CHASE COUNTY

PRELIMINARY ARCHITECTURAL REPORT

CHASE COUNTY FIRE STATION

503 ELM ST
CITY OF STRONG CITY, KS

BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

REPORT 211232M PREPARED BY:

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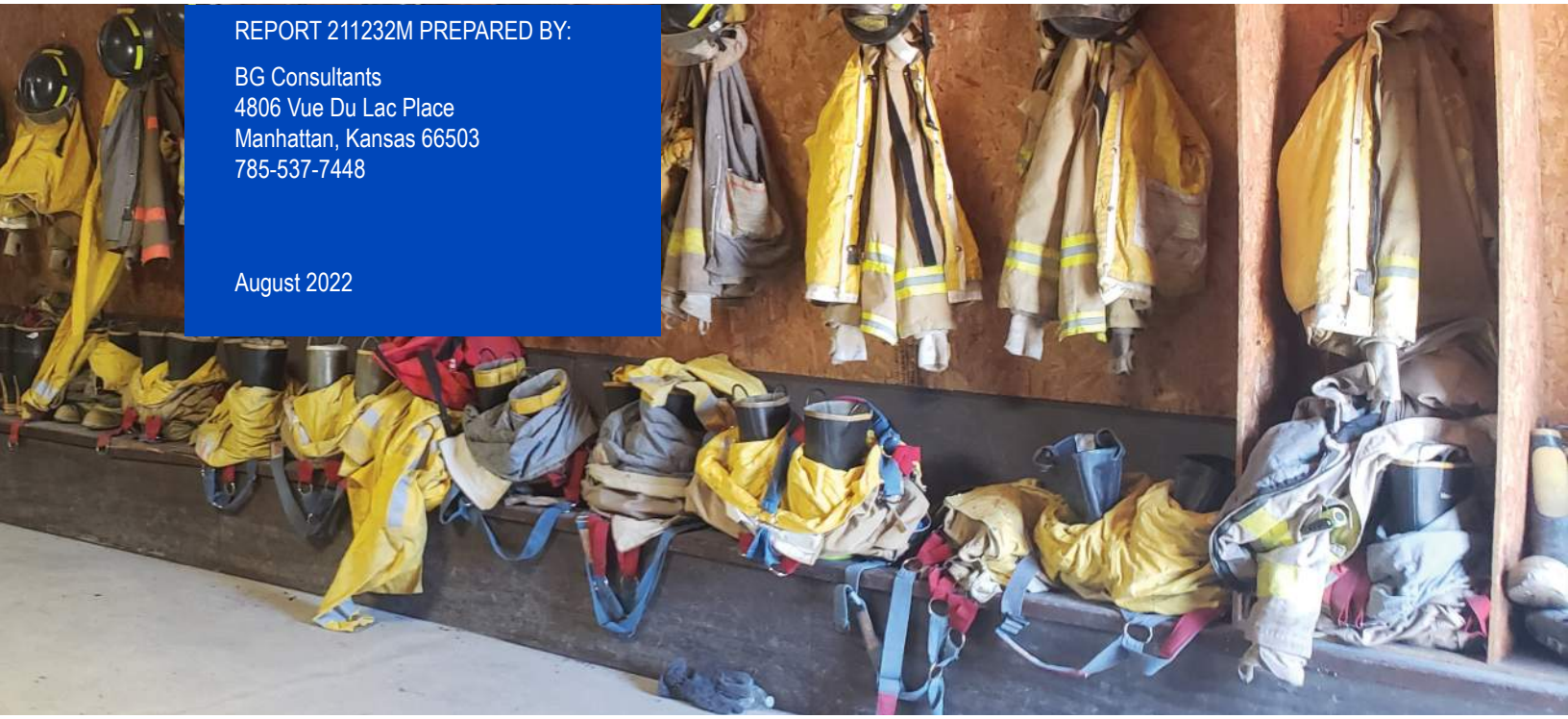

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CHASE COUNTY FIRE STATION

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SECTION 1 - INTRODUCTION

CHASE COUNTY FIRE STATION

Thousands of communities rely on volunteers as a first line of response to everything from fires, emergency medical incidents, and natural disasters to hazardous material spill events. The workload of fire departments has grown substantially, even as their core mission - putting out fires - has dwindled. Often the first responders in emergency situations, firefighters play a vital role in their communities when sustained through adequate facilities and fire equipment in achieving their objectives to save life, stabilize the incident, and conserve property. A fire station supports the needs of the fire department and the community in which it is located. A properly trained fire department with appropriate fire protection facilities and equipment is more likely to be able to rescue trapped occupants and extinguish a fire with minimal loss of property or loss of life. In particular, adequate staging resources such as fire stations and appropriate fire equipment directly affects how quickly and effectively a fire department can perform the critical ground functions of locating and confining an incident, medical support, fire extinguishment, and search and rescue. What if the spaces supporting the Chase County Fire Equipment and its responders could be improved to increase the seconds of rescue response to its community?

Even though the frequency of structure and vehicular fires is reduced due to newer construction methodologies and preventative-fire safety initiatives, today's firefighters handle a growing share of medical emergencies. They respond to emergency calls and rescue victims from other hazardous conditions like crashed and overturned vehicles. Another critical factor is incident stabilization: including wildfires in rural areas, hazardous material releases, floods, and violent storms. A 2013 NVFC Volunteer Service Fact Sheet revealed that the number of calls to fire departments had increased 166 percent since the mid-1980's stemming from community reliance upon the critical services provided by firefighters. Conditions which do not facilitate proper housing and storing of fire protection equipment and personnel results in reduced ability of responders to mobilize effectively and efficiently. As communities tend to lean on the fire service in times of crisis, adequate facilities and fire protection equipment are critical aspects of emergency response - enabling firefighters to provide invaluable service through accelerated response-times and helping to save lives over and over again, because in emergency response, seconds matter.

BG Consultants, a professional engineering and architecture firm with offices located throughout Kansas, was retained by Chase County to develop the Preliminary Architectural Report. The following report includes an analysis of the current deficiencies and needs of the existing facilities and recommended options to provide appropriate, safe, and efficient housing and storing of fire protection equipment and personnel.

This analysis was conducted based upon site observation, user meetings, historical information and recent operations data. Meetings were held on site with county representatives, user groups, and fire

department volunteers to determine current conditions of the facilities and to identify issues requiring improvement. Along with review of the facility and equipment, the current age and state of repair was able to be determined.

The communities of Strong City and Cottonwood Falls, working with BG Consultants is proposing the construction of an approximately 10,200 sq ft, firehouse building with 1,200 sq ft second floor for mechanical quipment and storage with the majority of the building dedicated to provide storage for the various rescue vehicles for fire and flood incidents and to serve the local communities. A new building is proposed to stay located within Stong City. Keeping the facility in Strong City allows for the most rebust emergency response, even during times when the Cottonwood river is Flooding, limiting access between the two cities. The proposed site for the new building is well positioned for development and will facilitate rapid response with close access to main road arteries. The proposed project will work toward updating the County's Fire and Rescue capabilities, and facilitate the growing size of equipment and need for a safe deployment area.

CITIES OF STRONG CITY AND COTTONWOOD FALLS KANSAS

Strong City, Kansas was founded in 1871 and is located one mile north of Cottonwood Falls which serves as the county seat of Chase County. Strong City has a population of 458 and Cottonwood Falls has a population of 900. The towns boast a strong leadership and a community desire to enhance opportunities to live and thrive in a rural setting while maintaining amenities larger cities can provided due to regional proximity to Emporia KS.

It is critical to the sustained vitality of communities to maintain and build upon local assets to provide a better quality of life for its residents. The existing Chase County Fire Station poses its own investment challenges to best serve the city population, ideas of which are explored in this report.

SECTION 2 - NEED FOR FACILITY IMPROVEMENT

Upon review of the existing facility the following issues were recognized that local officials should address. Deficiencies are identified as either directly related to the physical condition of the building, regulatory compliance of the building, or alignment with best industry practices:

- Physical Condition: An observation of the existing facility revealed that many building materials, assemblies, and mechanical systems remain in-place beyond their typical functional life and will require continued yearly replacement, modernization, or repair to maintain operation. Capital investment in the existing subject property continues to increase as many of the physical components of the building systems have exceeded their useful life. These investments should be made to serve the community equitably.
- Physical Condition: Expanding fire department mission including services and programs requires increased spatial needs, including equipment storage and adequate training area. The presently used facility was not originally constructed for long-term alignment with fire department operations. Th original building was given by the City for the use as a fire station. Since that time, the facility has had limited updates for continued use while the mission of the department has expanded to include EMT/paramedic first-responder depoyment, vehicle rescue/extrication, technical/rope/confined space rescue, flood rescue, hazardous materials spills, fire code enforcement, pre-building/development construction review, and fire scene investigation.
- Physical Condition: Inadequate design and functional features. Apparatus bay sizing for Fire Protection Equipment should be designed to accommodate variable vehicle sizes and service parameters. The existing apparatus bays are not sized to enable storing of the largest equipment within the current building resulting in limitations of equipment. Newer vehicles are becoming much larger and the building has been modified to have doors large enough for current equipment but cannot be enarged further without raising the buidling.
- Physical Condition: The emount of equipment stored in the facility is at a maximum capacity in its current state. vehicles are stored two deep and some vehicles are parked inches from each other with as many as five vehicles manuvering to use one 8x8 door. Limited floor space for the deparment's equiment means remote, off-site storage of some critical equipment in other locations in Cottonwood falls. Additional bay area is required. The additional lack of adequate training, apparatus, and storage/repair areas for current mission hinders the ability to server the community.
- Physical Condition: Lack of flexibility in current building configuration and site limitations to allow, even if remodeled, adequate space to house apparatus and equipment needed to meet existing and future emergency service needs to the community.
- Regulatory Compliance: Codes and regulations that mandate the performance or requirements of buildings and sites as they relate to life-safety, accessibility, indoor air quality, and energy performance establish a baseline compliance requirement to guide the extent of remediation affecting existing buildings and the construction of new ones. These measures are necessary to incorporate contemporary performance standards defined by ASHRAE, ADA ergonomic

modifications, and adopted International Building Codes. The current site and building does not meet mandated requirements for life-safety and accessibility. Not addressing these issues can place a liability on the entity owning the facility.

- Regulatory Compliance: *NFPA 1720* specifies requirements for training and pre-incident planning for volunteer fire departments. Opportunities for training, education and interventions should be provided to those people dedicated to fire and life safety. There is no current Training Room or space available to provide necessary operational functions including training in the latest safety and health programs, fire fighting, and emergency service issues and techniques.
- Regulatory Compliance: *NFPA 1720* specifies requirements for effective and efficient organization and deployment of fire suppression operations, emergency operations, and special operations to the public by volunteer fire departments to protect citizens and the occupational safety and health of firefighters. This standard defines the required minimum number of staff to respond to a type of incident and the response time or travel time of fire/ems departments upon starting en route to the emergency incident to when the unit arrives at the scene. The NFPA indicates that the first unit(s) must arrive within 9 minutes in urban areas to 14 minutes within rural areas. Building placement and design can have a major impact on turnout times. Three critical factors detrimentally affect the current response time of the fire department: 1) Fleet storage is not able to provide direct egress of all equipment requiring staging and moving of equipment to provide egress routes for all vehicles in response to emergency operations, 2) insufficient internal space to allow crews to get dressed prior to pulling apparatus out of the bays decreases response time, and 3) fire protection equipment is not located within a direct-access central location, on a primary arterial.
- Regulatory Compliance: Current facility may adversely affect Fire Department's ability in the future to sustain its current fire insurance rating due to non-compliance with referenced standards. The *Insurance Services Office (ISO) Fire Suppression Rating Schedule Guidebook* takes into account several nationally recognized standards related to fire stations of the N*ational Fire Protection Association (NFPA)* including: *NFPA 101, Life Safety Code; NFPA Standard 1201, Standard for Providing Fire and Emergency Services to the Public, NFPA Standard 1500, Standard on Fire Department Occupational Safety and Health Pro*gram, and *OSHA, 29 CFR 1910, Occupational Safety and Health Standards*.
- Best Practices: No provisions for post-fire event "cleaning" to avoid cross-contamination factor in development of cancer which has become a leading cause in death in firefighters across the U.S.
- Best Practices: The incorporation of daylighting through strategic placement of windows can improve visual comfort within buildings and simultaneously reduce energy use in a building by reducing active lighting use. Daylight reduces the need for artificial lighting during daylight hours. The subject property has no windows and its user base feel constrained by the limited daylighting options within the space. Psychologically the existing space can feel constrained due to its limited window openings. Natural daylight results in better visual comfort for its users.
- Best Practices: Compromised energy efficiency and performance. According to the U.S. Department of Energy 75% of electricity use and 40% of all U.S. primary energy use and

associated greenhouse has emissions are accounted for building sector usage. Energy consumption in buildings are primarily comprised of heating, ventilation, and air conditioning; lighting, and major appliances. As an aged facility, increased building energy is required to heat and cool spaces due to air infiltration and aging building systems infrastructure.

- Best Practices: Personal vehicle parking area is not sufficient or compliant with ADA requirements. On-site parking should be provided to accommodate 80% of responders.

The existing fire station creates an unsustainable financial burden on the county due to ongoing maintenance needs, which is leased from the municipality of Strong City. The facility has reached its functional lifespan and will continue to require yearly repairs with escalating costs, as the fire station and associated equipment continue to age.

Functionally, the fire protection facility as originally designed does not provide adequate housing and storing of the NFPA 1720 required apparatus and equipment, as the building is limited with a 116 ft by 60 ft envelope, and a total apparatus count of (12) engines, trucks, and rescue boats and other vehicles unable to be housed on site.

As the largest fire department within the County, the City of Strong City has mutual aid agreements with the surrounding Fire Districts. As a result the Chase County Fire Department serves as the Primary responding department to Strong City, Cottonwood Falls, and the surrounding area.

Medical emergencies require immediate response by emergency responders. In addition, when a fire develops beyond eight minutes the fire quadruples in size. For this reason proper placement and layout of the station to permit direct, unobstructed movement of fire engines in response to an emergency situation is essential. Current building configuration limits the ability of firefighters to don gear and load into emergency vehicles within the building effectively and quickly due to narrow spaces unsuited for fully geared responders. The result of these limitations compounds seconds of delay between mobilization from the facility to the moment they are on scene.

Overall, the building leased to the county limits investment opportunities for on-going maintenance, repair and expenditure, and the facility lacks space to house all fire protection equipment and necessary training space required to adequately protect property and maintain the safety and welfare of the public from the dangers of fire and medical emergencies inherent in properly designed new construction or renovated facilities.

The factors addressed above are among those which the county have evaluated to determine the necessary relocation of the Chase County Fire Station to an area conforming with site placement and functional layout.

SECTION 3 - ANALYSIS OF EXISTING FACILITIES

The existing Chase County Fire Station is located in the center of Strong City and accessible by Elm Street. Some vehicles are currently housed remotely, off-site at a separate location, until permanent housing for all equipment is realized. The fire department is a VFD, also known as a Volunteer Fire Department composed of volunteers who perform fire suppression, water rescue, and other related emergency services for the local jurisdiction. Volunteer firefighters are expected to be on call to respond to emergency calls and are summoned to the fire station when their services are needed. This fire department also attends to non-emergency related duties including training, fund-raising, equipment maintenance, etc. It should be noted that a majority of the volunteers have Level 1 certifications, with several having attained Level 2 certifications.

The fire station built in 1976 is a 2,280 sf single-story structure. The framing of the building is a pre-engineered metal building construction with exterior metal panels with sloped metal roof system. The building footprint is approximately 116' x 60' and the entry faces to the east with the public frontage towards the east. The existing entry apron and patron parking area is broken up asphalt.

Although maintenance repairs have been performed regularly, the building, as it is currently located, is not a sustainable asset in relation to equipment management, multi-functional use, and performance. Relocation of the fire department from the current location will enable a pathway to a community resource that builds environmental and economic resilience.

The existing hard surface apron fronting the apparatus bay doors is in poor condition, reflecting insufficient bearing capacity for large equipment, surface cracking, and overall deterioration.

The needs of the community are clear and in working with stakeholders, it is realized that a proposed new facility is the best option to provide the needs of the community moving forward.

Existing building - East face

Existing building - South face

Existing building - North and West face

SECTION 4 - PROPOSED FACILITY IMPROVEMENTS

EXPLORATION OF OPTIONS

The county has looked at 3 options for actions to be taken in consideration of the existing facility and needs outlined within this report:

1. No Planned Improvements to the Fire Station and to continue the current level of emergency response with repair and replacement to the fire station building assemblies and systems as needed.
2. Renovate the Fire Station addressing operational layout needs and mitigation of derelict building components and regulatory standards.
3. New Construction of a Fire Station pursuant to CDBG grant funding to improve support services, improve building performance, improve efficiency and create safer apparatus access and maneuverability, align with modern Fire Department Needs.

OPTION 1 - NO IMPROVEMENTS

No planned improvements will be made to the facility at this time.

This course of action would maintain the existing building and site with aging infrastructure without addressing critical flood hazard and building performance issues. This action will require continued maintenance and replacement of equipment, structures, and amenities as these items continue to age beyond anticipated typical life spans. Currently identified accessibility deficiencies, building code violations and conditions that remain harmful to public health and safety will not be addressed at this time.

No cost would be incurred by the county at this time, However, unplanned funding for failures of building components should be anticipated.

OPTION 2 - RENOVATE

Option 2 includes providing improvements to the existing building and site environs to accommodate accessibility, building code and operations issues identified. Scope would include interior remodel including replacement of plumbing fixtures, piping, electrical distribution, lighting, and providing compliant heating, cooling, and ventilation systems, all to meet current code and accessibility requirements. Site improvements to meet accessibility requirements would include parking surfacing improvements.

This course of action would not be funded via CDBG grant and would require the county to fund per alternate means. The county would be able to bid per established statute.

The existing building structure and enclosing system would remain. These areas would still require continued maintenance and periodic replacement of building components which continue to age beyond anticipated typical life spans. Currently identified accessibility, building code, and operational issues would be addressed with this option. This option would not accomodate all fire apparatus equipment due to building height and building size.

The county currently holds all rights to the property and will incur no additional acquisition costs.

OPTION 3 - NEW CONSTRUCTION

Option 3 includes the construction of a new fire station. The new Chase County Fire Station will be located within the environs of city limits of Strong City.

The fire station will consist of:

- Training Room - constructed as an open-floor area
- Office as a storm hardened shelter if feasible
- (2) Restrooms with shower
- Mechanical/Storage/Janitorial spaces
- Vehicle bay - (9) bays and (1) wash bay

This course of action allows the county to apply for CDBG funding to assist with costs of a new fire station and associated infrastructure. The county has followed guidelines in preparation and submittal per the stated requirements. This option would accomodate all fire apparatus equipment.

The county currently holds no rights to the property and will incur additional acquisition costs.

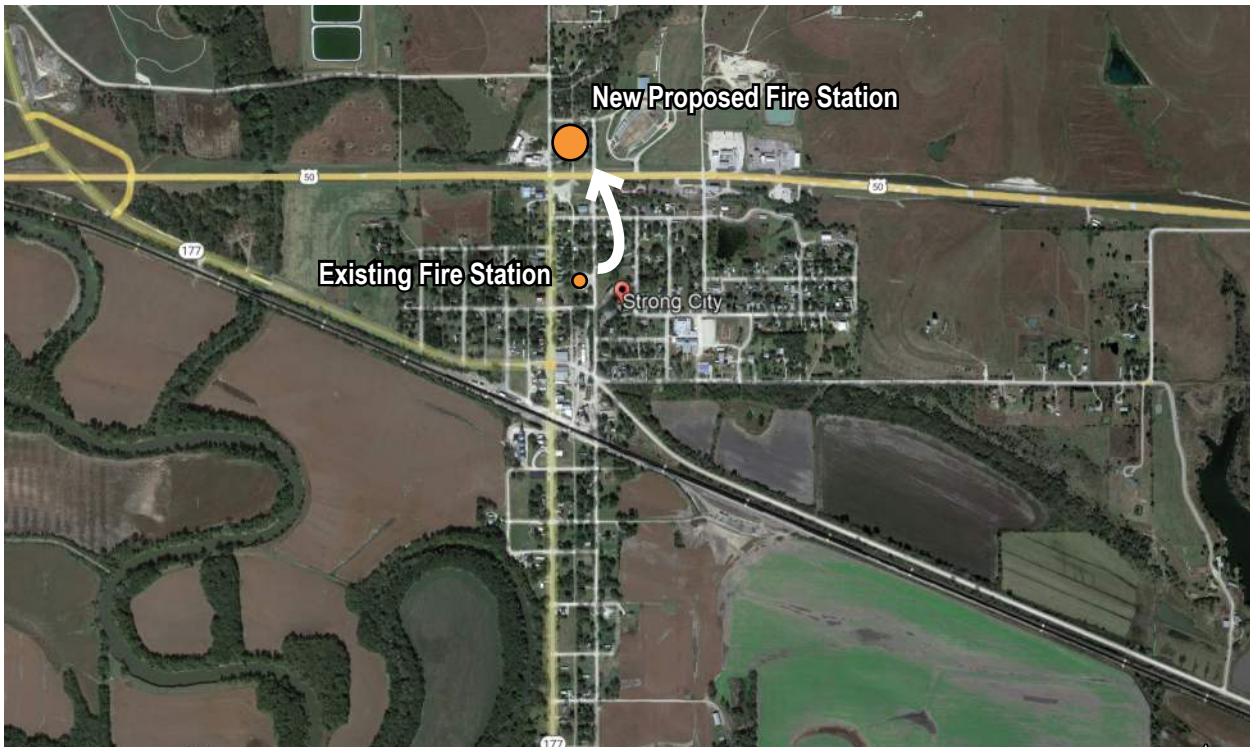
SECTION 5 - BUILDING SITE

Approximately 0.5 acres are currently utilized for the existing fire station within the city park. The project requirements for which improvements are anticipated requires a more suitable site utilization than the existing space can provide. improvments to the existing site will require the abandonment of an existing alley roadway up a hillside and modifying it to become a dead end alleyway with entry only from the North.

The proposed location is composed of 1.25 acres, with available area able to accommodate the construction of the building and its associated site improvements. This site is suitable for the project but property will need to be aquired.

The new site was selected as the best potential property due to its proximity to Highway 50, reinforcing increased mobilization and response time while not interfearing with KDOT's traffic directly and to avoid the restrictions associated with appron connections associated with direct highway access. Existing utilities are within the environs of the site. An environmental assessment is to be conducted.

SITE EVALUATION



SITE / LOCATION:

Site location selected in consideration of the following:

- Remain at region cross roads and close to major arterial streets for quick deployment
- Centered where the bulk of responses occur
- House all equipment together

SECTION 6 - COST ESTIMATE

WHAT DOES IT ALL COST?

It is important to understand the costs associated with looking forward. This report provides guidance for potential project costs associated with the options of feasibility explored herein. The cost factors considered are outlined below, for utilization by the county, grant administrators, and their consultants in determining the value and timing associated with a proposed project. Cost breakdowns are provided in the estimate to define understanding of magnitude for project categories and timing.

Estimate Methodology

Margin of Error: At the conceptual level of design, when project definition is achieved the following , it is to be expected that the scope associated with a given project is not understood fully.

Explanation of Costs: Construction costs are the direct cost of construction while non-construction costs include design fees, contingency funds, supervision fees, furniture and equipment, testing fees, and miscellaneous owner costs. The unit cost value for each planned improvements has been derived form previous building construction costs in Kansas for similar project types, and adjusted from RS Means construction costs database. RS Means references are derived from a database of cost data.

Exclusions: The following costs are not fully represented in this report, where information is not yet available:

- Special geotechnical requirements pertaining to subgrade requirements outside of traditional construction practices
- Mitigation of unforeseen subsurface conditions and removal of underground structures or hazards
- Mitigation of hazardous materials

OPTION 1 - NO IMPROVEMENTS

Repair costs may be budgeted for anticipatory needs, but estimates for facility sustainment and maintenance costs are anticipated to be roughly $43,201 annually.

(See Cost Estimate Exhibit 3, Option 1)

OPTION 2 - RENOVATE

Development of construction costs are anticipated to be $787,434 for this scope of work, while continued facility maintenance and repairs are estimated to cost $43,201 annually.

(See Cost Estimate Exhibit 3, Option 2)

OPTION 3 - NEW CONSTRUCTION

These planned improvements are anticipated to be a total cost of approximately $1,946,579 for the new facility and site improvements, including associated project costs for geotechnical, engineering, inspection, CDBG administration and legal services.

Facility maintenance and repairs are estimated to cost up to $14,400 annually.

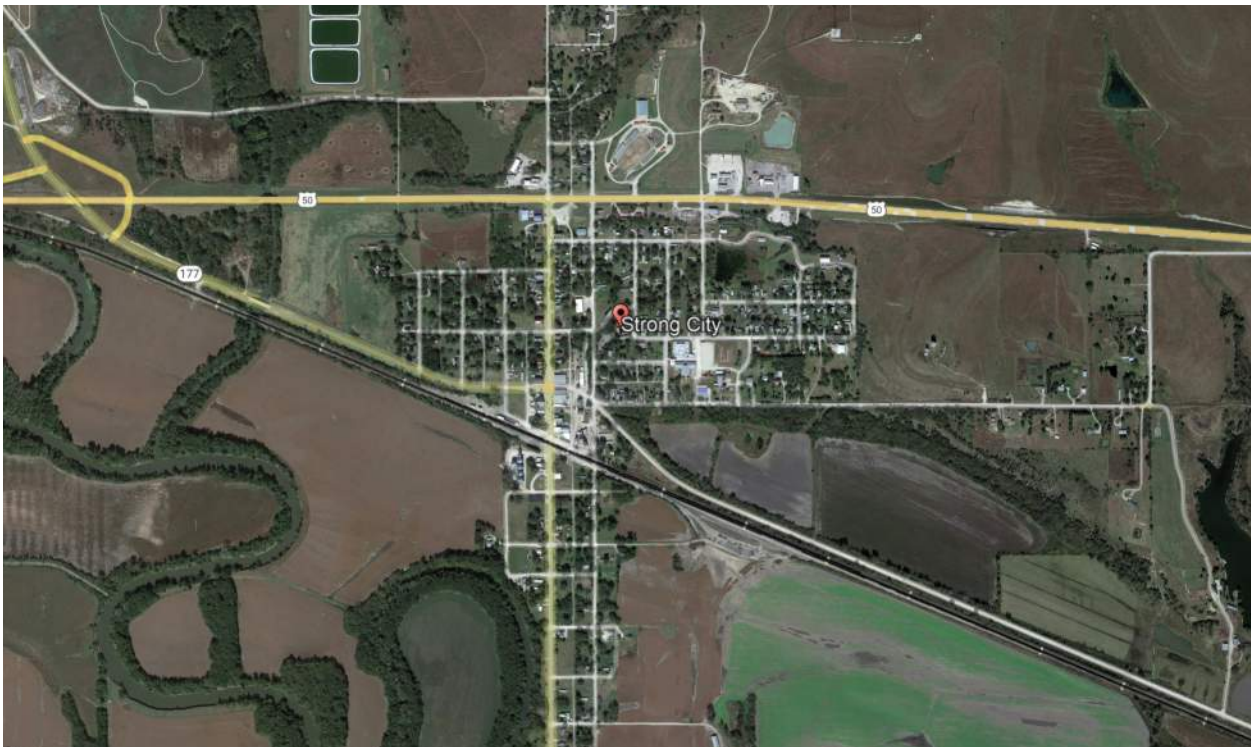
(See Cost Estimate Exhibit 3, Option 3)

SECTION 7 - OPERATING BUDGET

The county currently budgets facility operations for a yearly allotment. The county has projected operating and maintenance budget ranges for the new fire station. Recurring funding has been prepared by the county to cover annual operating and maintenance costs associated with the facility. Such annual allotted funding amounts are intended to cover building operation and utility costs, including administrative staff as well as cover the expenditures for maintenance and associated staff.

FACILITY MAINTENANCE MATTERS.

Even if an organization is not focused on planned maintenance there are reasons to do so.



Mission Alignment
Contribute to an organization's operational effectiveness and financial well-being.

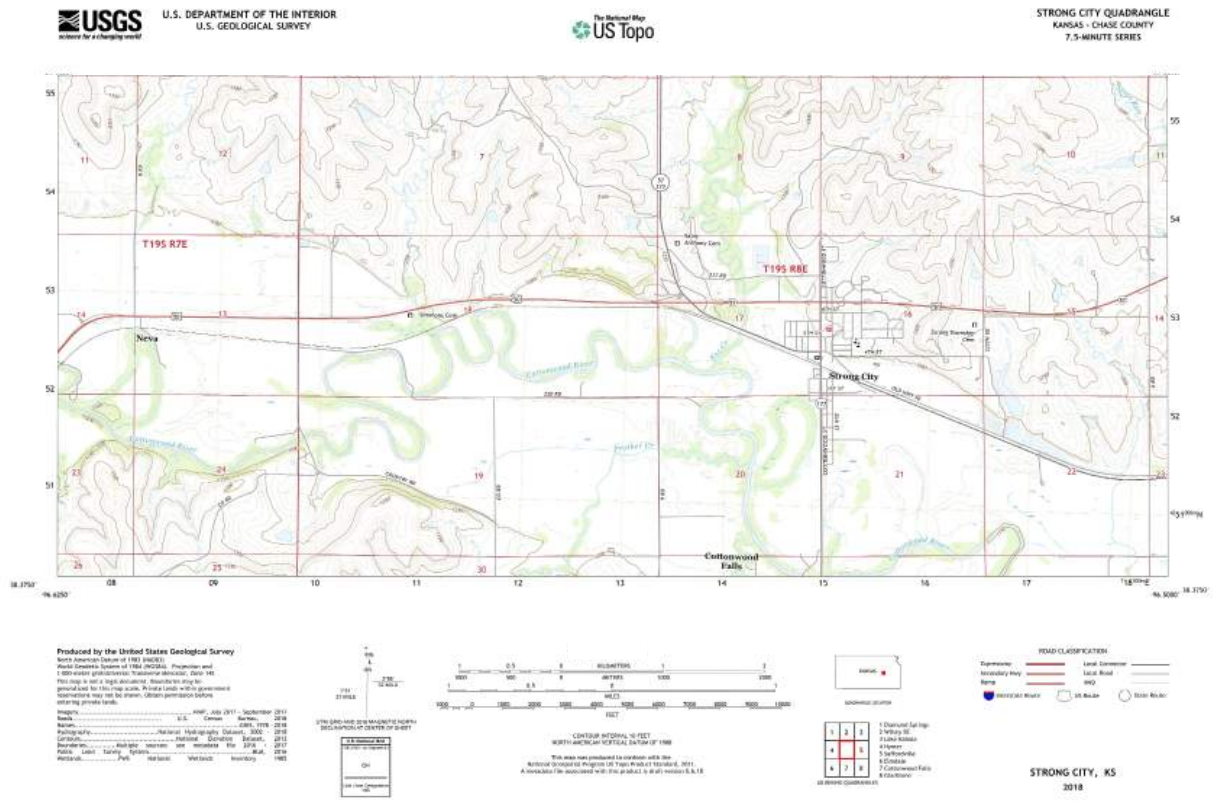
Quality of Environment
Improve cleanliness, orderliness, and safety of an organization's facilities.

Cost Savings
Reduce the operational costs and life cycle cost of a building and increase energy efficiency and help the environment.

Stewardship
Extend the useful life of buildings through enabling staff to identify facility needs pro actively rather than reactively to best utilize limited resources.

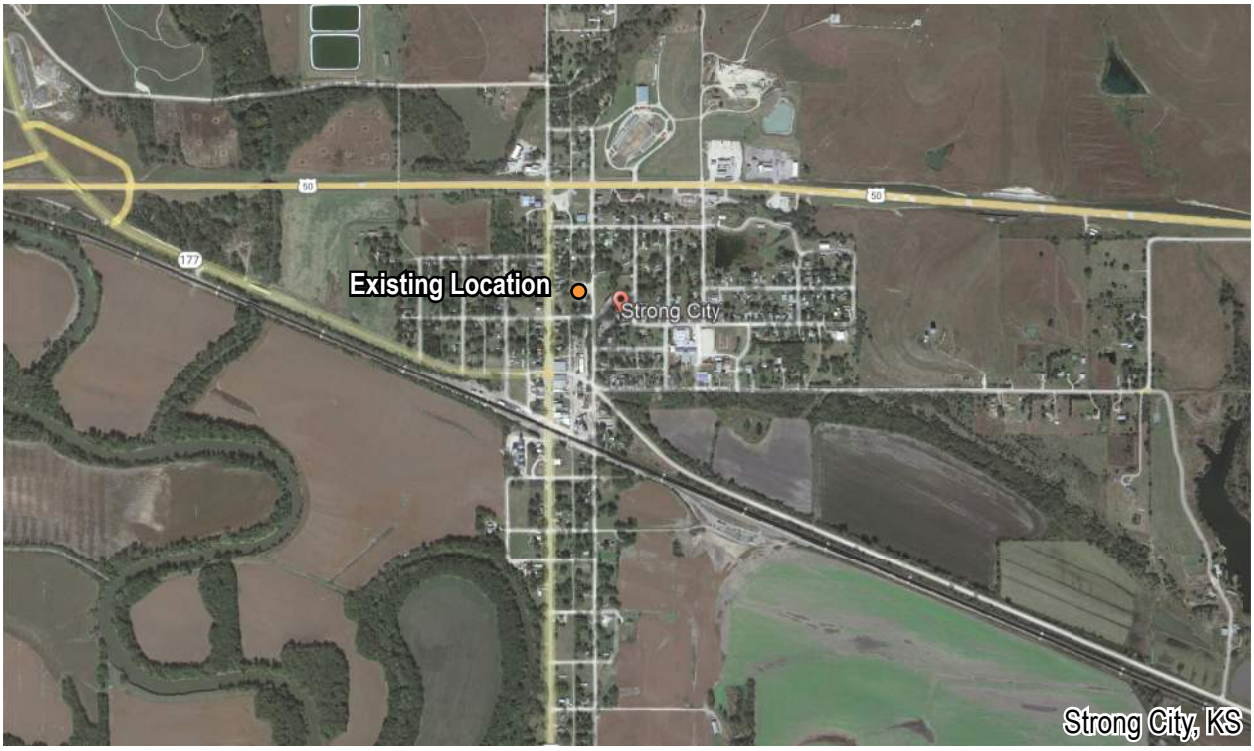
SECTION 8 - MAPS, IMAGES AND PLANS

Following are conceptual design plans and site related imagery depicting the existing conditions as well as potential improvement options for the Chase County Fire Station.

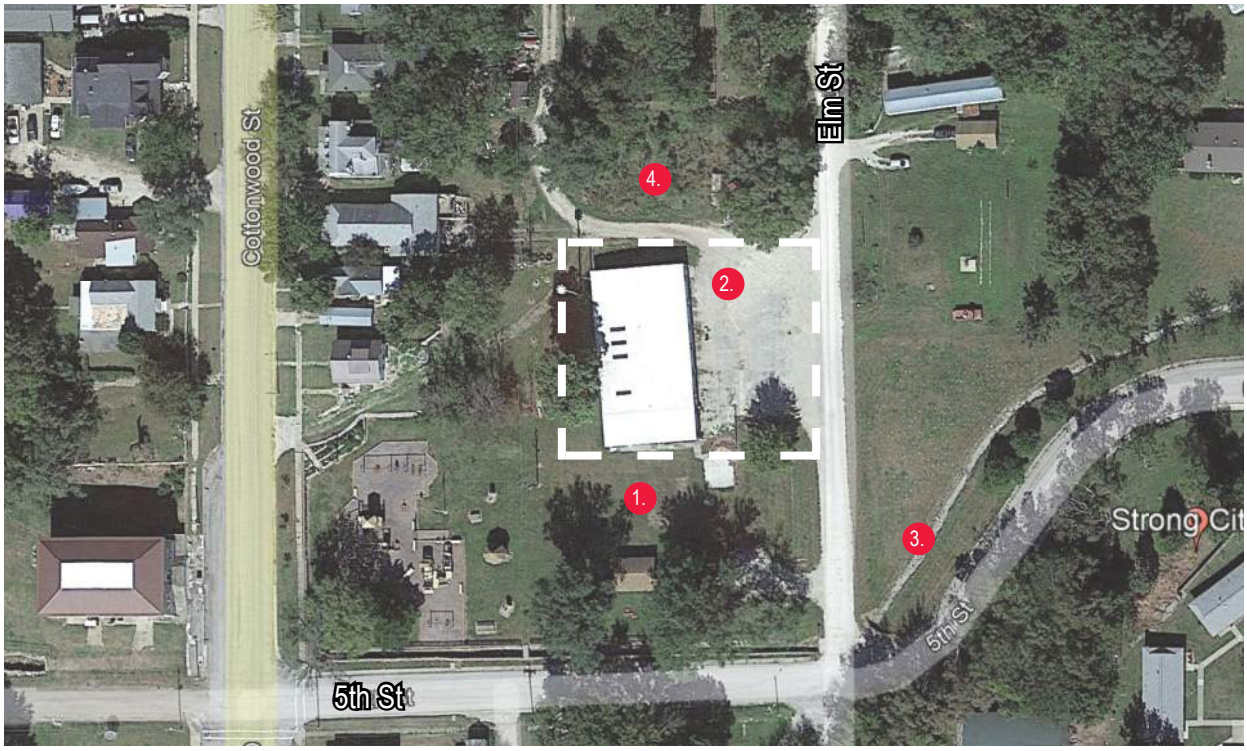


USGS MAP OF STRONG CITY, KS

EXISTING CONDITIONS



Existing Site Location



Existing Aerial Photo

FACILITY ISSUES / OPPORTUNITIES

1. Future splash park
2. Inadequate personal vehicle parking
3. Source of occasional flooding
4. Undeveloped Area owned by the City

Faded exterior, impact damage, rusting door frames

Torn insulation fabric

Disconnected downspout, moisture damage at gutter seams

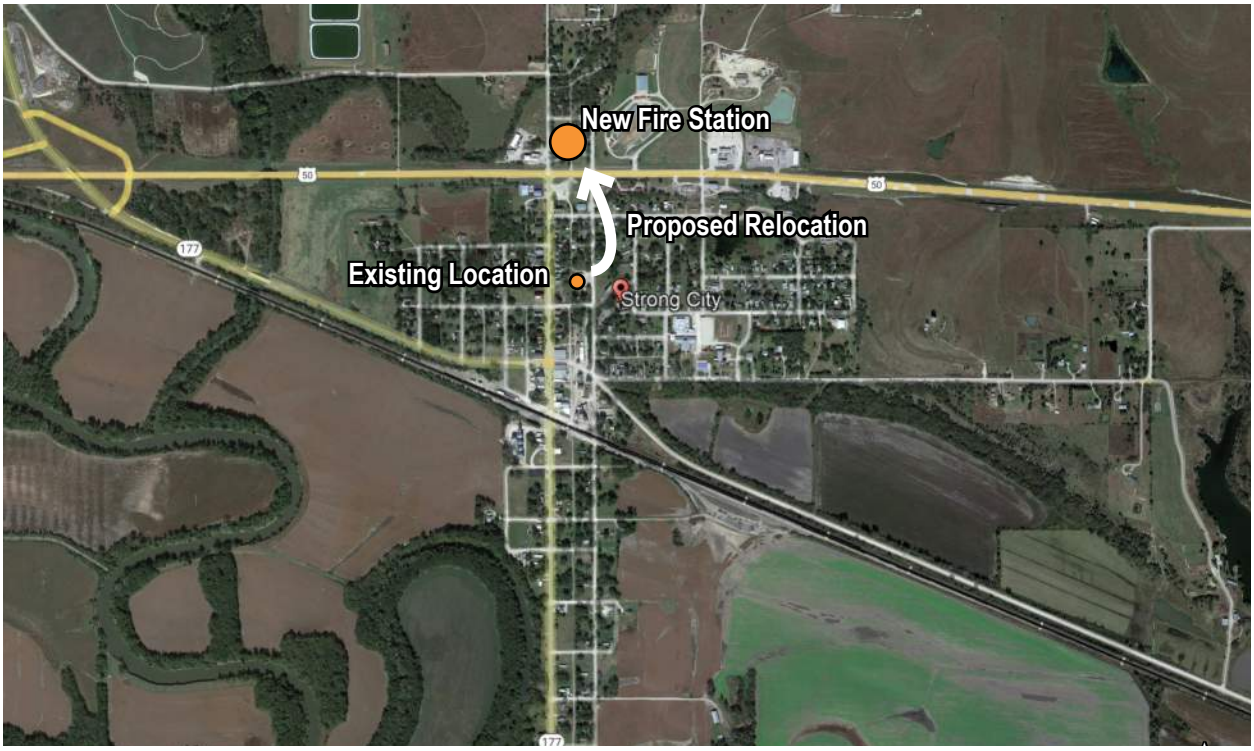
Moisture damage and mold on insulation

Deterioration of HVAC chase

Degrading site earthwork and non-ADA compliant entry

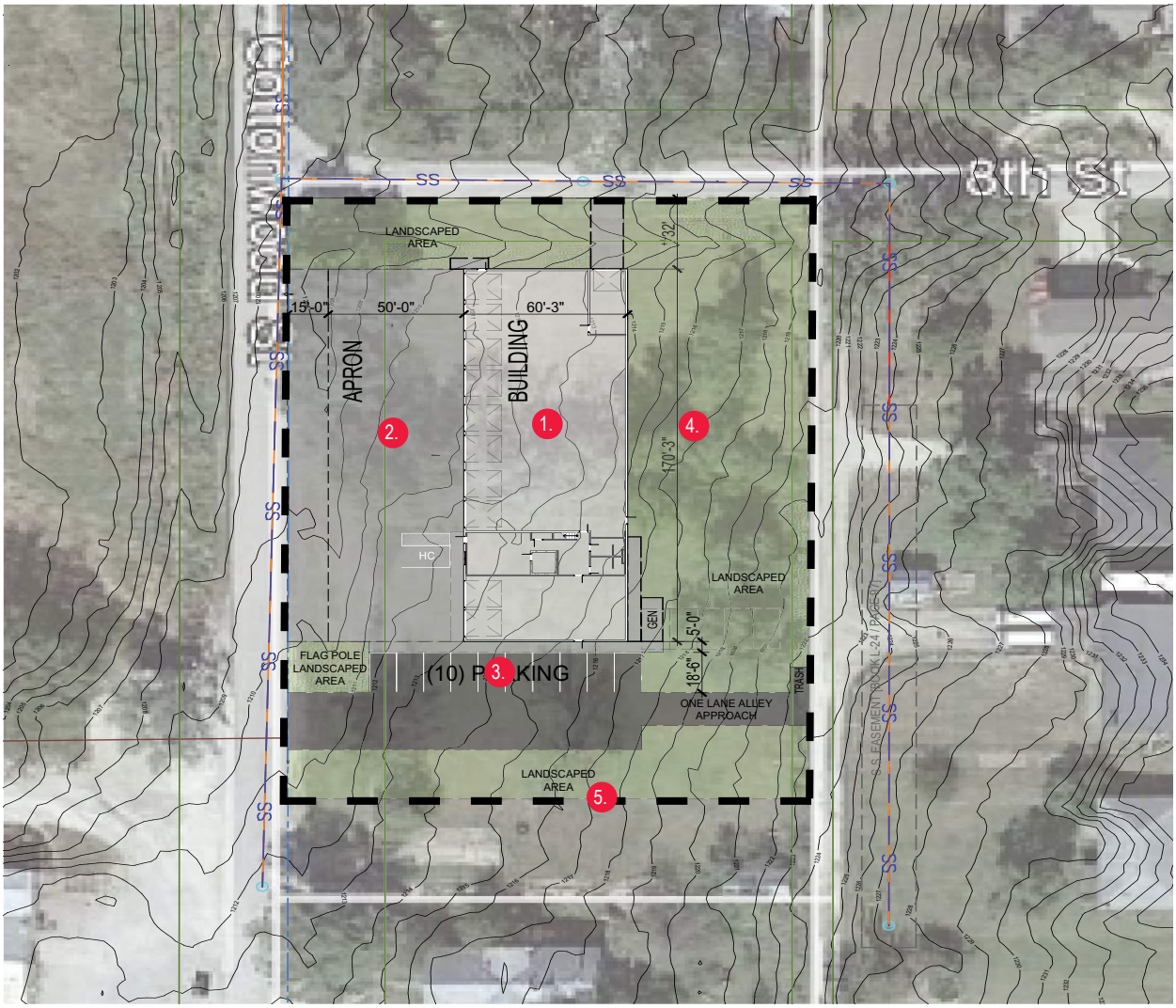
Tears and staining of insulation

Impact damage on door frame and siding



Existing and Proposed Site Locations

OPTION 3 Proposed Aerial Photo

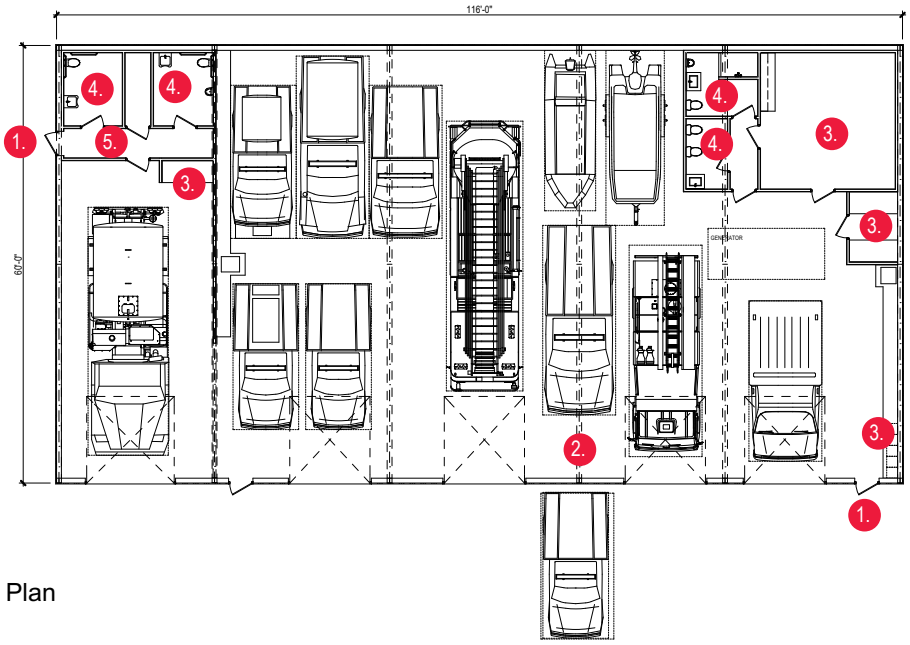


Proposed Aerial Photo

FACILITY ISSUES / OPPORTUNITIES

1. Proposed Building
2. Concrete Apron with room for exterior truck parking and handicap stall
3. Expandable gravel or hardsurface parking
4. Expansion area for pull through drive or building addition
5. Property edge

EXISTING FLOOR PLAN



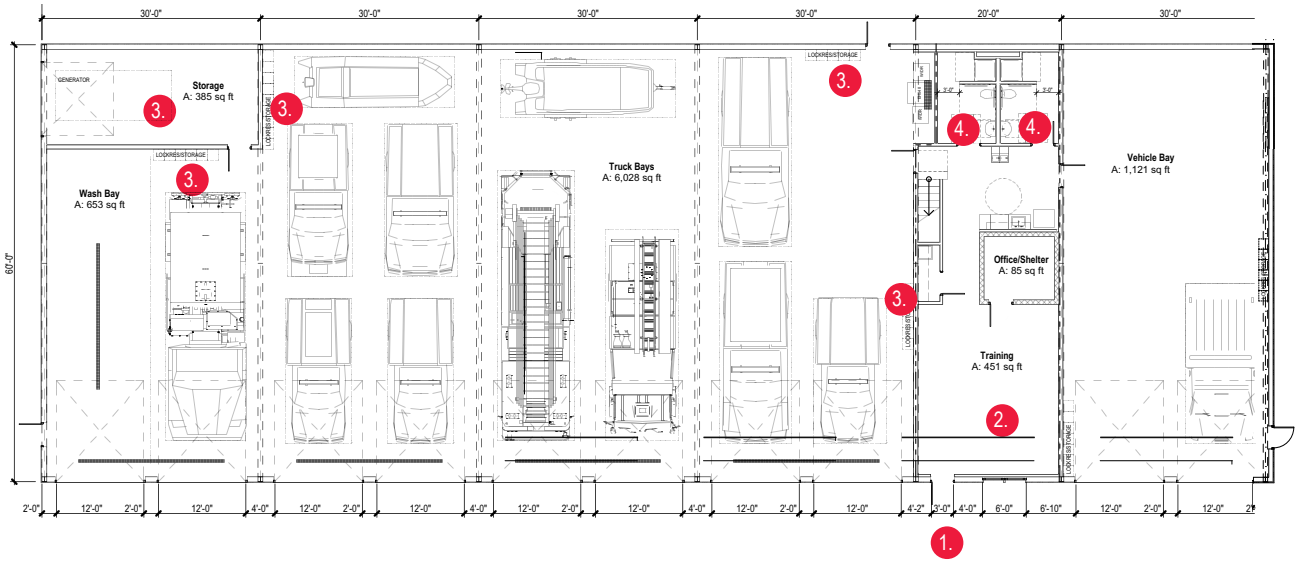
Exist Floor Plan
SCALE: 3/32" = 1'-0"

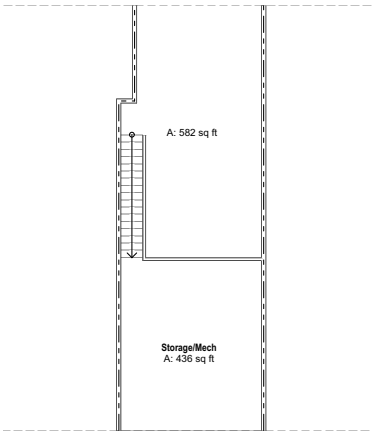
KEY FEATURES / CONSTRUCTION

1. Main Entry
2. Meeting Space
3. Storage
4. Restroom
5. Public Area

PROPOSED FLOOR PLAN - OPTION-3

Facility option with all vehicles and training/office.





KEY FEATURES / CONSTRUCTION

1. Main Entry
2. Meeting Space
3. Storage
4. Restroom

SECTION 9 - POTENTIAL CONSTRUCTION ISSUES

Review of the project has not brought construction issues to bear.

Potential constructability issues may be manifest in below grade conditions that may impact design of building foundations and footings. Subsoil conditions may create a need for alteration to anticipated standard construction work that cannot be identified until a geotechnical report is performed.

Overall, the site's current condition as a green space will limit the anticipated construction problems and make it a favorable candidate for site for improvement.

SECTION 10 - CONCLUSIONS AND RECOMMENDATIONS

Per the analysis contained within this report, the recommendation is to pursue aided financing through the CDBG Community Facility Grant Program in order to provide an adequate fire station for the Cities of Strong City and Cottonwood Falls. Successful recognition of this application and award of CDBG funding for a new facility will enable improved response capability, improved flexibility of resources to address ever-changing conditions of fire risks and associated programs and services, direct and effective response for locating and confining and incident, medical support, fire extinguishment, and search and rescue, facilitate adherence to codes, regulations, and accessibility guidelines. Although the current fire station has served Strong City and Cottonwood Falls well in the past, the process of an analysis and conceptual plans has shown the need for a new fire station. The existing building is failing, and the space isn't sufficient to store equipment or conduct operations safely and efficiently. The building cannot hold all the fire and flood search and rescue equipment and vehicles that the county owns. There is also a need for more storage and meeting/training areas. After completing a space analysis and conducting a conceptual planning process, the county is proposing to construct a new fire station at a more strategic location. The new station will provide for a safe and efficient environment for first responders, will add covered space needed for all equipment and apparatus and will provide training space compliant with building, energy, accessibility, and NFPA code.

The Chase County Fire Station serves as a stepping point for extension of critical response service to the community that will remain threatened the longer that improvements are not undertaken. At this time, simply providing improvement for public safety and access needs will be near the extent that the county can comfortably spend on the facility, improvements that will do little to improve response time, repair or provide the additional space and faster access to equipment or associated infrastructure that the station currently lacks.

The current site is limited in size, so that not all equipment can be located on-site and does not promote a flexible space or use. These limitations also constrain any improvements that can be implemented. The aging building has deteriorated and aged which necessitates the consideration of a new facility to continue to serve the needs of its community. Building materials, technological advancements, changing building code, and new accessibility standards create a need for a level of quality that is difficult to achieve in older existing buildings. The deterioration of the physical conditions of the existing fire station and the need for modernization create barriers for maintaining the safety and welfare of the community utilizing the building.

Exceptional fire protection facilities which are adequately designed to meet basic functional use will increase response time, provide safe and healthy environments for emergency responders and enable the extension of critical response services to the community. The improvements to the Chase County Fire Station identified in this report work to support the aims of the CDBG program and are an effective means of utilizing these funds for community improvement.

We appreciate the opportunity to have been able to prepare this report for your community.

This report has been prepared by BG Consultants, Inc. in collaboration with the city, and many others.

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APPENDIX

This appendix contains supplemental or additional information not provided in the main text. The information in this appendix may not be essential to understanding the rest of this report, but rather gives interested readers a more in-depth look at particular topics pertaining to this report.

Exhibit No. 1
Applicable Building Codes

Applicable Codes for this project will include:

International Building Code (IBC), 2018 Edition
International Building Fire Code (IFC), 2018 Edition
International Mechanical Code (IMC) 2018 Edition
International Plumbing Code (IPB) 2018 Edition
International Energy Conservation Code (IECC) 2018 Edition
2010 ADA Standards for Accessible (2010 ADA standards)

Exhibit No. 2
Tentative Project Schedule

The following is an estimated schedule of activities for plan preparation for this project. The duration of activities with an "*" are controlled by others and may vary in duration or timing.

The following schedule will allow the county to complete the project within an 18 month time frame:

Activity	Duration	Completion
Public Hearing *		
Applications Due		
Award Announcement		
*Notice to Proceed with Design Services		
Contracts are executed and contingent upon CDBG funding announcement		
Existing Survey	2 weeks	
Preliminary Design Plans to City for Review	8 weeks	
*City/Agency Review of Plans	2 weeks	
Final Construction Plans to the City	6 weeks	
Advertise Project for Bid	4 weeks	
Award Project	1 week	
*Notice to Proceed with Construction	2 weeks	
Substantial Completion	9 months	

Exhibit No. 3

Architects Opinion of Potential Construction Cost

OPTION 1 - NO IMPROVEMENTS

BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

Chase County Fire Station No Improvements

Architects Opinion of Probable Construction Costs

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12/13/2021

Item			Construction Costs	
Annual Building Sustainment	Units	Quantity	Value/Unit	
Facility Replacement Value *per RS Means*	SF	6960	206.9	$1,440,024
Annual Maintenance & Operations	Yr	1	3%	$43,201
Periodic Renewals	Yr	1	2%	$28,800
As-Needed Alterations	Yr	1	1%	$14,400
Systematic Reduction of Deferred Maintenance	Yr	1	1%	$14,400
Quantity in Years	Yr	1		$100,802
Estimated Investment Cost				**$100,802**

Description of Proposed Improvements

Annual Maintenance & Operations - includes cleaning, grounds keeping, routing and preventative maintenance, minor
Periodic Renewals - includes replacing key components that wear out, roofs, windows, doors, boilers, etc
As-Needed Alterations - includes addressing environmental concerns, integrating technology and improving safety and
Systematic Reduction of Deferred Maintenance - includes making up for delayed maintenanc eand operations, renewals,
* Excludes hazardous materials remediation which scope is to be defined by building survey

OPTION 2 - RENOVATE

BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

Chase County Fire Station Modernization & Maintenance

Architects Opinion of Probable Construction Costs

The Opinion of Probable Construction Costs represents the Consultant's best judgement as a design professional and is supplied only for the guidance of the Client. Consultant has no control over the cost of labor and material, competitive bidding, or market conditions. The opinion is based on Consultant's recent experience and industry recognized estimation resources and adjusted to accommodate factors known to the Consultant at the time the Opinion is prepared. Consultant does not guarantee the accuracy of the Opinion as compared to actual bids or costs to the Client. Where a higher level of confidence in predicting anticipated construction cost than that provided in the Opinion is desired, the Client may engage the services of a professional cost estimator for this purpose.

8/29/2022

Item	Construction Costs				
	Units	Quantity	$/Unit	Budget w/Escalation*	Alternates ❍ No ● Yes
Mobilization	LS	1	15000	$15,900	❍
Erosion Control	LS	1	5500	$5,830	❍
Demo, Overhead Doors	Ea	4	357	$1,514	❍
Demo, 3-7 Doors	Ea	3	33.9	$108	❍
Demo, Insulation	SF	16400	0.54	$9,387	❍
Demo, Metal Siding	SF	5632	1.36	$8,119	❍
Demo, Metal Roofing	SF	6960	1.28	$9,443	❍
Demo, Roof Edge Flashing	LF	352	0.54	$201	❍
Demo, Corner Flashing	LF	64	0.64	$43	❍
Demo, Downspouts	LF	96	1.56	$159	❍
Demo, Gutters	LF	232	2.27	$558	❍
Demo, Interior Build-Out	CF	10773	0.43	$4,910	❍
Building Structure and Core Systems					
Roof Edge Flashing	LF	352	13.06	$4,873	❍
Metal Siding over Existing Strutcure	SF	5632	6.08	$36,297	❍
Metal Roofing over Existing Structure	SF	6960	5.08	$37,478	❍
Corner Flashing	LF	64	12.56	$852	❍
Gutter, eave type	LF	232	14.9	$3,664	❍
Downspouts, rectangular	LF	96	11.73	$1,194	❍
Insulation at Roof	SF	6960	3.93	$28,994	❍
Insulation at Wall	SF	5632	2.45	$14,626	❍
Exterior Doors, Complete Assembly	Ea	3	2302.8	$7,323	❍
Exterior Overhead Doors, Complete Assembly	SF	980	27.92	$29,003	❍
Interior Build-Out					
Building Code Improvements	SF	6960	5	$36,888	❍
Renovate Restrooms Allowance	Ea	2	16743	$35,495	❍
Wall Finishes - Modernization	SF	897.75	2.52	$2,398	❍
Floor Finishes - Modernization	SF	897.75	7.28	$6,928	❍
Ceiling Finishes - Modernization	SF	897.75	10.86	$10,335	❍
Equipment and Furnishings					
Furnishings Allowance	SF	6960	0.3	$2,213	❍
Mechanical, Electrical, Plumbing					
Plumbing Modernization	SF	6960	8.06	$59,463	❍
HVAC Modernization	SF	6960	12.48	$92,072	❍
Electrical Modernization	SF	6960	17.46	$128,813	❍

	Bldg Cost/SF Summary		$68.08		
Building Sitework					
Site Preparation Allowance / Earthwork	LS	0	25000	$0	❍
Water Service Line	LF	0	22.34	$0	❍
Sanitary Sewer Service Line	LF	0	55.84	$0	❍
Pavement Allowance (2 140x50 aprons + parking)	SY	0	89.34	$0	❍
Sidewalks Allowance	SY	0	44.67	$0	❍
	Bldg Cost/SF Summary		$0.00		

Totals for 2022		
Building Construction Subtotal w/CCI Adjustment	87.8%	$522,484
Site Construction Subtotal w/CCI Adjustment	87.8%	$0
Construction Subtotal		**$522,484**
Construction Overhead/Profit/Contingency	30.0%	$156,745
Construction Total		**$679,229**
Geotechnical		$5,000
Design & Engineering	7.0%	$47,546
Construction Administration / Inspection	5.3%	$35,660
Grand Administration		$20,000
Total Project Costs		$787,434
Matching Fund From CDBG (50-50 to max 600,000)		$393,717
Contribution from Applicant		$393,717

Notes

*Escalation Allowance 3.74% traditional 4.56% Pandemic; this value projects costs to 2022 assumed values — 6.00%

**CCI is a percentage ratio of a specific locations construction cost to th enational average cost of the same item at a stated time and period

Annual Building Sustainment	Units	Quantity	Value/Unit	
Facility Replacement Value *per RS Means*	SF	6960	206.9	$1,440,024
Annual Maintenance & Operations	Yr	1	3%	$43,201
Periodic Renewals	Yr	1	2%	$28,800
As-Needed Alterations	Yr	0	1%	$0
Systematic Reduction of Deferred Maintenance	Yr	1	1%	$14,400
Quantity in Years	Yr	1		$86,401
Estimated Investment Cost				**$86,401**

Description of Proposed Improvements

Annual Maintenance & Operations - includes cleaning, grounds keeping, routing and preventative maintenance, minor
Periodic Renewals - includes replacing key components that wear out, roofs, windows, doors, boilers, etc
As-Needed Alterations - includes addressing environmental concerns, integrating technology and improving safety and
Systematic Reduction of Deferred Maintenance - includes making up for delayed maintenanc eand operations, renewals,
* Excludes hazardous materials remediation which scope is to be defined by building survey

OPTION 3 - NEW CONSTRUCTION

BG CONSULTANTS
ENGINEERS · ARCHITECTS · SURVEYORS

Chase County Fire Station New Construction

Architects Opinion of Probable Construction Costs

The Opinion of Probable Construction Costs represents the Consultant's best judgement as a design professional and is supplied only for the guidance of the Client. Consultant has no control over the cost of labor and material, competitive bidding, or market conditions. The opinion is based on Consultant's recent experience and industry recognized estimation resources and adjusted to accommodate factors known to the Consultant at the time the Opinion is prepared. Consultant does not guarantee the accuracy of the Opinion as compared to actual bids or costs to the Client. Where a higher level of confidence in predicting anticipated construction cost than that provided in the Opinion is desired, the Client may engage the services of a professional cost estimator for this purpose.

8/29/2022

Item	Construction Costs				
	Units	Quantity	$/Unit	Budget w/Escalation*	Alternates ❍ No ● Yes
Mobilization	LS	1	15000	$15,900	❍
Erosion Control	LS	1	5500	$5,830	❍
Building Structure and Core Systems					
Standard Foundations	SF	10200	8.72	$94,281	❍
Slab on Grade	SF	10200	8.6	$92,983	❍
Footings/Foundation Excavation	SF	10200	0.67	$7,244	❍
Const/Bldg Massing (PEMB)	SF	10200	28.5	$308,142	❍
Roof Edge Flashing	LF	510	13.06	$7,060	❍
Corner Flashing	LF	80	12.56	$1,065	❍
Gutter, eave type	LF	340	14.9	$5,370	❍
Downspouts, rectangular	LF	160	11.73	$1,989	❍
Insulation at Roof	SF	10200	3.93	$42,491	❍
Insulation at Wall	SF	10200	2.45	$26,489	❍
Framing for MEP Openings Allowance	Opng	10	642.14	$6,807	❍
Framing for Openings	Opng	18	1340	$25,567	❍
Exterior Doors, Complete Assembly	Ea	4	2302.8	$9,764	❍
Exterior Overhead Doors, Complete Assembly	SF	2520	27.92	$74,580	❍
Exterior Window Systems, Fixed	SF	180	59.2	$11,295	❍
Interior Build-Out					
Deck System and Assembly for Mezzanine	SF	500	67.35	$35,696	❍
Stair Assembly Allowance	LS	1	702.16	$744	❍
Partitions - Conditioned Area	SF	1200	8.01	$10,189	❍
Interior Doors - Conditioned Area	Ea	6	2168.2	$13,790	❍
Wall Finishes - Conditioned Area	SF	1200	2.52	$3,205	❍
Floor Finishes - Conditioned Area	SF	1200	7.28	$9,260	❍
Ceiling Finishes - Conditioned Area	SF	1200	10.86	$13,814	❍
Storm Shelter Upgrade					
Area Cost Increase Allowance	SF	85	62.36	$5,619	❍
Equipment and Furnishings					
Furnishings Allowance	SF	10200	0.3	$3,244	❍
Mechanical, Electrical, Plumbing					
Plumbing	SF	10200	8.06	$87,145	❍
HVAC	SF	10200	12.48	$134,934	❍
Electrical	SF	10200	17.46	$188,778	❍

	Bldg Cost/SF Summary		$148.01		
Building Sitework					
Site Preparation Allowance / Earthwork	LS	1	25000	$26,500	❍
Water Service Line	LF	100	22.34	$2,368	❍
Sanitary Sewer Service Line	LF	100	55.84	$5,919	❍
Pavement Allowance (2 140x50 aprons + parking)	SY	2306	89.34	$218,379	❍
Sidewalks Allowance	SY	71	44.67	$3,362	❍
	Bldg Cost/SF Summary		$30.54		

Totals for 2022		
Building Construction Subtotal w/CCI Adjustment	87.8%	$1,091,595
Site Construction Subtotal w/CCI Adjustment	87.8%	$225,232
Construction Subtotal		**$1,316,826**
Construction Overhead/Profit/Contingency	30.0%	$395,048
Construction Total		**$1,711,874**
Geotechnical		$5,000
Design & Engineering	7.0%	$119,831
Construction Administration / Inspection	5.3%	$89,873
Grand Administration		$20,000
Total Project Costs		$1,946,579
Matching Fund From CDBG (50-50 to max 600,000)		$600,000
Contribution from Applicant		$1,346,579

Notes

*Escalation Allowance 3.74% traditional 4.56% Pandemic; this value projects costs to 2022 assumed values — 6.00%

**CCI is a percentage ratio of a specific locations construction cost to th enational average cost of the same item at a stated time and period

Annual Building Sustainment	Units	Quantity	Value/Unit	
Facility Replacement Value *per RS Means*	SF	6960	206.9	$1,440,024
Annual Maintenance & Operations	Yr	1	1%	$14,400
Periodic Renewals	Yr	0	2%	$0
As-Needed Alterations	Yr	0	1%	$0
Systematic Reduction of Deferred Maintenance	Yr	0	1%	$0
Quantity in Years	Yr	1		$14,400
Estimated Investment Cost				**$14,400**

Description of Proposed Improvements

Annual Maintenance & Operations - includes cleaning, grounds keeping, routing and preventative maintenance, minor
Periodic Renewals - includes replacing key components that wear out, roofs, windows, doors, boilers, etc
As-Needed Alterations - includes addressing environmental concerns, integrating technology and improving safety and
Systematic Reduction of Deferred Maintenance - includes making up for delayed maintenanc eand operations, renewals,
* Excludes hazardous materials remediation which scope is to be defined by building survey

Exhibit No. 4
Facility Condition Worksheets

FACILITY CONDITION WORKSHEET

The following spreadsheets depict the state of facility conditions at the time of evaluation. Each system is organized into the following categories in accordance with ASTM Uniformat II Classification for Building Elements. The categories documented within this report range between Level 1 Major Group Elements, Level 2 Group Elements, and Level 3 Individual Elements:

- Substructure
- Shell
- Interior
- Services
- Equipment & Furnishings
- Special Construction & Demolition
- Building Sitework

Each physical system and corresponding sub-systems are identified as follows: present or not present, year of installation, average useful life (AUL) in years, remaining average useful life (AUL), expended useful life (UL) by percent of average useful life (AUL), comments, wear condition, and physical condition index (PCI). The PCI is a measure of the physical condition of an asset on a 0-100 point scale and is aligned to the quality rating (Q-Rating) of the ARNG infrastructure and measures the condition of a facility.

BUILDING & SITE LIFE SAFETY & ACCESSIBILITY WORKSHEET

The following spreadsheets depict the state of facility conditions at the time of evaluation. Each site has been observed for general life safety & accessibility requirements.

PHYSICAL CONDITION ASSESSMENT

Strong City Fire Station		UID	0
		Category Code	0

PHYSICAL CONDITION INDEX

- Q1 GOOD/GREEN
- Q2 FAIR/AMBER
- Q3 POOR/RED
- Q4 FAILING
- Q5 UNINHABITABLE

WORKSHEET LEGEND

- STRUCTURE / ENCLOSURE
- BUILDING INTERIOR
- BUILDING SYSTEMS
- SITE SYSTEM
- AQUATIC SYSTEMS

Inspection Year: 2020

Building PCI: Q3

Average Expended UL: 179%

DIRECT RATING EVALUATION MATRIX

		SEVERITY: MINIMUM	MODERTE	SIGNIFICANT
LOSS OF PRIMARY FUNCTION	NONE	G+	G	G-
	PARTIAL	A+	A	A-
	SIGNIFICANT	R+	R	R-

DISTRESS TYPES [include in Comments]

A/I Animal/Insect Damage **BLIS** Blistered **BRO** Broken **CAP** Capability/Capacity Deficient **CLO** Clogged **COR** Corroded **CRA** Cracked **DAM** Damaged **DET** Deteriorated **DIS** Displaced **EFF** Efflorescence **EGI** Electrical Ground Inadequate **HOL** Holes **LKS** Leaks **LOO** Loose **MIS** Missing **MDM** Moist/Debris/Mold/Contaminated **NVE** Noise/Vibration Excessive **OPI** Operationally Impaired **OVH** Overheated **PTC** Patch **RTN** Rotten **STN** Stained/Dirty

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
				General Notes				
A. SUBSTRUCTURE A10 FOUNDATIONS A1010 STANDARD FOUNDATIONS								
[Note: Provide linear feet]								
Foundation Wall		100	-	-				-
Grade Beam		100	-	-				-
Strip Footing	Y	150	100	33%		280 lf perimeter		Q1
Column Pier		75	-	-				-
Column Pier - Concrete		75	-	-				-
Column Pier - Steel		70	-	-				-
Column Pier - Wood		50	-	-				-
Pile Cap		100	-	-				-
Spread Footing	Y	150	100	33%		12 main structure columns plus endwall columns		Q1
[Copy and Insert row above for each assembly of multiple years]								
A. SUBSTRUCTURE A10 FOUNDATIONS A1020 SPECIAL FOUNDATIONS								
Pile - Cast-In-Place Concrete		150	-	-				-
Pile - Pre-Cast Concrete		60	-	-				-
Pile - Steel H Section		100	-	-				-
Pile - Steel Pipe		60	-	-				-
Pile - Treated Wood		60	-	-				-
Caissons		20	-	-				-
Underpinning		20	-	-				-
Dewatering		20	-	-				-
Raft Foundation		20	-	-				-
Pressure Injected Grouting		20	-	-				-
[Copy and Insert row above for each assembly of multiple years]								
A. SUBSTRUCTURE A10 FOUNDATIONS A1030 SLAB ON GRADE								
[Note: Provide gross square feet of floor area]								
Standard Slab on Grade	Y	75	25	67%				Q2
Structural Slab on Grade		75	-	-				-
Foundation Drainage		20	-	-				-
[Copy and Insert row above for each assembly of multiple years]								
A. SUBSTRUCTURE A20 BASEMENT CONSTRUCTION A2010 BASEMENT EXCAVATION								

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Excavation for Basements			20	-	-			-
Structure Backfill & Compaction			20	-	-			-
Shoring			20	-	-			-
[Copy and Insert row above for each assembly of multiple years]								
A. SUBSTRUCTURE A20 BASEMENT CONSTRUCTION A2020 BASEMENT WALLS								
[Note: Provide linear feet and height]								
Concrete Block Wall			150	-	-			-
Cast-In-Place Concrete Wall			150	-	-			-
Wood			100	-	-			-
Damp-proofing			50	-	-			-
Basement Wall Insulation			20	-	-			-
[Copy and Insert row above for each assembly of multiple years]								
B. SHELL B10 SUPERSTRUCTURE B1010 FLOOR CONSTRUCTION								
Structural Frame B101001				-	-			-
Rigid Frame	Y		100	50	50%			Q2
Steel Framing Girts			100	-	-			-
Steel Cable Bracing	Y		100	50	50%			Q2
Laminated Timber			65	-	-			-
Structural Insulated Panels (SIPs)			100	-	-			-
Space Frame			73	-	-			-
Beam/Girder - Concrete			70	-	-			-
Beam/Girder - Metal			75	-	-			-
Beam/Girder - Wood			70	-	-			-
Column - Concrete			100	-	-			-
Column - Metal			100	-	-			-
Column - Wood			80	-	-			-
Truss/Joist - Concrete			75	-	-			-
Truss/Joist - Metal			75	-	-			-
Truss/Joist - Wood			70	-	-			-
Structural Interior Walls B101002				-	-	[Note: Provide linear feet and height]		-
CMU			125	-	-			-
Concrete			125	-	-			-
Floor Decks & Slabs B101003				-	-	[Note: Provide gross square feet of floor area]		-
Deck - Cmpst w/Bar Joists			15	-	-			-
Deck - Cmpst w/Struct Beam			30	-	-			-
Deck - Light Gauge Steel			50	-	-			-
Deck - Wood Beam and Joist			15	-	-			-
Slab - Cast-In-Place Concrete			35	-	-			-
Slab - Precast Concrete			35	-	-			-
Multi-Story				-	-			-
Slab - Profiled Steel and Reinf. Concrete Floor			71	-	-			-
Slab - Precast Concrete			78	-	-			-
Timber Joists			100	-	-			-
Softwood Decking to Timber Joists			71	-	-			-
Chipboard Decking to Timber Joists			51	-	-			-
Chipboard Decking to Metal Joists			51	-	-			-
Floor Raceway Systems			20	-	-			-
[Copy and Insert row above for each assembly of multiple years]								
B. SHELL B10 SUPERSTRUCTURE B1020 ROOF CONSTRUCTION								

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Structural Frame B102001				-	-			-
Beam/Girder - Concrete			70	-	-			-
Beam/Girder - Metal	Y		75	25	67%			Q2
Beam/Girder - Wood			70	-	-			-
Column - Concrete			100	-	-			-
Column - Metal			100	-	-			-
Column - Wood			80	-	-			-
Truss/Joist - Concrete			75	-	-			-
Truss/Joist - Metal			75	-	-			-
Truss/Joist - Wood			70	-	-			-
Structural Interior Walls B102002				-	-	[Note: Provide linear feet and height]		-
CMU			125	-	-			-
Concrete			125	-	-			-
Roof Decks and Slabs B102003				-	-	[Note: Provide gross square feet of floor area]		-
CIP Concrete Beam and Slab			40	-	-			-
Deck - Fiber Cement			100	-	-			-
Deck - Fiberglass			100	-	-			-
Deck - Gypsum			75	-	-			-
Deck - Steel			100	-	-			-
Deck - Wood			100	-	-			-
Slab - CIP Concrete			100	-	-			-
Slab - Precast Concrete			100	-	-			-
Canopies				-	-	[Note: Provide net square feet]		-
General			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

B. SHELL B20 EXTERIOR CLOSURE B2010 EXTERIOR WALLS

[Note: Provide exposed surface square feet (perimeter length of all walls multiplied by wall height; all floors)]

Exterior Closure B201001				-	-	[Note: Provide exposed surface square feet (perimeter length of all walls multiplied by wall height; all floors)]		-
Adobe			75	-	-			-
Brick Veneer w/CMU Backup			75	-	-			-
Brick Veneer w/Masonry Backup			75	-	-			-
Brick Veneer w/Stud Backup			75	-	-			-
Cementitious Boards/Panels			30	-	-			-
CIP Concrete			75	-	-			-
E.I.F.S.			50	-	-			-
Fiber Cement Siding			75	-	-			-
Glass Block			50	-	-			-
Gypsum			50	-	-			-
Masonite			75	-	-			-
Masonry Cavity/CMU			75	-	-			-
Metal Panel	Y		30	-20	167%	4200 sqft		Q4
Metal Siding			30	-	-			-
Precast Concrete Panel			75	-	-			-
Pre-Engineered Steel Wall			60	-	-			-
Solid Brick - Double Wythe			75	-	-			-
Solid Brick - Single Wythe			75	-	-			-
Stone			75	-	-			-
Stone Veneer w/CMU			75	-	-			-
Stone veneer w/stud			30	-	-			-
Masonry Sealant			15	-	-			-
Stone Pointing			25	-	-			-
Brick Pointing			40	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Stucco			40	-	-			-
Tile Veneer w/CMU			75	-	-			-
Vinyl/Fiberglass Siding			30	-	-			-
Wall Louver			30	-	-			-
Wood Cladding w/Stud			40	-	-			-
Glass Fiber Profiled Sheet Cladding			27	-	-			-
Structural Glass Curtain Wall			43	-	-			-
Hung Tile Cladding			45	-	-			-
Timber Weatherboarding			30	-	-			-
Plastic Weatherboarding			28	-	-			-
Insulation/Vapor Rtrdr B201003				-	-	[Note: Provide exposed surface square feet (perimeter length of all walls multiplied by wall height; all floors)]		-
Batts/Rolls	Y		100	50	50%	4200 sqft		Q2
Foam board			100	-	-			-
Felt Paper			15	-	-			-
Cellulose			100	-	-			-
Fiberglass			100	-	-			-
Spray Foam			60	-	-			-
Liquid-Applied Membrane			50	-	-			-
Loose-Fill			100	-	-			-
Rock Wool			100	-	-			-
Wrap Tape			100	-	-			-
Parapets B201004				-	-	[Note: Provide linear feet and height]		-
General			50	-	-			-
Exterior Soffits B201007				-	-	[Note: Provide net square feet]		-
Metal - Vented/Non-Vented			40	-	-			-
Wood / EIFS			20	-	-			-
PVC or Vinyl			25	-	-			-
Cementitious Board/Panels			45	-	-			-
Flashing B201008				-	-	[Note: Provide linear feet]		-
Wall Flashing	Y		20	-30	250%			Q4
Painting/Coatings B201009				-	-	[Note: Provide net square feet]		-
General			20	-	-			-
Exterior Sealant B201010				-	-	[Note: Provide linear feet]		-
Sealants			8	-	-			-
Elastomeric Control Joint			5	-	-			-
Sun Control Devices B201011				-	-	[Note: Provide quantity and length]		-
General			20	-	-			-
Screen Walls B201012				-	-	[Note: Provide linear feet and height]		-
General			20	-	-			-

[Copy and Insert row above for each assembly of multiple years]

B. SHELL B20 EXTERIOR CLOSURE B2020 EXTERIOR WINDOWS

[Note: Provide quantity, height and width for each size opening, Provide quantity of single and double doors]

Exterior Penetration B202001								-
Aluminum Windows			75	-	-			-
Glazing (IGU)			50	-	-			-
Frame			50	-	-			-
Softwood Windows			50	-	-			-
Glazing (IGU)			50	-	-			-
Frame			36	-	-			-
Hardwood Windows			50	-	-			-
Glazing (IGU)			50	-	-			-
Frame			50	-	-			-
PVC Windows			70	-	-			-
Glazing (IGU)			50	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Frame			57	-	-			-
Steel Windows			50	-	-			-
Glazing (IGU)			50	-	-			-
Frame			50	-	-			-
Storefront B202002				-	-			-
Aluminium Storefront			50	-	-			-
Curtain Walls B202003				-	-			-
Aluminum Curtain Wall			43	-	-			-
Plastic Curtain Wall			27	-	-			-
Louvers/Screens B201005			20	-	-	[Note: Provide quantity, height and width for each size opening, Provide quantity of single and double doors]		-
Louver			30	-	-			-
Frame			30	-	-			-
Other Ext Windows B202090								
Window Sealant			10	-	-			-
B. SHELL B20 EXTERIOR CLOSURE B2030 EXTERIOR DOORS								
[Note: Provide quantity, height and width for each size opening, Provide quantity of single and double doors]								
Exterior Door Frames B203001				-	-			-
Wood			30	-	-			-
Aluminum			50	-	-			-
Steel	Y		45	-5	111%	3		Q4
Exterior Door Panels B203001				-	-			-
Wood			30	-	-			-
Aluminum			50	-	-			-
Steel	Y		45	-5	111%	3		Q4
Revolving Doors B203003				-	-			-
Electric			20	-	-			-
Manual			20	-	-			-
Overhead/Roll-Up Drs B203004				-	-			-
Alum/FG, Elect 12x12			20	-	-			-
Alum/FG, Manual 12x12			20	-	-			-
Shutter, Rollup			20	-	-			-
Stl Rolling, Electric			20	-	-			-
Stl Rolling, Fire Rated			20	-	-			-
Stl Rolling, Manual			20	-	-			-
Stl Sectional, Electric	Y		20	-30	250%	(4) 10x12 and (1) 10x13		Q4
Stl Sectional, Manual			20	-	-			-
Stl Vertical Lift, Electric			20	-	-			-
Wood, Electric			20	-	-			-
Wood, Manual			20	-	-			-
Hangar Doors B203005				-	-			-
Steel			35	-	-			-
Steel Bi-Fold			35	-	-			-
Steel Sliding			35	-	-			-
Steel Vertical			35	-	-			-
Wood			35	-	-			-
Wood Bi-Fold			35	-	-			-
Wood Sliding			20	-	-			-
Wood Vertical			20	-	-			-
Blast Resistant Doors B203006				-	-			-
General			20	-	-			-
Gates B203007				-	-			-
General			20	-	-			-
Hardware B203008				-	-	[Note: Provide quantity]		-
Card Access - Reader			10	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Card Access - Electrified Panic Bar			10	-	-			-
Card Access - Electrified Hinges			20	-	-			-
Card Access - Transfer Device			20	-	-			-
Card Access - Server/Software			5	-	-			-
Automatic ADA Door Operator			15	-	-			-
Mechanical (Non-CA) - Knob Set or Cylinder Lock	Y		50	0	100%	3		Q4
Butt Hinges	Y		20	-30	250%	3 (3) pair		Q4
Continuous Hinge			30	-	-			-
Overhead Closer	Y		15	-35	333%	3		Q4
In-floor/Ground Closer			40	-	-			-
Panic Bar			20	-	-			-
Specialty Doors B203090				-	-			-
Emergency Egress Door			30	-	-			-
Other Exterior Doors B203091								
Door Sealant			10	-	-			-
Weather-stripping				-	-	[Note: Provide linear feet]		-
Felt / Self-Adhesive Foam			5	-	-			-
Vinyl / Plastic	Y		8	-42	625%			Q4
Metal			5	-	-			-
Door Sweep			5	-	-			-

[Copy and Insert row above for each assembly of multiple years]

B. SHELL B30 ROOFING

[Note: Provide roof sq ft area multiplied at: 2-12 1.01, 3-12 1.03, 4-12 1.05, 5-12 1.08, 6-12 1.12, 8-12 1.20, 10-12 1.30, 12-12 1.41]

Steep Slope System B301001				-	-			-
Asphalt Shingles - 15 Year			15	-	-			-
Asphalt Shingles - 20 Year			20	-	-			-
Asphalt Shingles - 25 Year			25	-	-			-
Asphalt Shingles - 30 Year			30	-	-			-
Wood Shakes			20	-	-			-
Asbestos Cement Shingles			70	-	-			-
Clay/Concrete Tile Covering			64	-	-			-
Clay/Concrete Tile Covering			64	-	-			-
Slate Covering			74	-	-			-
Structural Roof Panels (Prefinished galvanized steel)			25	-	-			-
Premanufactured Architectural Roof Panels (Prefinished aluminum or galvanized steel)			25	-	-			-
Custom Fabricated Standing Seam Roofing (Copper, Lead Coated Copper, Terne Coated Stainless Steel)			75	-	-			-
Copper Flat Seam Sheet Covering			63	-	-			-
Lead Flat Seam Sheet Covering			72	-	-			-
Zinc Flat Seam Sheet Covering			48	-	-			-
Timber Batten on Concrete Slab Raised Access Floor			45	-	-			-
Timber Pitched Roof			84	-	-			-
Standing Seam Metal Roof			40	-	-			-
Spray-On Polyurethane Foam Roofing			10	-	-			-
Low-Slope System B301002								-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Structural Roof Panels (Prefinished galvanized steel)	Y		25	-25	200%			Q4
4-Ply Built-Up Roofing								-
Asphalt (Flat - Dead Level)			15	-	-			-
Asphalt (Sloped - 1/4" per ft)			20	-	-			-
Cold-Tar			35	-	-			-
Hot Applied Rubberized Asphalt (Protected Membrane Assembly)			27	-	-			-
2-Ply Modified Bitumen				-	-			-
Flat (Dead Level)			15	-	-			-
Sloped (1/4 inch per ft)			20	-	-			-
Single Ply				-	-			-
EPDM (Dead Level)			15	-	-			-
EPDM (1/4 inch per ft)			20	-	-			-
Thermoplastic (Hypalon, PVC)			20	-	-			-
Modified Bitumen (Dead Level)			10	-	-			-
Modified Bitumen (1/4 inch per ft)			15	-	-			-
Roof Insulation & Fill B301003				-	-	[Note: Provide gross square feet of floor area]		-
Wood Fiberboard			25	-	-			-
Perlite			20	-	-			-
Polyisocyanurate			20	-	-			-
Polystyrene			20	-	-			-
Extruded Polystyrene			20	-	-			-
Cellular Glass			20	-	-			-
Fiberglass	Y		20	-30	250%			Q4
Rigid Cork			20	-	-			-
Foamed-In Place			20	-	-			-
Foamglass			20	-	-			-
Phenolic			20	-	-			-
Vermiculite Fill			25	-	-			-
Flashing & Trim B301004				-	-	[Note: Provide linear feet]		-
Flashings - Apron			25	-	-			-
Flashings - Base	Y		25	-25	200%			Q4
Flashings - Cap			25	-	-			-
Flashings - Edge Metal	Y		25	-25	200%			Q4
Flashings - Penetrations	Y		25	-25	200%			Q4
Flashings - Step			20	-	-			-
Flashings - Valley			20	-	-			-
Gutters & Downspouts B301005				-	-			-
Gutters				-	-	[Note: Provide quantity and length]		-
Cast Iron			51	-	-			-
Plastic			30	-	-			-
Aluminum	Y		40	-10	125%	232 ft		Q4
Lead Box			61	-	-			-
Zinc Box			41	-	-			-
High Performance Felt Box			21	-	-			-
Downspouts				-	-	[Note: Provide quantity and length]		-
Cast Iron			51	-	-			-
PVC			30	-	-			-
Aluminum	Y		40	-10	125%	6		Q4
Lead Box			61	-	-			-
Zinc Box			41	-	-			-
High Performance Felt Box			21	-	-			-
Roof Openings B301006				-	-	[Note: Provide quantity]		-
Gravity Ventilator			20	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Skylights			30	-	-			-
Roof Access Hatch			30	-	-			-
Chimney - Brick or Concrete			75	-	-			-
Clay Flue			75	-	-			-
Chimney - Steel Lined			40	-	-			-
Other Roofing B301090								
Roof Equip. Curbing			20	-	-			-
Roof Railing			50	-	-			-
Roof Penetrations	Y		20	-30	250%			Q4
Ridge/Ridge vent			20	-	-			-

[Copy and Insert row above for each assembly of multiple years]

C. INTERIORS C10 INTERIOR CONSTRUCTION C1010 PARTITIONS

[Note: Provide linear feet and height]

Fixed Partition C101001				-	-			-
Wall - Drywall / Plaster / Plywood on Stud Partitions			75	-	-			-
Wall - Plywood on Stud Partitions	Y		40	-10	125%	157x10 32' at fire gear; 40 ft full hight at far bay; 23' at truck bay to restroom seperation; 70 ft at restrooms		Q4
Wall - Wood Paneling on Stud Partitions			40	-	-			-
Wall - Plaster on Masonry Partitions			80	-	-			-
Wall - Glass Block			75	-	-			-
Wall - CMU			125	-	-			-
Wall - Glass Curtain Wall			125	-	-			-
Wall - Glazed Tile			20	-	-			-
Security Cage/Wire Mesh			75	-	-			-
Wall - Masonry			50	-	-			-
Demountable Partition C101002				-	-			-
Wall - Demountable Partitions			30	-	-			-
Retractable Partition C101003				-	-			-
Wall - Demountable Partitions			20	-	-			-
Guardrails/Screens C101004				-	-			-
Guardrail			20	-	-			-
Wall Screen			20	-	-			-
Windows C101005				-	-			-
Glazing & Frame			30	-	-			-
Glazed Partitions C101006				-	-			-
Storefronts			30	-	-			-
Glazing C101007				-	-			-
Glazing			20	-	-			-
Joint Sealant				-	-			-
Sealant			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

C. INTERIORS C10 INTERIOR CONSTRUCTION C1020 INTERIOR DOORS

[Note: Provide quantity, height and width for each size opening, Provide quantity of single and double doors]

Interior Doors C102001				-	-			-
Internal softwood door			42	-	-			-
Internal ply-flush door	Y		33	-17	152%			Q4
Internal hardboard flush door			31	-	-			-
Internal glass door			29	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Internal flexible door			18	-	-			-
Metal Door/Metal Frame			45	-	-			-
Roller Shutter Doors			26	-	-			-
Roller Shutter Doors			26	-	-			-
Wood Door/Metal Frame			40	-	-			-
Wood Door/Wood Frame			40	-	-			-
Glazed Interior Door C102002								
General			40	-	-			-
Fire Doors C102003				-	-			-
Fire Door - Rollup			40	-	-			-
Fire Door - Sliding, Mtl			40	-	-			-
Fire Door - Sliding, Wood			40	-	-			-
Fire Door - Swinging, Mtl			30	-	-			-
Fire Door - Swinging, Wood			30	-	-			-
Sliding/Folding Door C102004				-	-			-
Rolling Stl, Electric			30	-	-			-
Rolling Stl, Manual			30	-	-			-
Sliding			30	-	-			-
Overhead Doors C102005				-	-			-
Metal			20	-	-			-
Wood			20	-	-			-
Interior Gates C102006				-	-			-
General			20	-	-			-
Hardware C102007				-	-			-
Card Access - Reader			10	-	-			-
Card Access - Electrified Panic Bar			10	-	-			-
Card Access - Electrified Hinges			3	-	-			-
Card Access - Transfer Device			3	-	-			-
Card Access - Server/Software			5	-	-			-
Automatic ADA Door Operator			15	-	-			-
Mechanical (Non-CA) - Knob Set or Cylinder Lock	Y		50	0	100%	9		Q4
Cipher Lock			20	-	-			-
Butt Hinges	Y		20	-30	250%	9 (3) pair		Q4
Continuous Hinge			20	-	-			-
Overhead Closer			15	-	-			-
In-floor/Ground Closer			40	-	-			-
Panic Bar			20	-	-			-
Smoke Seals			5	-	-			-
Specialty Doors C102090				-	-			-
Cold Storage			24	-	-			-
Rollup Grill, Elect			24	-	-			-
Rollup Grill, Manual			24	-	-			-

[Copy and Insert row above for each assembly of multiple years]

C. INTERIORS C10 INTERIOR CONSTRUCTION C1030 SPECIALTIES

[Note: Provide quantity]

Compartments C103001				-	-			-
Shower Compartment			20	-	-			-
Toilet Partitions - General			40	-	-			-
Toilet Partitions - Coated Stl			20	-	-			-
Toilet Partitions - Plastic			50	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Toilet Partitions - Stainless Stl			20	-	-			-
Toilet Partitions - Stone			20	-	-			-
Urinal Screen			20	-	-			-
Toilet Accessories C103002				-	-			-
General	Y		20	-30	250%			Q4
Marker/Tack Board C103003				-	-			-
General			20	-	-			-
Identifying Devices C103004				-	-			-
Signage, Etc	Y		30	-20	167%	2		Q4
Lockers C103005				-	-			-
General			50	-	-			-
Shelving C103006				-	-			-
General			50	-	-			-
FE Cabinets C103007				-	-			-
General			20	-	-			-
Counters C103008				-	-	[Note: Provide linear feet]		-
Concrete			30	-	-			-
Corian			30	-	-			-
Granite			30	-	-			-
Laminated Plastic	Y		30	-20	167%			Q4
Metal			30	-	-			-
Stone			30	-	-			-
Tile			50	-	-			-
Wood			20	-	-			-
Cabinets C103009				-	-	[Note: Provide linear feet]		-
General	Y		20	-30	250%			Q4
Casework C103010				-	-	[Note: Provide linear feet]		-
General	Y		50	0	100%			Q4
Closets C103011				-	-			-
General			20	-	-			-
Firestop Penetration C103012				-	-			-
General			20	-	-			-
Sprayed Fire-Resistive Materials C103013				-	-			-
General			28	-	-			-
Entrance Mats/Grills C103014				-	-			-
General			28	-	-			-
Ornamental C103015				-	-			-
Metalwork			20	-	-			-
Specialties C103090				-	-	[Note: Provide linear feet]		-
Ladder			65	-	-			-

[Copy and Insert row above for each assembly of multiple years]

C. C20 STAIRCASES

[Note: Provide landing square feet and linear feet of all nosings]

Interior/Exterior Stairs C201001				-	-			-
Exterior								
Ext Stair - Concrete			125	-	-			-
Ext Stair - Metal			65	-	-			-
Ext Stair - Wood-Pressure Treated Lumber			65	-	-			-
Ext Steps - Concrete			20	-	-			-
Ext Steps - Wood			20	-	-			-
Ext Steps - Stone/Masonry			125					-
Interior								-
Int Stair - Concrete			125	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Int Stair - Metal			125	-	-			-
Int Stair - Wood			100	-	-			-
Int Steps - Concrete			20	-	-			-
Int Steps - Wood			20	-	-			-
Fire Escape Stair C201002				-	-			-
General			40	-	-			-
Balcony Wall/Handrails B201006				-	-	[Note: Provide linear feet]		-
Handrailing			15	-	-			-
Ladder			15	-	-			-
Handrail/Guardrail C201090						[Note: Provide linear feet]		
Ext - Metal or Iron Railing			50	-	-			-
Ext - Wood Railing			25	-	-			-
Int - Metal or Iron Railing			80	-	-			-
Int - Wood Railing			55	-	-			-
Stair Finishes C302008				-	-			-
Carpet/VCT/Other			20	-	-			-
Terrazzo/Concrete/Epoxy			50	-	-			-

[Copy and Insert row above for each assembly of multiple years]

C. INTERIORS C30 FINISHES

[Note: Provide net square feet]

Wall Coverings C301005				-	-			-
Laminated Plastic			10	-	-			-
Metal Panel			40	-	-			-
Paint	Y		20	-30	250%			Q4
Wallpaper			15	-	-			-
Wood			10	-	-			-
Ceramic Tile			50	-	-			-
Epoxy Resin			15	-	-			-
Wall Acoustical Panel C301006				-	-			-
General			90	-	-			-
Wall Other Finishes C301090				-	-			-
General			14	-	-			-
Floor Tile Finish C302001				-	-			-
Ceramic			75	-	-			-
Marble			75	-	-			-
Porcelain			75	-	-			-
Floor Terrazzo Finish C302002				-	-			-
General			75	-	-			-
Floor Wood Finish C302003				-	-			-
General			40	-	-			-
Floor Resilient Finish C302004				-	-			-
Composition Sheet			18	-	-			-
Cork Tile			40	-	-			-
Resilient Tile			50	-	-			-
Rubber Sheet			40	-	-			-
Vinyl Tile			18	-	-			-
Vinyl Sheet			12	-	-			-
Laminate			20	-	-			-
Linoleum			20	-	-			-
LVT			18					
Anti-Static			20	-	-			-
Floor Carpeting C302005				-	-			-
Broadloom			15	-	-			-
Carpet Tile			15	-	-			-
Walk-off Carpet			6	-	-			-
Floor Stone C302006				-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
General			80	-	-			-
Quarry			50	-	-			-
Floor Wall Base C302007				-	-			-
General			20	-	-			-
Floor Traffic Cover C302009				-	-			-
General/Paint/Seal			20	-	-			-
Transition Strip - Vinyl/Metal			15	-	-			-
Floor Sealers C302010				-	-			-
Sealed Finish	Y		7	-43	714%			Q4
Resinous Athletic Floor			10	-	-			-
Seamless Floors			15	-	-			-
Epoxy Resin	Y		20	-30	250%			Q4
Floor Raised Access C302011				-	-			-
General			30	-	-			-
Ceiling Acoustical C303001				-	-			-
General			70	-	-			-
Tiles/Panels			13	-	-			-
Ceiling GB C303002				-	-			-
GB/Drywall	Y		60	10	83%			Q2
Ceiling Plaster C303003				-	-			-
Plaster			80	-	-			-
Ceiling Wood C303004				-	-			-
Wood			60	-	-			-
Ceiling Suspension C303005				-	-			-
Grid			25	-	-			-
Ceiling Metal C303006				-	-			-
General			40	-	-			-
Ceiling Other C303090				-	-			-
Exposed Concrete Finish			125	-	-			-
Plastic Covered Insulation			20	-	-			-
Painted Finish			8	-	-			-
Finishes Wood C304005				-	-			-
General			20	-	-			-
Finishes Gypsum WB C304006				-	-			-
General			20	-	-			-
Finishes Coatings C304007				-	-			-
General			20	-	-			-
Interior Sealants			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D10 CONVEYING SYSTEMS

[Note: Provide quantity and height]

Passenger Elevators D101002				-	-			-
Hydraulic Elevators			35	-	-			-
Traction Geared Elevators			50	-	-			-
Traction Gearless Elevators			25	-	-			-
Elevator Cab			40	-	-			-
Cab Interior Finish			10	-	-			-
Cab Flooring			10	-	-			-
Controls			20	-	-			-
Door Operator (Passenger)			20	-	-			-
Door Operator (Service)			10	-	-			-
Freight Elevator D101003				-	-			-
Hydraulic Elevator			35	-	-			-
Traction Geared Elevator			50	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Elevator Cab			40	-	-			-
Cab Interior Finish			10	-	-			-
Cab Flooring			10	-	-			-
Controls			20	-	-			-
Door Operator (Passenger)			20	-	-			-
Door Operator (Service)			10	-	-			-
Wheelchair Lift D101004				-	-			-
Inclined, Stair Climber			20	-	-			-
Inclined, Stair Lift			20	-	-			-
Vertical			20	-	-			-
Dumbwaiters D101005				-	-			-
Automatic			35	-	-			-
Electric			35	-	-			-
Hydraulic			35	-	-			-
Manual			35	-	-			-
Equipment D101090				-	-			-
Correspondence Lifts			25	-	-			-
Lifts			35	-	-			-
Parcel Lifts			25	-	-			-
Industrial Scissor Lift			22	-	-			-
Cranes/Monorails D102001				-	-			-
General			20	-	-			-
Overhead Cranes D102002				-	-			-
Crane, Bridge Girder			20	-	-			-
Crane, Moveable Gantry			20	-	-			-
Hoists			20	-	-			-
Monorails D102003				-	-			-
General			20	-	-			-
Escalators D103001				-	-			-
General			40	-	-			-
Moving Walks D103002				-	-			-
General, Flat, Ramp			40	-	-			-
Pneumatic Tube System D109001				-	-			-
General			35	-	-			-
Conveyors D109002				-	-			-
General			35	-	-			-
Chutes D109003				-	-			-
General			20	-	-			-
Turntables D109004				-	-			-
General			20	-	-			-
Operable Scaffolding D109006				-	-			-
General			20	-	-			-
Material Handling D109090				-	-			-
General			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D20 PLUMBING D2020 DOMESTIC WATER DISTRIBUTION

[Note: Provide quantity]

Waterclosets D201001				-	-			-
Watercloset	Y		35	7	80%	3		Q2
Urinals D201002				-	-			-
Urinal	Y		35	7	80%	1		Q2
Lavatories D201003				-	-			-
Lavatories	Y		25	-3	112%	2		Q4
Lav faucet	Y		10	-18	280%	2		Q4
Sinks D201004				-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Group Wash Fountain			10	-	-			-
Kitchen Sink			35	-	-			-
Laboratory Sink			25	-	-			-
Laundry Sink			35	-	-			-
Service Sink			25	-	-			-
Sink faucet			10	-	-			-
Showers/Tubs D201005				-	-			-
Bathtub			25	-	-			-
Combo Unit (shower/tub)			25	-	-			-
Shower	Y		25	-3	112%	not not hygenically usable; walls are exposed wood with a wood water stop		Q4
Shower head	Y		10	-18	280%			Q4
Drinking Coolers D201006				-	-			-
Drinking Fountain (non-cooled)			25	-	-			-
Water Cooler			25	-	-			-
Bidets D201007				-	-			-
General			25	-	-			-
Other Fixtures D201090				-	-			-
Emergency Eye Wash			25	-	-			-
Emergency Shower			25	-	-			-
SS Stl Combo Unit			25	-	-			-
Sump Pump			20	-	-			-
Washer/Dryer Hookup			15	-	-			-
Pipes/Fittings D202001				-	-			-
General	Y		75	47	37%			Q1
Black Galv Stl Pipe			75	-	-			-
Copper			75	-	-			-
CPVC			75	-	-			-
Ductile Iron			75	-	-			-
HDPE			75	-	-			-
PVC			75	-	-			-
Valves & Hydrants				-	-			-
General			25	-	-			-
Backflow Preventer			25	-	-			-
Hose Bib			25	-	-			-
Domestic Water Equip D202003				-	-			-
General			25	-	-			-
Booster Pump			25	-	-			-
Circulation Pump			25	-	-			-
Heat Transfer Package			25	-	-			-
Storage Tank, Gen			30	-	-			-
Commercial								
Water Heater, General			15	-	-			-
Water Heater, Electric			15	-	-			-
Water Heater, Gas			15	-	-			-
Water Heater, Oil			15	-	-			-
Water Heater, Tankless			15	-	-			-
Residential				-	-			-
Water Heater, Electric			25	-	-			-
Water Heater, Gas	Y		25	-3	112%	not able to access tag to read age		Q4
Water Heater, Oil			25	-	-			-
Water Softener			15	-	-			-
Water Treatment Equip			25	-	-			-
Chemical Treatment			25	-	-			-
Deionization Station			25	-	-			-
Ultraviolet Treatment			30	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Wastewater Filtration for Wash Rack Equipment			25	-	-			-
Insulation/Identification D202004				-	-			-
General			25	-	-			-
Specialties D202005				-	-			-
General			25	-	-			-
Other Domestic Water Supply				-	-			-
General	Y		8	-20	350%			Q4
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D20 PLUMBING D2030 SANITARY WASTE

Waste Piping/Fittings D203001				-	-	[LF calculated average as Bldg SF x 4/74]		-
General	Y		50	0	100%			Q4
Piping - CI waste			35	-	-			-
Piping - concrete			75	-	-			-
Piping - vitrified tile			30	-	-			-
Floor Drains D203003				-	-			-
General			25	-	-			-
Trench Drain Cover			30	-	-			-
Sanitary/Vent Equip D203004				-	-			-
General			25	-	-			-
Backflow Preventer			40	-	-			-
Sanitary Waste Separator			25	-	-			-
Insulation/Identification D203005				-	-			-
General			25	-	-			-
Other Sanitary Waste D203090				-	-			-
Oil/Water Separator			30	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D20 PLUMBING D2040 RAIN WATER DRAINAGE

Pipes/Fittings D204001				-	-			-
General			25	-	-			-
Roof Drains D204002				-	-			-
General			40	-	-			-
Rain Drainage Equip D204003				-	-			-
General			25	-	-			-
Sump Pump - Duplex			25	-	-			-
Sump Pump - Submersible			25	-	-			-
Insulation/Identification 204004				-	-			-
General			25	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D20 PLUMBING D2050 SPECIAL PLUMBING SYSTEMS

Special Piping D209001				-	-			-
General			15	-	-			-
Acid Waste System D209002				-	-			-
General			25	-	-			-
Interceptors D209003				-	-			-
General			25	-	-			-
Pool Piping/Equipment D209004 [refer to section below]				-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Compressed Air System D209005				-	-			-
Compressed air system compressor			25	-	-			-
Compressed air piping			75	-	-			-
Other Special Systems D209090				-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D30 HVAC D3010 ENERGY SUPPLY

Oil Supply System D301001				-	-			-
General			20	-	-			-
Gas Supply System D301002				-	-			-
General			50	-	-			-
Fuel Storage Tank			50	-	-			-
Steam Supply D301003				-	-			-
General			20	-	-			-
Hot Water Supply D301004				-	-			-
General			20	-	-			-
Solar Energy Systems D301005				-	-			-
General			25	-	-			-
Closed Loop, Space/Hot Water System			25	-	-			-
Wind Energy Supply D301006				-	-			-
General			20	-	-			-
Coal Supply Energy D301007				-	-			-
General			20	-	-			-
Other Energy Supply D301090				-	-			-
General			25	-	-			-
Ice Bank			25	-	-			-
Thermal Storage Tank			25	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D30 HVAC D3020 HEAT GENERATING SYSTEMS

[Note: Provide quantity]

Boilers D203001				-	-			-
Electric, Hot Water			30	-	-			-
Electric, Steam			30	-	-			-
Gas, Hot Water			30	-	-			-
Gas, Pulse			30	-	-			-
Gas, Steam			30	-	-			-
Gas, Water Tube			30	-	-			-
Gas/Oil, Fire Tube			30	-	-			-
Gas/Oil, Hot Water			30	-	-			-
Gas/Oil, Steam			30	-	-			-
Oil, Fire Tube			30	-	-			-
Oil, HW			30	-	-			-
Oil Steam			30	-	-			-
Oil, Water Tube			30	-	-			-
Solid Fuel			30	-	-			-
Solid Fuel, Natural Draft			30	-	-			-
Solid Fuel, Stoker Fired			30	-	-			-
Furnaces D302002				-	-			-
General	Y		15	-35	333%			Q4
Electric			15	-	-			-
Gas			15	-	-			-
Oil			15	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Solid Fuel			15	-	-			-
Fuel-Fired Unit Heaters D302003				-	-			-
General			25	-	-			-
Gas			25	-	-			-
Auxiliary Equipment D302004				-	-			-
General			20	-	-			-
Air Separator			20	-	-			-
Boiler Feedwater Tank			20	-	-			-
Chemical Feedwater			30	-	-			-
Expansion Tank			30	-	-			-
Equipment Thermal Insulation				-	-			-
General			20	-	-			-
Other Heat Gen System D302090				-	-			-
General			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D30 HVAC D3030 COOLING GENERATING SYSTEMS

[Note: Provide quantity]

Chilled Water Systems D303001				-	-			-
General			20	-	-			-
Chiller, Absorption, Gas, Water Cooled			20	-	-			-
Chillder Absorption, Steam, Water Cooled			20	-	-			-
Chiller, Centrifugal, Water Cooled			20	-	-			-
Chiller, Reciprocating, Air Cooled			20	-	-			-
Chiller, Reciprocating, Water Cooled			20	-	-			-
Chiller, Rotary Screw			20	-	-			-
Chiller, Scroll			15	-	-			-
Cooling Tower, Fiberglass			15	-	-			-
Cooling Tower, Fluid Cooler			15	-	-			-
Cooling Tower, Galvanized			20	-	-			-
Cooling Tower, SS			15	-	-			-
Direct Expansion Systems D303002				-	-			-
General			15	-	-			-
Condenser, DX, Air Cooled			15	-	-			-
Condenser, DX, Evaporative			15	-	-			-
Rooftop Air Conditioners				-	-			-
Single zone			18	-	-			-
Multi-zone			18	-	-			-
VAV			20	-	-			-
Other Cooling Systems D303090				-	-			-
General			20	-	-			-
Refrigeration Compressor			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D30 HVAC D3040 DISTRIBUTION SYSTEMS

Air Distribution D304001				-	-	[Ductwork LF calculated by Bldg SF x 8/27]		-
General			20	-	-			-
Dehumidifier			20	-	-			-
Ductwork			20	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Fire Dampers			10	-	-			-
Humidifier			10	-	-			-
Smoke Vents			40	-	-			-
VAV Terminal, General			40	-	-			-
VAV Terminal, Cooling Only			40	-	-			-
VAV Terminal, Hot Water Reheat			40	-	-			-
VAV Terminal, Fan Powered			40	-	-			-
Steam Distribution D304002				-	-			-
General			30	-	-			-
Hot Water Distribution D304003				-	-			-
General			30	-	-			-
Circulating Pump, Double Suction			30	-	-			-
Circulating Pump, End Suction			30	-	-			-
Heat Exchanger, Plate Type			30	-	-			-
Heat Exchanger, Shell & Tube			30	-	-			-
Change Over Distribution D304004				-	-			-
General			30	-	-			-
Glycol Distribution D304005				-	-			-
General			30	-	-			-
Chilled Water Distribution D304006				-	-			-
General			30	-	-			-
Circulating Pump, Double Suction			20	-	-			-
Circulating Pump, End Suction			20	-	-			-
Exhaust Systems D304007				-	-			-
General	Y		20	-30	250%			Q4
Ceiling Vents, Passive			20	-	-			-
Vacuum Dust Collection			20	-	-			-
Fan System, Residential			30	-	-			-
Fan System, Roof Exhaust			20	-	-			-
Fan System, Wall Exhaust			20	-	-			-
Fume Hood Exhaust System			20	-	-			-
Garage Exhaust Systems			10	-	-			-
Garage Exhaust System - Dual Exhaust			10	-	-			-
Garage Exhaust System - Single Exhaust			10	-	-			-
Industrial Exhaust System			10	-	-			-
Kitchen Exhaust/Make-Up Air			20	-	-			-
Air Handling Units D304008				-	-			-
General	Y		10	-40	500%			Q4
Central Station			10	-	-			-
Field Fabricated			10	-	-			-
Indoor Modular			35	-	-			-
Rooftop			20	-	-			-
Other Distribution Systems D304090				-	-			-
General			25	-	-			-
Gas piping - steel			30	-	-			-
Valves			10	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
D. SERVICES D30 HVAC D3050 TERMINAL & PACKAGE UNITS								
[Note: Provide quantity]								
Unit Ventilators D305001				-	-			-
General			15	-	-			-
Air Curtain			15	-	-			-
Fan System, Axial			15	-	-			-
Fan System, Centrifugal In-Line			15	-	-			-
Fan System, Utility Set			15	-	-			-
Make-Up Air Unit			15	-	-			-
Unit Heaters D305002				-	-			-
General			20	-	-			-
Hydronic			20	-	-			-
Infrared			30	-	-			-
Fan Coil Units D305003				-	-			-
General			30	-	-			-
Cab Mount, Four Pipe			30	-	-			-
Cab Mount, Two Pipe			25	-	-			-
Duct Mount, Two Pipe			25	-	-			-
Duct Mount, Four Pipe			15	-	-			-
DX			15	-	-			-
Fin Tube Radiation D305004				-	-			-
General			15	-	-			-
Baseboard Heating			15	-	-			-
Electric Heating D305005				-	-			-
General			15	-	-			-
Packaged Units D305006				-	-			-
General	Y		15	-35	333%			Q4
A/C Unit, Computer Rm			30	-	-			-
A/C Unit, Package Terminal			30	-	-			-
Fan Coil Air Conditioning Cabinet			20	-	-			-
Packaged Terminal A/C			20	-	-			-
A/C Unit, Split Systems w/Air Cooled Condenser			20	-	-			-
A/C Unit, Thru-Wall			20	-	-			-
A/C Unit, Window			20	-	-			-
Evaporative Cooler			20	-	-			-
Heat Pump, Air Source, Roof Top			20	-	-			-
Heat Pump, Duct Mounted, Horizontal			20	-	-			-
Heat Pump, Thru-Wall			20	-	-			-
Heat Pump, Water Source, Central Station			20	-	-			-
Heat Pump, Water Source, Console			20	-	-			-
Packaged A/C, Air Cooled, Electric Heat			20	-	-			-
Packaged A/C, Air Cooled, HW Heat			20	-	-			-
Packaged A/C, Water Cooled, Elec Heat			20	-	-			-
Packaged A/C, Water Cooled, HW Heat			20	-	-			-
Packaged DX Refrigerant System, Air Cooled			20	-	-			-
Packaged DX Refrigerant System, Water Cooled			20	-	-			-
Rooftop Unit			20	-	-			-
Other Term/Packaged Units D305090				-	-			-
General			25	-	-			-
				-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
[Copy and Insert row above for each assembly of multiple years]								
D. SERVICES D30 HVAC D3060 CONTROLS & INSTRUMENTATION								
HVAC Controls D306001				-	-			-
General	Y		20	-30	250%			Q4
Electric controls			16	-	-			-
Electronic controls - DC			15	-	-			-
Instrument Air Compressors D306004				-	-			-
General			25	-	-			-
Gas Purging Systems D306005				-	-			-
General			20	-	-			-
Other Control Instruments D306090				-	-			-
General			10	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
D. SERVICES D30 HVAC D3070 SYSTEMS TESTING & BALANCING								
Water Side T&B-H&C D307001				-	-			-
General			20	-	-			-
Air Side T&B-H,C&E D307002				-	-			-
General			20	-	-			-
HVAC Commissioning D307003				-	-			-
General			20	-	-			-
Other System T&B D307090				-	-			-
General			20	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
D. SERVICES D30 HVAC D3090 OTHER HVAC SYSTEMS AND EQUIPMENT								
Refrigeration Systems D309002				-	-			-
General			20	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
D. SERVICES D40 FIRE PROTECTION								
Fire Alarm Distribution D401001				-	-			-
General			20	-	-			-
Control Equipment			20	-	-			-
Fire Alarm Control Panel			20	-	-			-
Fire Alarm Control Panel, Multizone			20	-	-			-
Fire Alarm Control Panel, Single Zone			20	-	-			-
Fire Detection Systems, Detectors			20	-	-			-
Fire Alarm Devices D401002				-	-			-
General			20	-	-			-
Annunciator			20	-	-			-
Battery Standby Power			20	-	-			-
Bell Signaling Device			20	-	-			-
Detectors, Fixed Temp Heat Detector			20	-	-			-
Detectors, Ion (smoke) Detector			20	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Detectors, Rate of Temp Rise Detector			20	-	-			-
Electric Mechanical Release			20	-	-			-
Manual Pull Station			20	-	-			-
Strobe			20	-	-			-
Strobe/Annunciator Combo			20	-	-			-
Fire Protection Piping D402001				-	-			-
General			20	-	-			-
Air Compressor			20	-	-			-
Air Dryer			20	-	-			-
Backflow Preventer			40	-	-			-
Underground non-potable distribution main			20	-	-			-
Fire Pump D402002				-	-			-
General			20	-	-			-
Hydraulic transit controls (surge arrestors)			20	-	-			-
Jockey Pump			20	-	-			-
Test Header, Flow Meters, Recirc System			20	-	-			-
Standpipe Equipment D403001				-	-			-
General			20	-	-			-
Class I Riser			20	-	-			-
Class II Riser			20	-	-			-
Class III Riser			20	-	-			-
Fire Hose Equipment			75	-	-			-
Riser			20	-	-			-
Sprinklers/Release Devices D404001				-	-			-
General			50	-	-			-
Deluge Systems			75	-	-			-
Dry Pipe Systems			75	-	-			-
Firecycle Systems			75	-	-			-
Preaction Systems			75	-	-			-
Sprinkler Piping			50	-	-			-
Wet Pipe Systems			75	-	-			-
Water Supply Equip/Piping D404002				-	-			-
General			23	-	-			-
Portable Fire Extinguishers D405001				-	-			-
General	Y		20	-8	140%			Q4
Dispersion Nozzle			20	-	-			-
Extinguisher Agent			20	-	-			-
Carbon Dioxide Systems D409001				-	-			-
General			25	-	-			-
High Pressure CO2			20	-	-			-
Low Pressure CO2			20	-	-			-
Foam Generating Equip D409002				-	-			-
General			20	-	-			-
Clean Agent Systems D409003				-	-			-
General			20	-	-			-
Hood/Duct Protection D409004				-	-			-
General			25	-	-			-
Special Protection D409090				-	-			-
General			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
D. SERVICES D50 ELECTRICAL D5010 ELECTRICAL SERVICE & DISTRIBUTION								
Main Transformers D501001				-	-			-
General			20	-	-			-
Service Entrance Equip D501002				-	-			-
General			20	-	-			-
Wet Type Transformers			30	-	-			-
Dry Type Transformers			30	-	-			-
Electric Transformers			30	-	-			-
Circuit Breakers			30	-	-			-
Reciprocating Engines			20	-	-			-
Inverters			10	-	-			-
Motor Control Center			30	-	-			-
Interior Distribution Transf. D501003				-	-			-
General			30	-	-			-
Panelboards D501004				-	-			-
General			50	-	-			-
Main Lugs			20	-	-			-
Safety Switch			30	-	-			-
Switchgear			30	-	-			-
Transfer Switch			30	-	-			-
Enclosed Circuit Breakers D501005				-	-			-
General			50	-	-			-
Motor Control Centers D501006				-	-			-
General			40	-	-			-
Other Service Distribution D501090				-	-			-
General			25	-	-			-
Capacitor Bank			25	-	-			-
Bus Duct			30	-	-			-
Switchboards and Switch Units			30	-	-			-
Branch Wiring D502001				-	-			-
General			60	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

D. SERVICES D50 ELECTRICAL D5020 LIGHTING & BRANCH WIRING								
Lighting Equipment D502002				-	-			-
General			20	-	-			-
Lighting conduit and wire			50	-	-			-
Branch Wiring, EMT & Boxes			50	-	-			-
Wireway			20	-	-			-
Receptacles			20	-	-			-
Lighting Controls (Switching, Motion, Daylighting)			12	-	-			-
Light Dimming Panel			10	-	-			-
Explosion Proof Lighting			20	-	-			-
Building-Mounted Fixtures				-	-			-
Fluorescent			20	-	-			-
Incandescent			20	-	-			-
Light-emitting Diode (LED)			20	-	-			-
High Intensity Discharge (HID)			20	-	-			-
Security Fixtures				-	-			-
Fluorescent			20	-	-			-
Incandescent			20	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Light-emitting Diode (LED)			20	-	-			-
High Intensity Discharge (HID)			20	-	-			-
Interior Fixtures				-	-			-
Fluorescent			15	-	-			-
Incandescent			10	-	-			-
Light-emitting Diode (LED)			20	-	-			-
High Intensity Discharge (HID)			15	-	-			-
Exit/Emergency Lighting			20	-	-			-
Other Lighting & Branch Wiring D502090				-	-			-
General			15	-	-			-
Telecom., Public Address, TV, Security				-	-			-
Telephone, Data			25	-	-			-
Speaker/Intercom System			20	-	-			-
Nurse Call Systems			20	-	-			-
Clock & Program Systems			20	-	-			-
Security System				-	-			-
Activation Devices (Access Entry, Motion Sensor, etc)			10	-	-			-
Notification Devices (Horn, Dialer)			15	-	-			-
Control Panels			15	-	-			-
Closed Circuit TV System				-	-			-
Monitors			53	-	-			-
Pan and Tilt Motors			53	-	-			-
Cameras			65	-	-			-
Computer Control			10	-	-			-
Emergency Lighting/Power D509002				-	-			-
General			20	-	-			-
Emergency Lighting			20	-	-			-
Generators, General			30	-	-			-
Generators, Diesel			30	-	-			-
Generators, Gas			30	-	-			-
Uninterruptible Power Supply			25	-	-			-
Grounding Systems D509003				-	-			-
General			50	-	-			-
Lightning Protection D509004				-	-			-
General			50	-	-			-
Electric Heating D509005				-	-			-
General			20	-	-			-
Energy Management Control D509006				-	-			-
General			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

E. EQUIPMENT & FURNISHINGS E10 EQUIPMENT

Vending Equipment E101003				-	-			-
General			20	-	-			-
Laundry Equipment E101004				-	-			-
General			20	-	-			-
Security/Vault Equipment E101005				-	-			-
General			50	-	-			-
Teller/Service Equipment E101006				-	-			-
General			20	-	-			-
Medical Equipment E102002				-	-			-
General			20	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Laboratory Equipment E102003				-	-			-
General			20	-	-			-
Auditorium/Stage Equipment E102005				-	-			-
General			20	-	-			-
Library Equipment E102006				-	-			-
General			20	-	-			-
Audio-Visual Equipment E102009				-	-			-
General			20	-	-			-
Detention Equipment E102010				-	-			-
General			20	-	-			-
Parking Control Equipment E103001				-	-			-
General			20	-	-			-
Loading Dock Equipment E103002				-	-			-
General			20	-	-			-
Dock Leveler, Hydraulic			20	-	-			-
Dock Lift, Platform Type			20	-	-			-
Automotive Shop Equip E103004				-	-			-
General			20	-	-			-
Automotive Lifts			20	-	-			-
Compressor			20	-	-			-
Hoist			20	-	-			-
Lube Equipment			20	-	-			-
Scales			20	-	-			-
Food Service Equipment E109002				-	-			-
General			20	-	-			-
Waste Handling Equipment E109003				-	-			-
General			20	-	-			-
Residential Equipment E109004				-	-			-
General			20	-	-			-
Unit Kitchens E109005				-	-			-
General			20	-	-			-
Athletic Equipment E109007				-	-			-
General			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

E. EQUIPMENT & FURNISHINGS E20 FURNISHINGS E2020 MOVABLE FURNISHINGS

Furniture - Tables & Chairs			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

F. SPECIAL CONSTRUCTION & DEMOLITION F10 SPECIAL CONSTRUCTION F1010 SPECIAL STRUCTURES

Access Control Facility/Guardhouse			30	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

F. SPECIAL CONSTRUCTION & DEMOLITION F20 SELECTIVE BULDING DEMOLITION F2020 HAZARDOUS COMPONENTS ABATEMENT

				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G10 SITE PREPARATION G1010 SITE CLEARING

				-	-			-

[Copy and Insert row above for each assembly of multiple years]

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
G. BUILDING SITEWORK G10 SITE PREPARATION G1020 SITE DEMOLITION AND RELOCATIONS								
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G10 SITE PREPARATION G1030 SITE EARTHWORK								
Site Preparation				-	-			-
Berms			20	-	-			-
Site Grading			30	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G10 SITE PREPARATION G1040 HAZARDOUS WASTE REMEDIATION								
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G20 SITE IMPROVEMENTS G2010 ROADWAYS								
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G20 SITE IMPROVEMENTS G2020 PARKING LOTS								
[Note: Provide gross square feet]								
Paving (Parking)				-	-			-
Concrete			35	-	-			-
Asphalt			15	-	-			-
Permeable (Gravel)			10	-	-			-
Brick or Stone			45	-	-			-
Paving (Roadways)				-	-			-
Concrete			35	-	-			-
Asphalt			25	-	-			-
Chip Seal (BST)			10	-	-			-
Permeable (Gravel)			15	-	-			-
Brick or Stone			50	-	-			-
Dirt			10	-	-			-
Striping/Pavement Markings			5	-	-			-
Parking Bumpers			5	-	-			-
Speed Bumps				-	-	[Use AUL of 20 for plastic, AUL of 15 for asphalt]		-
Curbing				-	-	[Note: Provide linear feet]		-
Asphalt			10	-	-			-
Concrete			25	-	-			-
Handicap Accessibility				-	-	[Note: Provide quantity]		-
Parking (Concrete)			35	-	-			-
Parking (Asphalt)			25	-	-			-
Railroad Tracks			10	-	-			-
Exterior Equipment Storage Area				-	-	[Use AUL of 35 for concrete, AUL of 25 for asphalt]		-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G20 SITE IMPROVEMENTS G2030 PEDESTRIAN PAVING								
[Note: Provide gross square feet]								
Sidewalks				-	-			-
Concrete			35	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Asphalt			25	-	-			-
Brick Paver			50	-	-			-
Bike/Jogging Paths				-	-			-
Dirt			10	-	-			-
Gravel			15	-	-			-
Concrete			30	-	-			-
Asphalt			20	-	-			-
Composite Rubber			7	-	-			-
Brick or Stone			50	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G20 SITE IMPROVEMENTS G2040 SITE DEVELOPMENT

[Note: For Personnel and Vehicular Access Gates use same AUL as Perimeter Fencing type]

Vehicular Access Gates			34	-	-	[Note: Provide quantity and width]		-
Sliding Gate			30	-	-			-
Cantilevered Gate			30	-	-			-
Double Swing Gate			30	-	-			-
Vertical Pivot Gate			30	-	-			-
Overhead (Sliding) Gate			30	-	-			-
Vertical Lift Gate			30	-	-			-
Gate Power Operators				-	-	[Note: Provide quantity]		-
Sliding Gate Power Oper.			10	-	-			-
Swing Gate Power Oper.			10	-	-			-
Linear Induction Gate Oper.			10	-	-			-
Perimeter Fencing				-	-	[Note: Provide linear feet]		-
Timber Fencing			15	-	-			-
Steel Fencing			30	-	-			-
Chain Link Fencing			30	-	-			-
Ornamental / Tubular Fencing			50	-	-			-
Plastic Vertical Slats (PVT)			15	-	-			-
Welded Wire Mesh Fabric Fencing			38	-	-			-
Expanded Metal Fencing			30	-	-			-
Farm Style Fencing			25	-	-			-
Fencing Top Guard				-	-	[Note: Provide linear feet]		-
Outrigger / Barbed Wire Arm			30	-	-			-
Barbed Wire and Barbed Tape Concertina			30	-	-			-
Equipment/Stormwater Fencing			30	-	-			-
Fence Grounding and Bonding			30	-	-			-
Protective Measures for 96 sq.in. Drainage Cul				-	-	[Note: Provide linear feet]		-
Large Dia. Pipes w/Multiple Pipe Infill				-	-	[Use AUL of 70 for concrete, AUL of 50 for steel or plastic]		-
Large Dia. Pipes w/Security Grill			30	-	-			-
Drainage Crossing Fencing			30	-	-			-
Dumpster/Enclosure			10	-	-			-
Emergency Vehicle Access				-	-	[Use AUL of 35 for concrete, AUL of 25 for asphalt]		-
Active Vehicle Barrier Systems				-	-	[Note: Provide quantity and length]		-
Vehicle Surface Barrier			12	-	-			-
High-Security Barricade System			12	-	-			-
Lift Bollard System			12	-	-			-
Crash Beam Barrier System			12	-	-			-
Crash Gate System			12	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Ground Retractable Automobile Barrier (GRAB)			12	-	-			-
Passive Vehicle Barrier Systems				-	-	[Note: Provide quantity and length]		-
Concrete-Filled Bollard			50	-	-			-
Pipe Bollard			20	-	-			-
Concrete Median			40	-	-			-
King Tut Blocks			40	-	-			-
Concrete Planter			40	-	-			-
Excavations and Ditches			100	-	-			-
Guardrails			15	-	-			-
Tire Shredders			20	-	-			-
Steel Cable Barriers			30	-	-			-
Steel Cable-Reinforced Chain Link Fencing			30	-	-			-
Reinforced Concrete Knee Walls			40	-	-			-
Plastic Barrier System			10	-	-			-
Chain Link Barier			10	-	-			-
Concrete Pads			35	-	-			-
Signage				-	-	[Note: Provide quantity]		-
Entrance/Monument			25	-	-			-
Metal sign on posts			10	-	-			-
Exterior Amenities				-	-	[Note: Provide quantity]		-
Flagpole			20	-	-			-
Bike Rack			20	-	-			-
Basketball Court			25	-	-			-
Tennis Court			20	-	-			-
Court Surface Markings			5	-	-			-
Mail Kiosk			10	-	-			-
Pool Deck			15	-	-			-
Pool Plaster Liner			10	-	-			-
Playground Equipment/Scoreboards/ Bleachers			20	-	-			-
Playground Uncompressed Ground Cover			2	-	-			-
Playground Engineered Wood Fiber			2	-	-			-
Playground Rubber Mulch			12	-	-			-
Playground Artificial Turf			8	-	-			-
Playground Rubber Tiles			12	-	-			-
Playground Rubber Surfacing PIP			12	-	-			-
Premade Storage Shed			30	-	-			-
Greenhouse			20	-	-			-
Outdoor Workout Equipment								
Outdoor Workout Equipment				-	-			-
Mud Rescue Pit				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G20 SITE IMPROVEMENTS G2050 LANDSCAPING

Landscaping				-	-			-
Lawn			10	-	-			-
Landscaping Gravel			15	-	-			-
Mulch - Wood Chip			5	-	-			-
Shrub Beds			40	-	-			-
Trees - Large			150	-	-			-
Trees - Small			50	-	-			-
Retaining Wall - Concrete			50	-	-			-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Retaining Wall - Other			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3010 WATER SUPPLY

Fire Hydrants			25	-	-			-
Water Service Line			50	-	-			-
Water Meter			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3020 SANITARY SEWER

Sewer Line				-	-	[Note: Provide linear feet]		-
Concrete			50	-	-			-
Brick			90	-	-			-
Metal			40	-	-			-
Metal			40	-	-			-
Clean Out			30	-	-			-
Lift Station			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3030 STORM SEWER

Major Culverts of 35 sq ft side area or greater				-	-			-
Concrete			70	-	-			-
Concrete Pre Stress			70	-	-			-
Timber Log Treated			30	-	-			-
Steel			50	-	-			-
Small Culverts of side area less than 35 square feet				-	-			-
Plastic			25	-	-			-
Cast Iron			30	-	-			-
Metal Corrugated			30	-	-			-
Concrete			40	-	-			-
Storm Drains				-	-	[Note: Provide linear feet]		-
Plastic			25	-	-			-
Cast Iron			30	-	-			-
Metal Corrugated			30	-	-			-
Concrete			40	-	-			-
Ditch/Trench			100	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3040 HEATING DISTRIBUTION

				-	-			-

[Copy and Insert row above for each assembly of multiple years]

G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3050 COOLING DISTRIBUTION

				-	-			-

[Copy and Insert row above for each assembly of multiple years]

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3060 FUEL DISTRIBUTION								
Gas Line			25	-	-			-
Gas Meter			25	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G30 SITE MECHANICAL UTILITIES G3090 OTHER SITE MECHANICAL UTILITIES								
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G40 SITE ELECTRICAL UTILITIES G4010 ELECTRICAL DISTRIBUTION								
Electrical Service				-	-			-
Power Lines-Overhead			30	-	-			-
Power Lines-Underground			45	-	-			-
Transformer			30	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G40 SITE ELECTRICAL UTILITIES G4020 SITE LIGHTING								
[Note: Provide quantity and height]								
Site Lighting				-	-			-
Pole Lighting				-	-			-
Fluorescent			25	-	-			-
Incandescent			25	-	-			-
Light-emitting Diode (LED)			25	-	-			-
High Intensity Discharge (HID)			25	-	-			-
Landscape Lighting				-	-			-
Fluorescent			10	-	-			-
Incandescent			10	-	-			-
Light-emitting Diode (LED)			10	-	-			-
High Intensity Discharge (HID)			10	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G40 SITE ELECTRICAL UTILITIES G4030 SITE COMMUNICATIONS & SECURITY								
Monitored Exterior Security System			15	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G40 SITE ELECTRICAL UTILITIES G40490 OTHER SITE ELECTRICAL UTILITIES								
[Note: Provide quantity]								
Emergency Generator			25	-	-			-
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G90 OTHER SITE CONSTRUCTION G9010 SERVICE AND PEDESTRIAN TUNNELS								
				-	-			-
[Copy and Insert row above for each assembly of multiple years]								
G. BUILDING SITEWORK G90 OTHER SITE CONSTRUCTION G9090 OTHER SITE SYSTEMS & EQUIPMENT								

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
				-	-			-

[Copy and Insert row above for each assembly of multiple years]

SWIMMING POOL & AQUATIC ELEMENTS

Swimming Pool			-	-		-
Basin - Concrete		45	-	-		-
Basin - Gunite		20	-	-		-
Basin - Fiberglass		25	-	-		-
Basin - Marcite / Plaster		10	-	-		-
Basin - Tile		15	-	-		-
Deck - Concrete		25	-	-		-
Deck - Pavers		15	-	-		-
Deck - Travertine		15	-	-		-
Deck - Stone		15	-	-		-
Deck - Wood		15	-	-		-
Deck Flr Coating - Acrylic		1	-	-		-
Deck Flr Coating - Saline		2	-	-		-
Deck Flr Coating - P/Urethane		10	-	-		-
Deck Flr Coating - Epoxy		10	-	-		-
			-	-		-
Equipment			-	-		-
Deck Equipment			-	-		-
Ladders, Stainless Stl		40	-	-		-
Ladders, Steel		25	-	-		-
Recessed Steps		30	-	-		-
Grab Rails, Stainless Stl		50	-	-		-
Handrails		50	-	-		-
Lifeguard Chair, Portable		30	-	-		-
Safety Railings		40	-	-		-
Basketball Goal			-	-		-
Diving Stands, Towers and Platforms			-	-		-
Diving Stand, One Meter		35	-	-		-
Diving Board		10	-	-		-
Operational, Maintenance, Safety Equip			-	-		-
Vacuuming Equipment		10	-	-		-
Cleaning accessories		10	-	-		-
Underwater cleaning equip		10	-	-		-
Safety Equipment		10	-	-		-
Safety Unit (throw rope, etc)		10	-	-		-
Spine Board		25	-	-		-
Program Equipment			-	-		-
Racing Lane Lines		15	-	-		-
Recirculation & Hydraulics			-	-		-
Outlets (Main Drains) (Virginia Graeme Baker Act)		40	-	-		-
Perimeter Return System			-	-		-
In-wall skimmers		30	-	-		-
Surge Tank		50	-	-		-
Sump/Drain Pit		50	-	-		-
Inlets		40	-	-		-
Piping		20	-	-		-
Valves		10	-	-		-

Mark If On Site	Yes or No [Select]	Year Instl.	AUL in Years	Remaining AUL	Expended UL % of AUL	Comments	EUL/Wear Condition Override [Select Direct Rating]	CI
Pump (record HP & Circ Rate/GMP)			50	-	-			-
Strainer			25	-	-			-
Gauges, Meters, and Controls			25	-	-			-
Filtration				-	-			-
Water Quality Control			10	-	-			-
Disinfectant Feeding Equipment			10	-	-			-
pH Control Systems			10	-	-			-
Safety Equipment (gas masks, eye wash)			20	-	-			-
Ozone Equipment			15	-	-			-
Automatic Water Quality Control			10	-	-			-
High Rate Sand Filter				-	-			-
Steel			40	-	-			-
Fiberglass			25	-	-			-
				-	-			-
Heating Equipment				-	-			-
Heater				-	-			-
Electric			8	-	-			-
Gas			8	-	-			-
Heat-pump			8	-	-			-
Solar Energy Source			8	-	-			-
Electrical Components				-	-			-
Underwater Lighting			10	-	-			-
Ground-fault circuit interrupters			10	-	-			-
Conduit			30	-	-			-
Timer assemblies			20	-	-			-
				-	-			-

[Copy and Insert row above for each assembly of multiple years]