100%	\$5.00	\$4,750	\$9,101	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Assume 2011 installation.
Interior	GYP Board Ceilings	Install Soffit Control Joints	First Floor	2011	20	2031	2009	22	2031	950	sf	100%	\$5.00	\$4,750	\$9,101	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Assume 2011 installation.
Interior	GYP Board Ceilings	Install Soffit Control Joints	Second Floor	2011	20	2031	2009	22	2031	950	sf	100%	\$5.00	\$4,750	\$9,101	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Assume 2011 installation.
Interior	GYP Board Ceilings	Install Soffit Control Joints	Third Floor	2011	20	2031	2009	22	2031	950	sf	100%	\$5.00	\$4,750	\$9,101	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Assume 2011 installation.
Interior	GYP Board Ceilings	Paint	First Floor	1994	4	1998	2009	-11	1998	2,500	sf	100%	\$0.50	\$1,250	\$903	2 Coats
Interior	GYP Board Ceilings	Paint	Second Floor	1994	4	1998	2009	-11	1998	5,375	sf	100%	\$0.50	\$2,688	\$1,942	2 Coats
Interior	GYP Board Ceilings	Paint	Third Floor	1994	4	1998	2009	-11	1998	950	sf	100%	\$0.50	\$475	\$343	2 Coats
Flooring Systems																
Interior	Carpet	Replace	First Floor	1994	20	2014	2009	5	2014	1,645	sy	100%	\$44.00	\$72,380	\$83,908	Carpet Tile, base, floor prep.
Interior	Carpet	Replace	Second Floor	1994	20	2014	2009	5	2014	6,216	sy	100%	\$44.00	\$273,504	\$317,066	Carpet Tile, base, floor prep.
Interior	Carpet	Replace	Third Floor	1994	20	2014	2009	5	2014	3,270	sy	100%	\$44.00	\$143,880	\$166,796	Carpet Tile, base, floor prep.
Interior	Carpet		First Floor	1994	20	2014	2009	5	2014	1,645	sy	100%	\$14.00	\$23,030	\$26,698	Associated Furnishings Relocations
Interior	Carpet		Second Floor	1994	20	2014	2009	5	2014	6,216	sy	100%	\$14.00	\$87,024	\$100,885	Associated Furnishings Relocations
Interior	Carpet		Third Floor	1994	20	2014	2009	5	2014	3,270	sy	100%	\$14.00	\$45,780	\$53,072	Associated Furnishings Relocations
Interior	Mosaic Tile	Reseal	Second Floor	1994	2	1996	2009	-13	1996	50	sf	100%	\$1.22	\$61	\$42	
Interior	Quarry Tile	Replace	First Floor	1994	40	2034	2009	25	2034	1,000	sf	100%	\$5.75	\$5,750	\$12,039	
Interior	Quarry Tile	Replace	Second Floor	1994	40	2034	2009	25	2034	100	sf	100%	\$5.75	\$575	\$1,204	
Interior	Quarry Tile	Replace	Third Floor	1994	40	2034	2009	25	2034	325	sf	100%	\$5.75	\$1,869	\$3,913	
Interior	Quarry Tile	Reseal	First Floor	1994	2	1996	2009	-13	1996	1,000	sf	100%	\$1.22	\$1,220	\$831	
Interior	Quarry Tile	Reseal	Second Floor	1994	2	1996	2009	-13	1996	100	sf	100%	\$1.22	\$122	\$83	
Interior	Quarry Tile	Reseal	Third Floor	1994	2	1996	2009	-13	1996	325	sf	100%	\$1.22	\$397	\$270	
Interior	VCT	Replace	First Floor	1994	9	2003	2009	-6	2003	1,210	sf	100%	\$2.70	\$3,267	\$2,736	
Interior	VCT	Replace	Third Floor	1994	9	2003	2009	-6	2003	870	sf	100%	\$2.70	\$2,349	\$1,967	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy				Evaluated Condition				Estimated Cost Data					2009			
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
	Accessories					2009										
Interior	Signage	Entire Building	1994	20	2014	2009	5	2014	55,300	sf	100%	\$1.00	\$55,300	\$64,108	Basic Informational & Way-Finding	
Interior	Toilet Partitions	Public Stall	(6) 1st, (4) 3rd Floor	1994	20	2014	2009	2014	10	each	100%	\$1,575.00	\$15,750	\$18,259		
Interior	Toilet Accessories	Public Restroom	(2) 1st, (2) 3rd Floor	1994	20	2014	2009	2014	4	each	100%	\$2,200.00	\$8,800	\$10,202	Mirror, Grab Bars, Baby Change, Towel	
Interior	Toilet Accessories	Single Use Restroom	(1) 1st, (2) 2nd Floor	1994	20	2014	2009	2014	3	each	100%	\$2,200.00	\$6,600	\$7,651	Mirror, Grab Bars, Baby Change, Towel	
Interior	Toilet Accessories	Staff Restroom	(1) 1st, (1) 2nd Floor	1994	20	2014	2009	2014	2	each	100%	\$1,800.00	\$3,600	\$4,173	Mirror, Grab Bars, Towel	
Interior	Interior entrance mats		1994	10	2004	2009	-5	2004	200	sf	100%	\$50.00	\$10,000	\$8,626		
	Conveying Devices															
Interior	Staff Elevator	Finishes		1994	20	2014	2009	2014	1	each	100%	\$5,000.00	\$5,000	\$5,796	Standard Finishes	
Interior	Public Elevator	Finishes		1994	20	2014	2009	2014	1	each	100%	\$8,000.00	\$8,000	\$9,274	Upgraded Finishes	
Interior	Staff Elevator	Controls and mechanics		1994	20	2014	2009	2014	1	each	100%	\$10,000.00	\$10,000	\$11,593		
Interior	Public Elevator	Controls and mechanics		1994	20	2014	2009	2014	1	each	100%	\$10,000.00	\$10,000	\$11,593		

MECHANICAL EXPENSES - BY LOCATION/ ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY															
Location	System	Initial Product Data/Life Expectancy						Evaluated Condition		Estimate of Replacement Equipment Cost (as of 2009) from Vendors	Opinion of Probable Installation Cost	Estimated Cost Data - 2009			Comments
		Manufacturer	Product	Installed Date (year)	Service Life (years)	Theoretical Replacement Date (year)	Evaluation Date (year)	Evaluated Life Expectancy (remaining years)	Budget Year			Estimate of Replacement Equipment Installed Cost (as of 2009)	Escalated Budget		
Entry Corridor	Plumbing	Electric Drinking Fountain	Elkay		1995	15	2010	2009	1	\$ 520	\$ 520	2009	\$ 1,118	\$1,152	Heavy use location and noise of unit indicates likely failure.
Basement Mechanical Room	HVAC	Variable Frequency Drive SF-2	Magentek	GPD 506/P5 40 HP	1995	17	2012	2009	3	\$ 3,900	\$ 3,900	2011	\$ 8,385	\$9,163	Repairs in lieu of replacement could reduce cost by 40%.
Basement Mechanical Room	HVAC	Variable Frequency Drive RF-1	Yaskawa	GPD 506/P5 15 HP	1995	17	2012	2009	3	\$ 2,500	\$ 2,500	2011	\$ 5,375	\$5,873	Repairs in lieu of replacement could reduce cost by 40%.
Basement Mechanical Room	HVAC	Variable Frequency Drive RF-2	Yaskawa	AccuFlow 110	1995	17	2012	2009	3	\$ 2,500	\$ 2,500	2011	\$ 5,375	\$5,873	Repairs in lieu of replacement could reduce cost by 40%.
Basement Mechanical Room	HVAC	Expansion Tank ET-1	N/A	120 Gallon	1995	15	2010	2009	5	\$ 4,700	\$ 4,700	2013	\$ 10,105	\$11,714	
Basement Mechanical Room	HVAC	Heating System Pump P-1	Bell & Gossett	1510 1-1/2BC	1995	20	2015	2009	5	\$ 1,500	\$ 1,500	2013	\$ 3,225	\$3,739	
Basement Mechanical Room	HVAC	Heating System Pump P-2	Bell & Gossett	1510 1-1/2BC	1995	20	2015	2009	5	\$ 1,500	\$ 1,500	2013	\$ 3,225	\$3,739	
Basement Mechanical Room	Plumbing	Hot Water Circ Pump	B&G		1995	10	2005	2009	5	\$ 150	\$ 150	2013	\$ 323	\$374	
Basement Mechanical Room	Plumbing	Effluent Pump	Metropolitan		1995	10	2005	2009	5	\$ 1,949	\$ 1,949	2013	\$ 4,190	\$4,857	
Basement Mechanical Room	Plumbing	Drain Tile Pump	Unknown	Unknown	1995	10	2005	2009	5	\$ 1,299	\$ 1,299	2013	\$ 2,793	\$3,238	
Various Locations	Plumbing	Electric Drinking Fountain	Elkay		1995	15	2010	2009	5	\$ 3,898	\$ 3,898	2013	\$ 8,380	\$9,715	Incidental use fixture
Basement Electrical Room	HVAC	Electric Room Exhaust Fan EF-3	Greenheck or Penn	BSQ-9	1995	20	2015	2009	6	\$ 985	\$ 985	2014	\$ 1,970	\$2,352	
Basement Elevator Room	HVAC	Elevator Mach Rm Exhaust Fan EF-8	Greenheck or Penn	BSQ-7	1995	20	2015	2009	6	\$ 1,100	\$ 1,100	2014	\$ 2,200	\$2,627	Motor replaced March 2009
Basement Elevator Room	HVAC	Elevator Mach Rm Exhaust Fan EF-9	Greenheck or Penn	BSQ-7	1995	20	2015	2009	6	\$ 1,100	\$ 1,100	2014	\$ 2,200	\$2,627	
Basement Janitor's Closet	HVAC	Janitor's Closet Exhaust Fan EF-7	Greenheck or Penn	BSQ-7	1995	20	2015	2009	6	\$ 1,100	\$ 1,100	2014	\$ 2,200	\$2,627	
Basement Maintenance Office	HVAC	Automatic Temperature Controls	Barber Coleman	Network 8000	1995	20	2015	2009	6	\$ -	\$ -	2014	\$ 115,000	\$137,316	Approximately 100 DDC control points identified. See Note 4.
Basement Mechanical Room	HVAC	Mech. Room Exhaust Fan EF-4	Greenheck or Penn	BSQ-14-15	1995	20	2015	2009	6	\$ 1,190	\$ 1,190	2014	\$ 2,380	\$2,842	
Basement Shop	HVAC	Shop Room Exhaust Fan EF-5	Greenheck or Penn	BSQ-8	1995	20	2015	2009	6	\$ 955	\$ 955	2014	\$ 1,910	\$2,281	
Basement Storage	HVAC	Unit Heater UH-1	Reznor	19ER22	1995	20	2015	2009	6	\$ 1,402	\$ 1,402	2014	\$ 3,013	\$3,598	
Roof	HVAC	Toilet Exhaust Fan EF-1	Greenheck or Penn	CUBE-180HP	1995	20	2015	2009	6	\$ 955	\$ 955	2014	\$ 2,053	\$2,452	
Roof	HVAC	Lounge Exhaust Fan EF-2	Greenheck or Penn	GB-80	1995	20	2015	2009	6	\$ 515	\$ 515	2014	\$ 1,030	\$1,230	
Roof	HVAC	Board Room Exhaust Fan EF-6	Greenheck or Penn	GB-80	1995	20	2015	2009	6	\$ 515	\$ 515	2014	\$ 1,030	\$1,230	
Stairs	HVAC	Cabinet Unit Heater CUH-2	Dunham-Bush	CUH100	1995	20	2015	2009	6	\$ 570	\$ 570	2014	\$ 1,140	\$1,361	
West/Receiving Area	HVAC	Cabinet Unit Heater CUH-1	Dunham-Bush	CUH350	1995	20	2015	2009	6	\$ 1,343	\$ 1,343	2014	\$ 2,686	\$3,208	
Basement Mechanical Room	Plumbing	Water Heater	AO Smith	BT-100-110	1995	20	2015	2009	6	\$ 2,771	\$ 2,771	2014	\$ 5,958	\$7,115	
Outdoors	HVAC	Condensing Unit CU-1	York	YCU-Z88OR6	1995	23	2018	2009	9	\$ 43,200	\$ 43,200	2017	\$ 92,880	\$121,187	
Outdoors	HVAC	Condensing Unit CU-2	York	YCU-Z88OR6	1995	23	2018	2009	9	\$ 43,200	\$ 43,200	2017	\$ 92,880	\$121,187	
Basement Mechanical Room	HVAC	Gas-Fired Hot Water Boiler B-1	Bryan	HECL-90-W-FDC	1995	25	2020	2009	11	\$ 18,000	\$ 18,000	2019	\$ 38,700	\$53,570	Replace with Bryan HE-AB90W Hi Efficiency Boiler
Basement Mechanical Room	HVAC	Gas-Fired Hot Water Boiler B-2	Bryan	HECL-90-W-FDC	1995	25	2020	2009	11	\$ 18,000	\$ 18,000	2019	\$ 38,700	\$53,570	Replace with Bryan HE-AB90W Hi Efficiency Boiler
Basement Mechanical Room	HVAC	Gas-Fired Hot Steam Boiler SG-1	Bryan	CL-90-S-15-FDG	1995	25	2020	2009	11	\$ 20,000	\$ 20,000	2019	\$ 43,000	\$59,522	If humidifiers are not needed, then this unit is not needed.
Basement Mechanical Room	HVAC	Return Fan RF-1	Joy	38-21-1170	1995	25	2020	2009	11	\$ 7,080	\$ 7,080	2019	\$ 15,222	\$21,071	
Basement Mechanical Room	HVAC	Return Fan RF-2	Joy	38-21-1170	1995	25	2020	2009	11	\$ 7,080	\$ 7,080	2019	\$ 15,222	\$21,071	
Building Ceilings	HVAC	VAV Box	Titus	DESV-3000	1995	25	2020	2009	11	\$ -	\$ -	2019	\$ -	\$0	51 units, group replacement unlikely, repair/replace as needed.
Basement Mechanical Room	HVAC	Air Handler AHU-1	York	CSI-578	1995	28	2023	2009	14	\$ 43,200	\$ 43,200	2022	\$ 92,880	\$140,489	
Basement Mechanical Room	HVAC	Air Handler AHU-2	York	CSI-578	1995	28	2023	2009	14	\$ 43,200	\$ 43,200	2022	\$ 92,880	\$140,489	
Basement Mechanical Room	HVAC	Water Softener	Bruner	Series BA Model 30-1	1995	30	2025	2009	16	\$ 1,200	\$ 1,200	2024	\$ 2,580	\$4,140	If humidifiers are not needed, then this unit is not needed.
Boiler B-1	HVAC	Boiler Burner	Gordon Piatt	CP R6.2-G-03-E100/EP UL	1995	30	2025	2009	16	\$ 3,500	\$ 3,500	2024	\$ 7,525	\$12,075	Replace with GP Burner having PID controls
Boiler B-2	HVAC	Boiler Burner	Gordon Piatt	CP R6.2-G-03-E100/EP UL	1995	30	2025	2009	16	\$ 3,500	\$ 3,500	2024	\$ 7,525	\$12,075	Replace with GP Burner having PID controls
Boiler B-3	HVAC	Boiler Burner	Gordon Piatt	CP R6.2-G-03-E100/EP UL	1995	30	2025	2009	16	\$ 3,500	\$ 3,500	2024	\$ 7,525	\$12,075	If humidifiers are not needed, then this unit is not needed.
Basement Mechanical Room	HVAC	Variable Frequency Drive SF-1	Cutler Hammer	AF 35 40 HP	2009	17	2026	2009	17	\$ 3,900	\$ 3,900	2025	\$ 8,385	\$13,859	This unit was reportedly replaced in 2009.
Air Shaft	HVAC	Sound Trap ST-1	I.A.C.	Quiet-Duct 10 LFM	1995	35	2030	2009	21	\$ 6,000	\$ 6,000	2029	\$ 12,000	\$22,324	
Air Shaft	HVAC	Sound Trap ST-2	I.A.C.	Quiet-Duct 10 LFM	1995	35	2030	2009	21	\$ 6,000	\$ 6,000	2029	\$ 12,900	\$23,998	
Building Perimeter	HVAC	Fin Tube Radiation FTA	Runtal	RF-5 and R3F-5	1995	40	2035	2009	26	\$ -	\$ -	2034	\$ -	\$0	Units in excellent shape, repair/replace as needed.
Various Locations	Fire Sprinklers	Sprinkler Heads	Unknown	Unknown	1995	50	2045	2009	36	\$ 3,645	\$ 3,645	2044	\$ 7,837	\$22,713	Group replacement unlikely, repair/replace as needed.
Basement Mechanical Room	Plumbing	Other Fixtures	Kohler/Chicago	various	1995	50	2045	2009	36	\$ 26,650	\$ 26,650	2044	\$ 57,298	\$166,064	Assume routine replacement of wearing parts
Air Handler AHU-1	HVAC	Humidifier H-1	Armstrong	HEM-94 - 260#/hr	1995	10	2005	2009	0	\$ 5,000	\$ 5,000	See Comments	\$ 10,750	\$10,750	Humidifiers are presently inoperable and there is a library
Air Handler AHU-2	HVAC	Humidifier H-2	Armstrong	HEM-94 - 260#/hr	1995	10	2005	2009	0	\$ 5,000	\$ 5,000	See Comments	\$ 10,750	\$10,750	consensus that they may not be needed in the future.
Total Mechanical and Plumbing													\$724,531	\$982,763	

General Notes:

- The library should higher a NEBBs certified Air Test and Balancer to rebalance the airflows per the original 1995 drawings. This work would go a long way towards reducing hot, cold, and stuffy complaints.
- The direct digital controls are suspect. It is not known if the monitoring and control are functioning correctly, and staff is too inexperienced to provide much needed guidance. It is suggested that a qualified control contractor be retained to review the operational characteristics of the controls and make recommendations to recalibrate or renovate.
- On the day the evaluation was completed, the discharge air temperatures of the air handlers was too warm. Discharge temperatures were in the 70°F range. They should normally be in the range of 55°F and 60°F. High discharge temperatures lead to overheating conditions and complaints. The control contractor discussed in Note 2 should be made aware of the high discharge temperatures.
- The following is from Johnson Controls for a JC Metasys replacement of the obsolete Barber Coleman Controls: Roughly \$100,000 - \$130,000. This budget includes:

ELECTRICAL EXPENSES - BY LOCATION/CATEGORY															
Initial Product Data/Life Expectancy							Evaluated Condition		Estimated Cost Data					2009	
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)		
Emergency Lighting System	Replace Batteries		1995	5	2000	2009	-9	2000					\$ 3,445	\$2,640	Assumes a group battery replacement in 2011
Security Camera System	Cameras and Monitors		1995	10	2005	2009	-4	2005					\$ 4,025	\$3,576	Assumes a new system installed in 2011
Interior Lighting	Replace/upgrade ballasts and lamps		1995	15	2010	2009	1	2010					\$110,600	\$113,918	
Interior Lighting	Relamping		2010	4	2014	2009	5	2014					\$ 27,650	\$32,054	Assumes a group relamping in 2010 if not lamp & ballast replacement
Building Fire Alarm System	Fire Alarm Control Panel		1995	20	2015	2009	6	2015					\$ 55,300	\$66,031	Non-addressable system - Should replace with Addressable system when replaced.
Basement Electrical Room	Automatic Transfer Switch		1995	25	2020	2009	11	2020					\$ 3,800	\$5,260	
Exterior Generator	Natural Gas Generator		1995	25	2020	2009	11	2020					\$ 14,500	\$20,071	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009			
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Site	Parking Area	Repair	Parking Lot	1994	1	1995	2009	-14	1995	35,000	sf	5%	\$1.50	\$2,625	\$1,735	Allowance to fill pot holes & patch minor cracks. This may be more appropriately scheduled as an annual maintenance budget item.
Interior	Mosaic Tile	Reseal	Second Floor	1994	2	1996	2009	-13	1996	50	sf	100%	\$1.22	\$61	\$42	
Interior	Quarry Tile	Reseal	First Floor	1994	2	1996	2009	-13	1996	1,000	sf	100%	\$1.22	\$1,220	\$831	
Interior	Quarry Tile	Reseal	Second Floor	1994	2	1996	2009	-13	1996	100	sf	100%	\$1.22	\$122	\$83	
Interior	Quarry Tile	Reseal	Third Floor	1994	2	1996	2009	-13	1996	325	sf	100%	\$1.22	\$397	\$270	
Interior	GYP Board Ceilings	Paint	First Floor	1994	4	1998	2009	-11	1998	2,500	sf	100%	\$0.50	\$1,250	\$903	2 Coats
Interior	GYP Board Ceilings	Paint	Second Floor	1994	4	1998	2009	-11	1998	5,375	sf	100%	\$0.50	\$2,688	\$1,942	2 Coats
Interior	GYP Board Ceilings	Paint	Third Floor	1994	4	1998	2009	-11	1998	950	sf	100%	\$0.50	\$475	\$343	2 Coats
Interior	Paint		Basement	1994	4	1998	2009	-11	1998	5,900	sf	100%	\$0.50	\$2,950	\$2,131	2 coats
Interior	Paint		First Floor	1994	4	1998	2009	-11	1998	19,000	sf	100%	\$0.50	\$9,500	\$6,863	2 coats
Interior	Paint		Second Floor	1994	4	1998	2009	-11	1998	15,000	sf	100%	\$0.50	\$7,500	\$5,418	2 coats
Interior	Paint		Third Floor	1994	4	1998	2009	-11	1998	13,900	sf	100%	\$0.50	\$6,950	\$5,021	2 coats
Walls	Miscellaneous Paint		All Facades	1994	4	1998	2009	-11	1998	4,200	sf	100%	\$8.00	\$33,600	\$24,273	Service life depends on quality of paint system and exposure to elements. The service life indicated is at the low to middle end and may be exceeded by actual coating performance. Installed date is prior to assumed repair/replacement as part of 2011 referendum.
Interior	VCT	Replace	First Floor	1994	9	2003	2009	-6	2003	1,210	sf	100%	\$2.70	\$3,267	\$2,736	
Interior	VCT	Replace	Third Floor	1994	9	2003	2009	-6	2003	870	sf	100%	\$2.70	\$2,349	\$1,967	
Interior	Interior entrance mats			1994	10	2004	2009	-5	2004	200	sf	100%	\$50.00	\$10,000	\$8,626	
Site	Parking Area	Striping	Parking Lot	1994	10	2004	2009	-5	2004	1	uc	100%	\$4,000.00	\$4,000	\$3,450	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Perimeter Sealant - Aluminum Windows		All Facades	1994	10	2004	2009	-5	2004	50	each	100%	\$220.00	\$11,000	\$9,489	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Perimeter Sealant - Curtainwall		All Facades	1994	10	2004	2009	-5	2004	3	each	100%	\$1,120.00	\$3,360	\$2,898	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Perimeter Sealant - Doors		All Facades	1994	10	2004	2009	-5	2004	8	each	100%	\$200.00	\$1,600	\$1,380	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Perimeter Sealant - Storefront		All Facades	1994	10	2004	2009	-5	2004	18	each	100%	\$400.00	\$7,200	\$6,211	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Stucco	Repair	East Façade	1994	10	2004	2009	-5	2004	950	sf	100%	\$4.40	\$4,180	\$3,606	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Stucco	Repair	South Façade	1994	10	2004	2009	-5	2004	1,119	sf	100%	\$4.40	\$4,924	\$4,247	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Stucco	Repair	West Façade	1994	10	2004	2009	-5	2004	710	sf	100%	\$4.40	\$3,124	\$2,695	Installed date is prior to assumed replacement as part of 2011 referendum
Walls	Louvers	Refinish	HVAC	1994	15	2009	2009	0	2009	3	each	100%	\$120.00	\$360	\$360	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009			
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Interior	Resilient Wall Base		Basement	1994	18	2012	2009	3	2012	740	lf	100%	\$1.66	\$1,228	\$1,342	
Interior	Resilient Wall Base		First Floor	1994	18	2012	2009	3	2012	2,150	lf	100%	\$1.66	\$3,569	\$3,900	
Interior	Resilient Wall Base		Second Floor	1994	18	2012	2009	3	2012	1,400	lf	100%	\$1.66	\$2,324	\$2,539	
Interior	Resilient Wall Base		Third Floor	1994	18	2012	2009	3	2012	1,390	lf	100%	\$1.60	\$2,224	\$2,430	
Interior	Acoustic Ceiling Tile	Replace	First Floor	1994	20	2014	2009	5	2014	14,500	sf	100%	\$3.30	\$47,850	\$55,471	
Interior	Acoustic Ceiling Tile	Replace	Second Floor	1994	20	2014	2009	5	2014	13,425	sf	100%	\$3.30	\$44,303	\$51,359	
Interior	Acoustic Ceiling Tile	Replace	Third Floor	1994	20	2014	2009	5	2014	9,000	sf	100%	\$3.30	\$29,700	\$34,430	
Interior	Carpet	Replace	First Floor	1994	20	2014	2009	5	2014	1,645	sy	100%	\$44.00	\$72,380	\$83,908	Carpet Tile, base, floor prep.
Interior	Carpet	Replace	Second Floor	1994	20	2014	2009	5	2014	6,216	sy	100%	\$44.00	\$273,504	\$317,066	Carpet Tile, base, floor prep.
Interior	Carpet	Replace	Third Floor	1994	20	2014	2009	5	2014	3,270	sy	100%	\$44.00	\$143,880	\$166,796	Carpet Tile, base, floor prep.
Interior	Carpet		First Floor	1994	20	2014	2009	5	2014	1,645	sy	100%	\$14.00	\$23,030	\$26,698	Associated Furnishings Relocations
Interior	Carpet		Second Floor	1994	20	2014	2009	5	2014	6,216	sy	100%	\$14.00	\$87,024	\$100,885	Associated Furnishings Relocations
Interior	Carpet		Third Floor	1994	20	2014	2009	5	2014	3,270	sy	100%	\$14.00	\$45,780	\$53,072	Associated Furnishings Relocations
Interior	Doors-Hollow Metal	Replace	Basement	1994	20	2014	2009	5	2014	11	each	100%	\$500.00	\$5,500	\$6,376	
Interior	Doors-Hollow Metal	Refinish	Basement	1994	20	2014	2009	5	2014	230	sf	100%	\$0.57	\$131	\$152	
Interior	Doors-Hollow Metal	Replace	First Floor	1994	20	2014	2009	5	2014	5	each	100%	\$500.00	\$2,500	\$2,898	
Interior	Doors-Hollow Metal	Refinish	First Floor	1994	20	2014	2009	5	2014	105	sf	100%	\$0.57	\$60	\$69	
Interior	Doors-Hollow Metal	Replace	Second Floor	1994	20	2014	2009	5	2014	3	each	100%	\$500.00	\$1,500	\$1,739	
Interior	Doors-Hollow Metal	Refinish	Second Floor	1994	20	2014	2009	5	2014	63	sf	100%	\$0.57	\$36	\$42	
Interior	Doors-Hollow Metal	Replace	Third Floor	1994	20	2014	2009	5	2014	5	each	100%	\$500.00	\$2,500	\$2,898	
Interior	Doors-Hollow Metal	Refinish	Third Floor	1994	20	2014	2009	5	2014	105	sf	100%	\$0.57	\$60	\$69	
Interior	Doors-Wood	Replace	First Floor	1994	20	2014	2009	5	2014	27	each	100%	\$500.00	\$13,500	\$15,650	
Interior	Doors-Wood	Refinish	First Floor	1994	20	2014	2009	5	2014	27	each	100%	\$47.00	\$1,269	\$1,471	
Interior	Doors-Wood	Replace	Second Floor	1994	20	2014	2009	5	2014	14	each	100%	\$500.00	\$7,000	\$8,115	
Interior	Doors-Wood	Refinish	Second Floor	1994	20	2014	2009	5	2014	14	each	100%	\$47.00	\$658	\$763	
Interior	Doors-Wood	Replace	Third Floor	1994	20	2014	2009	5	2014	21	each	100%	\$500.00	\$10,500	\$12,172	
Interior	Doors-Wood	Refinish	Third Floor	1994	20	2014	2009	5	2014	21	each	100%	\$47.00	\$987	\$1,144	
Interior	GYP Board Ceilings	Install Soffit Control Joints	Basement	1994	20	2014	2009	5	2014	950	sf	100%	\$5.00	\$4,750	\$5,507	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Installed date is prior to assumed 2011 installation.
Interior	GYP Board Ceilings	Install Soffit Control Joints	First Floor	1994	20	2014	2009	5	2014	950	sf	100%	\$5.00	\$4,750	\$5,507	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Installed date is prior to assumed 2011 installation.
Interior	GYP Board Ceilings	Install Soffit Control Joints	Second Floor	1994	20	2014	2009	5	2014	950	sf	100%	\$5.00	\$4,750	\$5,507	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Installed date is prior to assumed 2011 installation.
Interior	GYP Board Ceilings	Install Soffit Control Joints	Third Floor	1994	20	2014	2009	5	2014	950	sf	100%	\$5.00	\$4,750	\$5,507	Currently missing from building. Assumed to be priority to limit further deterioration of interior. Installed date is prior to assumed 2011 installation.
Interior	Interior Windows		First Floor	1994	20	2014	2009	5	2014	16	each	100%	\$400.00	\$6,400	\$7,419	
Interior	Public Elevator	Finishes		1994	20	2014	2009	5	2014	1	each	100%	\$8,000.00	\$8,000	\$9,274	Upgraded Finishes
Interior	Public Elevator	Controls and mechanics		1994	20	2014	2009	5	2014	1	each	100%	\$10,000.00	\$10,000	\$11,593	
Interior	Signage		Entire Building	1994	20	2014	2009	5	2014	55,300	sf	100%	\$1.00	\$55,300	\$64,108	Basic Informational & Way-Finding
Interior	Staff Elevator	Finishes		1994	20	2014	2009	5	2014	1	each	100%	\$5,000.00	\$5,000	\$5,796	Standard Finishes
Interior	Staff Elevator	Controls and mechanics		1994	20	2014	2009	5	2014	1	each	100%	\$10,000.00	\$10,000	\$11,593	
Interior	Toilet Accessories	Public Restroom	(2) 1st, (2) 3rd Floor	1994	20	2014	2009	5	2014	4	each	100%	\$2,200.00	\$8,800	\$10,202	Mirror, Grab Bars, Baby Change, Towel
Interior	Toilet Accessories	Single Use Restroom	(1) 1st, (2) 2nd Floor	1994	20	2014	2009	5	2014	3	each	100%	\$2,200.00	\$6,600	\$7,651	Mirror, Grab Bars, Baby Change, Towel

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009			
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Interior	Toilet Accessories	Staff Restroom	(1) 1st, (1) 2nd Floor	1994	20	2014	2009	5	2014	2	each	100%	\$1,800.00	\$3,600	\$4,173	Mirror, Grab Bars, Towel
Interior	Toilet Partitions	Public Stall	(6) 1st, (4) 3rd Floor	1994	20	2014	2009	5	2014	10	each	100%	\$1,575.00	\$15,750	\$18,259	
Interior	Window Trim Sets			1994	20	2014	2009	5	2014	65	each	100%	\$65.00	\$4,225	\$4,898	Wood Trim @ windows
Interior	Windows		Second Floor	1994	20	2014	2009	5	2014	15	each	100%	\$400.00	\$6,000	\$6,956	
Interior	Windows		Third Floor	1994	20	2014	2009	5	2014	12	each	100%	\$400.00	\$4,800	\$5,565	
Walls	Automatic Door Operators		Entry	1994	20	2014	2009	5	2014	2	each	100%	\$4,200.00	\$8,400	\$9,738	
Walls	Doors-Aluminum		Entry	1994	20	2014	2009	5	2014	3	each	100%	\$500.00	\$1,500	\$1,739	(3) double doors
Walls	Doors-Hollow Metal		All Facades	1994	20	2014	2009	5	2014	5	each	100%	\$500.00	\$2,500	\$2,898	(3) single doors & (2) double doors
Walls	Exterior Door Hardware		Perimeter	1994	20	2014	2009	5	2014	6	each	100%	\$520.00	\$3,120	\$3,617	
Walls	Masonry - Brick	Reseal Joints	East Façade	1994	20	2014	2009	5	2014	500	lf	100%	\$10.00	\$5,000	\$5,796	Installed date is prior to assumed repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Reseal Joints	South Façade	1994	20	2014	2009	5	2014	3,000	lf	100%	\$10.00	\$30,000	\$34,778	Installed date is prior to assumed repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Reseal Joints	West Façade	1994	20	2014	2009	5	2014	1,200	lf	100%	\$10.00	\$12,000	\$13,911	Installed date is prior to assumed repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Reinstall	East Façade	1994	20	2014	2009	5	2014	950	sf	100%	\$80.00	\$76,000	\$88,105	Installed date is prior to assumed repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Reinstall	South Façade	1994	20	2014	2009	5	2014	1,119	sf	100%	\$80.00	\$89,520	\$103,778	Installed date is prior to assumed repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Reinstall	West Façade	1994	20	2014	2009	5	2014	710	sf	100%	\$80.00	\$56,800	\$65,847	Installed date is prior to assumed repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Aluminum Curtain Wall		All Facades	1994	21	2015	2009	6	2015	2,016	sf	10%	\$55.00	\$11,088	\$13,240	
Walls	Aluminum Storefront		All facades	1994	21	2015	2009	6	2015	994	sf	10%	\$45.00	\$4,473	\$5,341	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	21	2015	2009	6	2015	50	each	10%	\$400.00	\$2,000	\$2,388	
Walls	Aluminum Curtain Wall		All Facades	1994	22	2016	2009	7	2016	2,016	sf	10%	\$55.00	\$11,088	\$13,637	
Walls	Aluminum Storefront		All facades	1994	22	2016	2009	7	2016	994	sf	10%	\$45.00	\$4,473	\$5,501	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	22	2016	2009	7	2016	50	each	10%	\$400.00	\$2,000	\$2,460	
Walls	Aluminum Curtain Wall		All Facades	1994	23	2017	2009	8	2017	2,016	sf	10%	\$55.00	\$11,088	\$14,046	
Walls	Aluminum Storefront		All facades	1994	23	2017	2009	8	2017	994	sf	10%	\$45.00	\$4,473	\$5,666	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	23	2017	2009	8	2017	50	each	10%	\$400.00	\$2,000	\$2,534	
Walls	Aluminum Curtain Wall		All Facades	1994	24	2018	2009	9	2018	2,016	sf	10%	\$55.00	\$11,088	\$14,467	
Walls	Aluminum Storefront		All facades	1994	24	2018	2009	9	2018	994	sf	10%	\$45.00	\$4,473	\$5,836	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	24	2018	2009	9	2018	50	each	10%	\$400.00	\$2,000	\$2,610	
Roof	Asphalt Shingle Roof	Reshingle		1994	25	2019	2009	10	2019	25,000	sf	100%	\$2.00	\$50,000	\$67,196	Assumes total asphalt shingle roof system replacement as part of 2011 referendum improvements.
Walls	Aluminum Curtain Wall		All Facades	1994	25	2019	2009	10	2019	2,016	sf	10%	\$55.00	\$11,088	\$14,901	
Walls	Aluminum Storefront		All facades	1994	25	2019	2009	10	2019	994	sf	10%	\$45.00	\$4,473	\$6,011	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009			
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost	Escalated Budget	Comments	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Walls	Masonry - Brick	Clean & Repair	East Façade	1994	25	2019	2009	10	2019	1,000	sf	100%	\$18.00	\$18,000	\$24,190	Installed date is prior to anticipated repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Clean & Repair	South Façade	1994	25	2019	2009	10	2019	3,500	sf	100%	\$14.00	\$49,000	\$65,852	Installed date is prior to anticipated repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Masonry - Brick	Clean & Repair	West Façade	1994	25	2019	2009	10	2019	1,500	sf	100%	\$14.00	\$21,000	\$28,222	Installed date is prior to anticipated repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Precast Concrete	Clean & Repair	East Façade	1994	25	2019	2009	10	2019	400	sf	100%	\$8.00	\$3,200	\$4,301	Installed date is prior to anticipated repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Precast Concrete	Clean & Repair	South Façade	1994	25	2019	2009	10	2019	2,500	sf	100%	\$8.00	\$20,000	\$26,878	Installed date is prior to anticipated repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Precast Concrete	Clean & Repair	West Façade	1994	25	2019	2009	10	2019	600	sf	100%	\$8.00	\$4,800	\$6,451	Installed date is prior to anticipated repair/replacement as part of 2011 referendum façade replacement efforts.
Walls	Stucco	Repair	North Façade	2009	10	2019	2009	10	2019	700	sf	100%	\$4.40	\$3,080	\$4,139	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	25	2019	2009	10	2019	50	each	10%	\$400.00	\$2,000	\$2,688	
Walls	Aluminum Curtain Wall		All Facades	1994	26	2020	2009	11	2020	2,016	sf	10%	\$55.00	\$11,088	\$15,348	
Walls	Aluminum Storefront		All facades	1994	26	2020	2009	11	2020	994	sf	10%	\$45.00	\$4,473	\$6,192	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	26	2020	2009	11	2020	50	each	10%	\$400.00	\$2,000	\$2,768	
Walls	Aluminum Curtain Wall		All Facades	1994	27	2021	2009	12	2021	2,016	sf	10%	\$55.00	\$11,088	\$15,809	
Walls	Aluminum Storefront		All facades	1994	27	2021	2009	12	2021	994	sf	10%	\$45.00	\$4,473	\$6,377	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	27	2021	2009	12	2021	50	each	10%	\$400.00	\$2,000	\$2,852	
Walls	Aluminum Curtain Wall		All Facades	1994	28	2022	2009	13	2022	2,016	sf	10%	\$55.00	\$11,088	\$16,283	
Walls	Aluminum Storefront		All facades	1994	28	2022	2009	13	2022	994	sf	10%	\$45.00	\$4,473	\$6,569	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	28	2022	2009	13	2022	50	each	10%	\$400.00	\$2,000	\$2,937	
Walls	Aluminum Curtain Wall		All Facades	1994	29	2023	2009	14	2023	2,016	sf	10%	\$55.00	\$11,088	\$16,772	
Walls	Aluminum Storefront		All facades	1994	29	2023	2009	14	2023	994	sf	10%	\$45.00	\$4,473	\$6,766	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	29	2023	2009	14	2023	50	each	10%	\$400.00	\$2,000	\$3,025	
Walls	Aluminum Curtain Wall		All Facades	1994	30	2024	2009	15	2024	2,016	sf	10%	\$55.00	\$11,088	\$17,275	
Walls	Aluminum Storefront		All facades	1994	30	2024	2009	15	2024	994	sf	10%	\$45.00	\$4,473	\$6,969	
Walls	Typical Aluminum Windows	Replace failed IGU	All facades	1994	30	2024	2009	15	2024	50	each	10%	\$400.00	\$2,000	\$3,116	
Interior	Operable Wall Panels		First Floor	1994	35	2029	2009	20	2029	280	sf	100%	\$85.00	\$23,800	\$42,985	
Site	Parking Area	Resurfacing	Parking Lot	1994	35	2029	2009	20	2029	35,000	sf	100%	\$3.00	\$105,000	\$189,642	1" Wear Course
Site	Parking Curbs	Repair & Replace	Parking Lot	1994	35	2029	2009	20	2029	1,000	lf	100%	\$40.00	\$40,000	\$72,244	
Walls	Masonry - Brick	Reseal Joints	North Façade	2009	20	2029	2009	20	2029	1,500	lf	100%	\$10.00	\$15,000	\$27,092	
Walls	Stucco	Reinstall	North Façade	2009	20	2029	2009	20	2029	700	sf	100%	\$80.00	\$56,000	\$101,142	
Roof	EPDM Membrane	Full Replacement	Over Entry SW Entry	2008	25	2033	2009	24	2033	850	sf	100%	\$1.55	\$1,318	\$2,678	Fully adhered membrane
Interior	Quarry Tile	Replace	First Floor	1994	40	2034	2009	25	2034	1,000	sf	100%	\$5.75	\$5,750	\$12,039	
Interior	Quarry Tile	Replace	Second Floor	1994	40	2034	2009	25	2034	100	sf	100%	\$5.75	\$575	\$1,204	
Interior	Quarry Tile	Replace	Third Floor	1994	40	2034	2009	25	2034	325	sf	100%	\$5.75	\$1,869	\$3,913	

ARCHITECTURAL EXPENSES - BY LOCATION/CATEGORY																
Initial Product Data/Life Expectancy						Evaluated Condition		Estimated Cost Data					2009	Comments		
Component	Process	Location	Installed Date	Service Life	Theoretical Replacement Date	Evaluation Date	Evaluated Life Expectancy (years remaining)	Budget Year	Qty	Units	Pro Ration	Unit Cost	Estimate of Replacement Cost		Escalated Budget	
			(year)	(years)	(year)	(year)	Over due Items in RED						(as of 2009)			
Roof	Asphalt Shingle Roof	Total Replacement	1994	40	2034	2009	25	2034	25,000	sf	100%	\$11.50	\$287,500	\$601,961	Assumes total asphalt shingle roof system replacement as part of 2011 referendum improvements. Included: Sheathing, Gutters, & Venting	
Walls	Louvers	Replace	HVAC	1994	40	2034	2009	25	2034	3	each	100%	\$500.00	\$1,500		\$3,141
Walls	Masonry - Brick	Clean & Repair	North Façade	2009	25	2034	2009	25	2034	3,000	sf	100%	\$14.00	\$42,000		\$87,939
Walls	Metal Grate	Replace	Area Well	1994	40	2034	2009	25	2034	240	sf	100%	\$14.75	\$3,540		\$7,412
Walls	Precast Concrete	Clean & Repair	North Façade	2009	25	2034	2009	25	2034	700	sf	100%	\$8.00	\$5,600	\$11,725	