



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 1, 2021

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding direction to staff to initiate due diligence for the sale or other disposal of 1.133 acres of City-owned property at 2621 Northgate Lane, APN 002-062-05, ("Property"), which could include direction on the performance of any preparatory tasks required to dispose of the Property under Nevada Revised Statutes ("NRS") 244.2815 or 244.281. (Robert Nellis, RNellis@carson.org; Randall Rice, RRice@carson.org)

Staff Summary: In 1982, Carson City acquired the Property, which includes an office building constructed in 1976. In 1997, the Board of Supervisors ("Board") directed staff to dispose of the Property. Attempts to do so through public auction and listing with an agent were unsuccessful. The Property is currently being leased to nonprofit organizations and the University of Nevada Cooperative Extension. As part of the City's Asset Management Program, a Facility Condition Assessment was completed for the Property identifying over \$1.6 million of capital investment needs over the next 10 years, of which \$396,512 is recommended to be invested immediately to repair the roof, gutters, and the Heat, Ventilation and Air Conditioning (HVAC) system. Due to these ongoing maintenance costs and increasing deferred maintenance liability for a non-public, non-governmental use, staff is recommending that it is in the best interest of the City to dispose of the Property.

Agenda Action: Formal Action / Motion **Time Requested:** 10 minutes

Proposed Motion

I move to direct staff to proceed with all preparatory tasks required to lawfully dispose of the Property in the manner discussed on the record.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

June 1987 - Board approved an agreement for the support and conduct of cooperative extension work between the Agricultural/Extension Department of the University of Nevada System of Higher Education and Carson City.

April 18, 1996 - Board approved the sale of the Property at public auction.

May 1, 1997 - Board approved action to allow the Nevada Department of Transportation to auction the Property.

October 16, 1997 - Board approved entering into sales agreements with licensed real estate brokers or agents to facilitate the Property's sale.

September 17, 2009 - Board approved a lease for \$1.00 per year to Nevada Rural Counties RSVP Program, Inc. for an initial 10-year term expiring on September 17, 2019, with one 10-year option to renew. The lease may be terminated with 30 days' notice in the event the City conveys the office building on the Property.

March 18, 2010 - Board approved lease for \$1.00 per year to Ron Wood Family Resource Center beginning on the August 1, 2010 and terminating on July 30, 2020 with one 10-year option to renew. The lease may be terminated with 30 days' notice in the event the City conveys the office building on the Property.

August 4, 2011 - Board approved lease to Capital City C.I.R.C.L.E.S. Initiative.

July 21, 2016 - Board approved lease for \$1.00 per year to Capital Cities C.I.R.C.L.E.S. Initiative for a new 5-year term through August 31, 2021 with one 5-year option to renew. The lease may be terminated with 30 days' notice in the event the City conveys the office building on the Property.

February 2, 2017 - Board directed staff to review existing lease agreements for the Property and determine potential termination options.

July 20, 2017 - Board reviewed and approved amended lease language regarding maintenance responsibilities for tenants leasing office space on the Property and directed staff to amend the leases with the nonprofits.

December 21, 2017 - Board approved, and the City subsequently entered into, lease amendments clarifying maintenance responsibilities between the City and the Property's tenants, Nevada Rural Counties RSVP Program, Inc.; Ron Wood Family Resource Center; and Capital City C.I.R.C.L.E.S. Initiative.

Background/Issues & Analysis

On November 4, 1982, the City acquired the Property, including the office building situated on the Property that was constructed in 1976.

On August 12, 1997, the Property was offered for sale at auction and there were no bidders. Due to there being no bidders at public auction, the City attempted to list the Property for sale with agents and brokers, but the Property still did not sell.

The City currently leases the office building on the Property to three nonprofit organizations - Nevada Rural Counties RSVP Program, Inc., Ron Wood Family Resource Center and Capital City C.I.R.C.L.E.S. Initiative ("Non-Profit Tenants"), and to the Board of Regents, University of Nevada System for its Extension program ("UNCE"). The Non-Profit Tenants pay a dollar a year in rent, plus minor maintenance costs, pursuant to December 21, 2017 lease amendments. The leases with the Non-Profit Tenants can be terminated with 30 days' notice if the office building on the Property is conveyed.

UNCE is a holdover tenant on the Property unless or until an agreement is executed with the City, and it pays for utilities on the Property.

The average annual cost to the City for maintenance on the Property is approximately \$19,000, which was reduced from over \$25,000 annually prior to the Tenants taking on some of the maintenance responsibilities.

As part of the City's Asset Management Program, on March 3, 2020, Faithful + Gould, Inc. prepared a Facility Condition Assessment Report that identified capital investment needs that are projected to be \$1,693,406.00 over 10 years for the Property. Of that amount, \$396,512 is recommended to be invested immediately to repair the roof, gutters and HVAC system. They also estimated the Construction Replacement Value of the office building on the Property to be \$5,132,400, or \$350.00 per SF, if the City constructs an equivalent building.

Due to these ongoing maintenance costs and increasing deferred maintenance liability for a non-public, non-governmental use, staff believes it is in the best interest of the City to dispose of the Property.

The Property can be sold at public auction pursuant to NRS 244.281. Doing so would initially require appraisal of the Property and a resolution from the Board declaring its intent to sell the Property based on the best interests of the City.

Alternatively, NRS 244.2815 allows the Board to convey the Property for the purposes of redevelopment (as defined at NRS 279.408) or economic development (as defined at NRS 244.2815(4)(a)) without a public auction, provided the City first procures an appraisal and the Board adopts a resolution declaring that the conveyance is for redevelopment or economic development, it is in the City's best interest to convey without a public auction and (if applicable) for less than fair market value.

In both instances, appraisals are required, as are draft resolutions containing information requiring meaningful staff diligence.

Additional options for disposing of the Property include, but are not limited to, conveying the Property to another government entity for a public (NRS 244. 281(1)(e); 277.053) or non-public (NRS 277.050) use, or conveying to a non-profit organization pursuant to NRS 244.284.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.281 and 244.2815

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: General Fund - Surplus Sales - 1010090-482080

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Proceeds from any sale would go into the General Fund to be used for future facilities maintenance. Additionally, disposal of the City property would increase property tax revenue to the City.

Alternatives

Do not direct staff to proceed with any means of Property disposal and/or provide alternative direction.

Attachments:

[Carson City Northgate Tier 2 FCA Report - Final.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

Facility Condition Assessment

For
Carson City
Northgate
2621 Northgate Lane
Carson City,
NV 89706



Date of Report: March 03, 2020

Provided By:

Faithful+Gould, Inc.

Provided For:

Carson City, NV

**FAITHFUL
GOULD**

Member of the SNC-Lavalin Group



EXECUTIVE SUMMARY

Introduction

In accordance with the contract held between Carson City, NV and Faithful+Gould Inc, this completed report provides a comprehensive Facility Condition Assessment of the Northgate located at 2621 Northgate Lane, Carson City, NV, 89706 (The Property).

This report provides a summary of the facility information known to us at the time of the study, the scope of work performed, an equipment inventory, evaluation of the visually apparent condition of The Property together with a forecast of capital expenditures anticipated over the next 10 years. The expenditure forecast does not account for typical preventative maintenance items such as changing filters to fan coil units.

Our cost rates to produce life cycle and replacement cost estimates are based on our knowledge of the local regional market rates and the RS Means Cost Database benchmarking. Our line item costs assume that the work will be procured through public general contractor bids.

This report provides a summary of the anticipated primary expenditures over the 10-year study period. Further details of these expenditures are included within each respective report section and within the 10-year expenditure forecast, in Appendix A.

The report also calculates the Current Facility Condition Needs Index (FCNI) which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is a snapshot of the **current** condition of the building. Future conditions of the building, known as the FCI are also presented. The FCNI and FCI scores are primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

Limiting Conditions

This report has been prepared for the exclusive and sole use of the Carson City. The report may not be relied upon by any other person or entity without the express written consent of Faithful+Gould.

Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use at all of this report by a third party is the responsibility of such third parties. Faithful+Gould accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E 2018-015 for PCA assessments. As per this ASTM Standard, the assessment of the building/site components is based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only.

No legal surveys, soil tests, environmental assessments, geotechnical assessments, detailed barrier-free compliance assessments, seismic assessments, detailed engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters. Faithful+Gould did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty, expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of The Property is made.

The recommendations and our opinion of probable costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this document. Opinions of probable costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, Faithful+Gould has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become



available with respect to the condition of the building and/or site elements, Faithful+Gould requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of probable costs are intended for global budgeting purposes only. Faithful+Gould has no control over the cost of labor and materials, general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The data in this report represent an opinion of probable cost of construction and is made on the basis of the experience, qualifications, and best judgment of the professional consultant familiar with the construction industry. Faithful+Gould cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent Cost Estimates. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building, definition of the construction schedule, and preparation of tender documents.

Project Details

On October 8, 2019, Robbie Dalziel of Faithful+Gould visited The Property to observe and document the condition of the building and site components. During our site visit, Faithful+Gould was assisted by Dan Stucky (City Engineer) who is associated with Carson City.

Building Details

Item	Description
Project Name	Northgate
Property Type	OFFICE
Full Address	2621 Northgate Lane Carson City, NV 89706
Onsite Date	10/8/2019
Historic District	No
Historic Building	No
Year Built	1976
Occupancy Status	Occupied
Number of Stories	1
Gross Building Area (GSF)	14,664
Current Replacement Value (CRV)	\$5,132,400
CRV/GSF (\$/Sq Ft)	\$350.00 / Sq Ft



Building Description

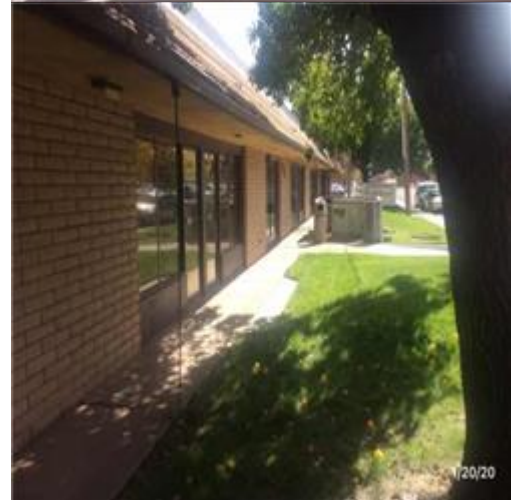
Property Executive Summary

Northgate (“the Property”) is located at 2621 Northgate Lane, Carson City, Nevada 89706. The building consists of a one-story structure, which has a total approximate gross square footage of 14,664 square feet. The building is understood to have originally been constructed circa 1976, with the flat roof section replaced approximately eight years ago.

In consideration of the age and condition of the structure, we anticipate the following major and non-major replacement expenditures over the 10-year study period: BUR roof covering (including roof drains and flashing), aluminum gutters, aluminum glazed exterior doors, aluminum window units, interior wood doors, HVAC equipment (packaged rooftop units), electrical equipment (including switchboards, panelboards, interior and exterior lighting and full rewire), plumbing fixtures (including water closets, urinals, lavatories, kitchen sinks, service sinks and drinking fountains), interior finishes (including kitchen cabinets, toilet partitions, acoustic ceiling tiles, carpets, vinyl composite tiles, vinyl sheet, ceramic tiles and repainting of internal walls/ceilings) and site systems (including concrete sidewalks and crack fill, seal coat and restripe of asphalt parking lot).

An LED energy efficient upgrade is recommended for all lighting that is scheduled to be replaced in the 10-year study period. A like-for-like replacement for the lighting has been included within the 10-year capital expenditure for this building, with an independent Energy Conservation Measures (ECM) capital expenditure report providing the energy efficient lighting upgrade costs.

It should be noted, most of the packaged rooftop units were installed in 2002 and operate on R-22 refrigerant, which as of January 2020 is no longer available in the United States. The estimated useful life (EUL) for this type of equipment is usually 20-years and therefore the units are not due to exceed their EUL until 2022. As they operate on R-22 refrigerant, proactive replacement of these units is recommended early in the study period to ensure continuous operation at the building.



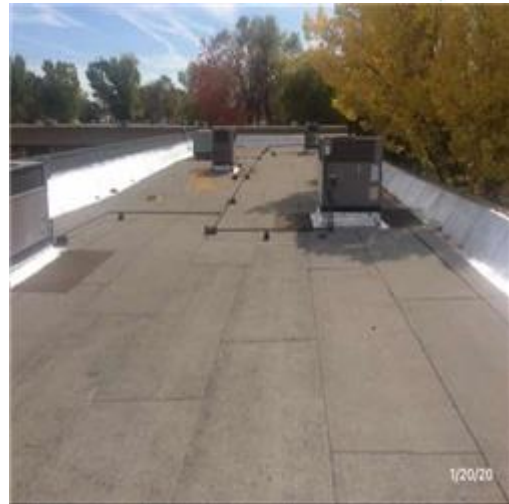


It should also be noted, the flat roof finish was replaced approximately eight years ago, however, the roof and roof drains have failed, and it was reported that a thermal image roof survey discovered excess moisture between the roof finish and wood roof structure. Due to this issue, water has penetrated the roof structure and the interior ceiling finishes which could have potentially caused structural damage to the building. The roof finish is currently scheduled to be replaced in 2023, however, it is recommended this is brought forward to the beginning of the 10-year study period. An allowance has also been included to carry out a structural engineering assessment to identify any areas of damage to the roof structure. Any repairs or replacements should be carried out based on the structural engineers' recommendations.

Architectural Executive Summary

The building foundations consist of a combination of cast-in-place reinforced concrete strip footings and a cast-in-place reinforced concrete slab on grade, which provide support to a combination of concrete masonry unit (CMU) and wood structure above grade. The roof consists of mansard style slopes with drop down parapet walls to a low-sloped flat roof. The sloped sections of the roof are assumed to be constructed of manufactured wood trusses and are clad with clay tiles. The flat roof section is assumed to be constructed of wood joists supporting an exterior grade plywood and is clad with a modified bitumen built-up roof (BUR) roof finish. The flat roof is provided with an internal drainage system, with sections of the sloped roof provided with aluminum rainwater gutters. The building envelope also consists of brick veneer over CMU walls, aluminum window units and a combination of aluminum glazed and hollow metal entrance doors.

Interior floor finishes to the building consist of a combination of vinyl composite tile, vinyl sheet, broadloom carpet, carpet tile, ceramic tile and exposed concrete. Wall finishes to the building consist of painted gypsum wall board throughout. Ceiling finishes to the building consist of a combination of suspend acoustical ceiling tiles and painted gypsum wall board. Internal doors consist of wood throughout.





Mechanical Executive Summary

Heating and cooling to the building is provided via numerous packaged rooftop air conditioning with heat units, which circulate the warm and cool air around the building through the internal ducting system. Domestic hot water to the building is provided via one electric-fired hot water heater which has a capacity of 40-gallons.

The restrooms contain a combination of vitreous china floor mounted water closets, wall hung urinals and wall hung lavatories. Additional plumbing fixtures to the building include multiple stainless-steel double bowl countertop kitchen sinks, multiple floor mounted service sinks and one wall mounted drinking fountain.

Electrical Executive Summary

The building's electrical equipment consists of four Main Distribution Panel (MDP) switchboards, each rated at 120/208-volts at 400-amperes. The electrical system is also provided with multiple sub-panels rated at 120/208-volts, with amperages ranging from 100-amperes to 200-amperes.

Lighting at the building consists of internal fluorescent light fixtures throughout and a combination of external metal halide flood light fixtures and fluorescent wall pack light fixtures running the soffit of the building perimeter. The branch wiring including receptacles, switches and other devices appear to be standard non-décor commercial grade.

Site Executive Summary

Immediate site systems at the Property consist of an asphalt paved parking lot and cast-in-place concrete sidewalks which run the building perimeter.





Summary of Findings

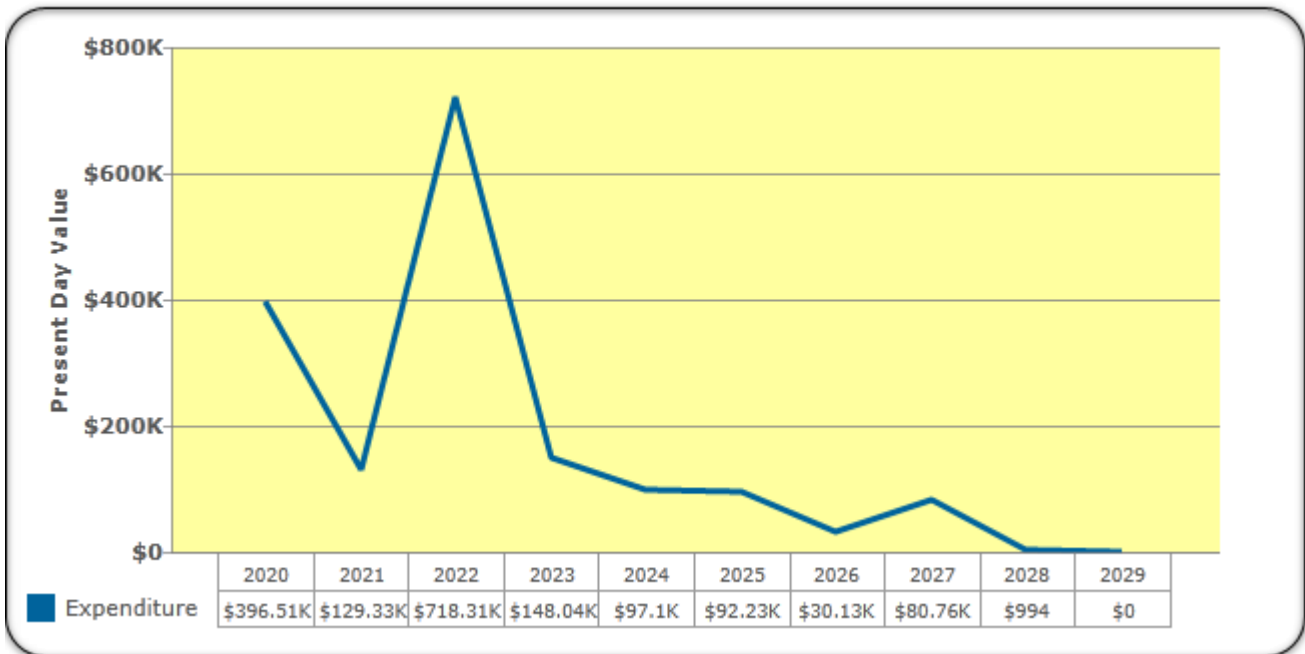
This report represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined to develop an overall Long-Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the Assessment include:

Key Findings	Metric
Current Year Facility Condition Needs Index	7.73 %
Immediate Capital Needs (Year 1) (included in FCNI)	\$396,512
Future Capital Needs (FCI) (Year 2 to Year 10)	\$1,296,894

Building Expenditure Summary

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of yearly anticipated expenditures over the study period for the Northgate building. In addition, we have scheduled key findings highlighting items greater than \$5,000 and their anticipated failure year. Further details of these expenditures are included within each respective report section and within the expenditure forecast, in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately \$1,693,406.

Expenditure Forecast Over Study Period





Key Findings

- + B Shell: Undertake structural engineering assessment to assess the impact (if any) of water ingress to roof structure. Carry out remedial action based on structural engineer recommendations. at an estimated cost of \$5,000 in year 2020
- + B Shell: Replace Aluminum Perimeter Gutters at an estimated cost of \$8,653 in year 2020
- + B Shell: Replace BUR (Built-up Roofing) Covering at an estimated cost of \$193,583 in year 2020
- + B Shell: Replace Single Aluminum Glazed Doors at an estimated cost of \$174,134 in year 2022
- + B Shell: Replace Aluminum Window Units - Fixed or Single Hung at an estimated cost of \$202,665 in year 2022
- + C Interiors: Replace Broadloom Standard without Padding at an estimated cost of \$39,607 in year 2021
- + C Interiors: Replace Acoustic Ceiling System - Standard at an estimated cost of \$83,424 in year 2021
- + C Interiors: Replace Painted Finish - Standard at an estimated cost of \$97,100 in year 2024
- + C Interiors: Replace Toilet Partition at an estimated cost of \$23,134 in year 2025
- + C Interiors: Replace Ceramic Tile at an estimated cost of \$8,032 in year 2025
- + C Interiors: Replace Carpet Tiles - Standard at an estimated cost of \$26,010 in year 2026
- + C Interiors: Replace Interior Single Wood Door(s) at an estimated cost of \$80,758 in year 2027
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-4 at an estimated cost of \$9,464 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-8 at an estimated cost of \$11,041 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-6 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-3 at an estimated cost of \$9,464 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-5 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-2 at an estimated cost of \$9,464 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-9 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-10 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-6 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-5 at an estimated cost of \$7,887 in year 2020



- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-10 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-3 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-1 at an estimated cost of \$9,464 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-7 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-7 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-1 at an estimated cost of \$9,464 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-2 at an estimated cost of \$9,464 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-11 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-9 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-12 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-4 at an estimated cost of \$11,041 in year 2020
- + D Services: Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-8 at an estimated cost of \$7,887 in year 2020
- + D Services: Replace Flood Lights - Metal Halide Fixtures at an estimated cost of \$10,305 in year 2022
- + D Services: Replace Switchboard - 120/208volts, 400 to 2000amp at an estimated cost of \$17,664 in year 2022
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- + D Services: Replace Wiring Systems (Inc. Receptacles & Switches) at an estimated cost of \$132,885 in year 2022
- + D Services: Replace Interior Light Fixtures - Fluorescent at an estimated cost of \$123,442 in year 2022
- + D Services: Replace Service Sink Floor Mounted at an estimated cost of \$7,245 in year 2025



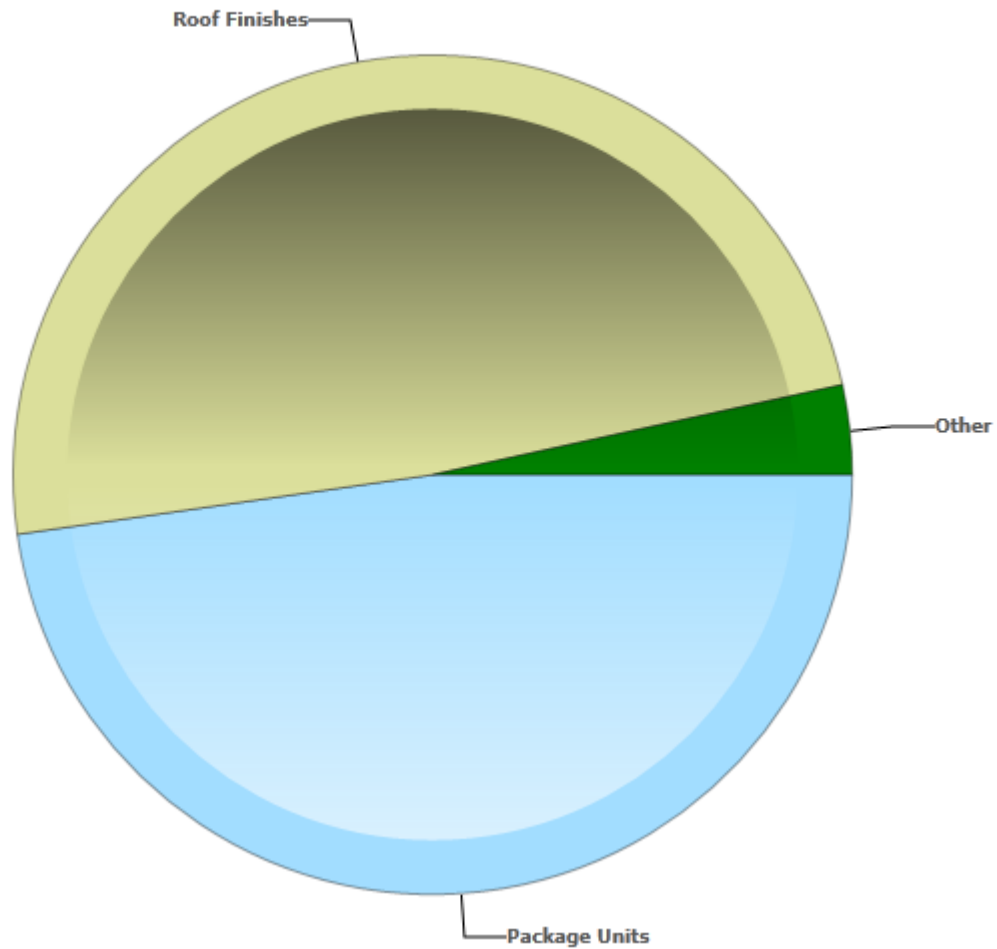
- + D Services: Replace Wall Hung Lavatories at an estimated cost of \$22,240 in year 2025
- + D Services: Replace Floor Mounted Water Closets at an estimated cost of \$28,980 in year 2025
- + E Equipment & Furnishing: Replace Floor Mounted Base Cabinets - Standard at an estimated cost of \$45,426 in year 2023
- + E Equipment & Furnishing: Replace Wall Mounted Cabinets - Standard at an estimated cost of \$11,266 in year 2023
- + G Building Sitework: Replace Concrete 3' - 4' Wide at an estimated cost of \$83,738 in year 2023

1. All costs presented in present day values
2. Costs represent total anticipated values over the 10-year study period
3. The Key Findings above represent expenditures of **\$5,000 or above only**. For a full list of expenditures, please refer to Appendix A of this report



Distribution of Immediate (Year 1) Needs by Building System

Distribution of Immediate Needs by Building System

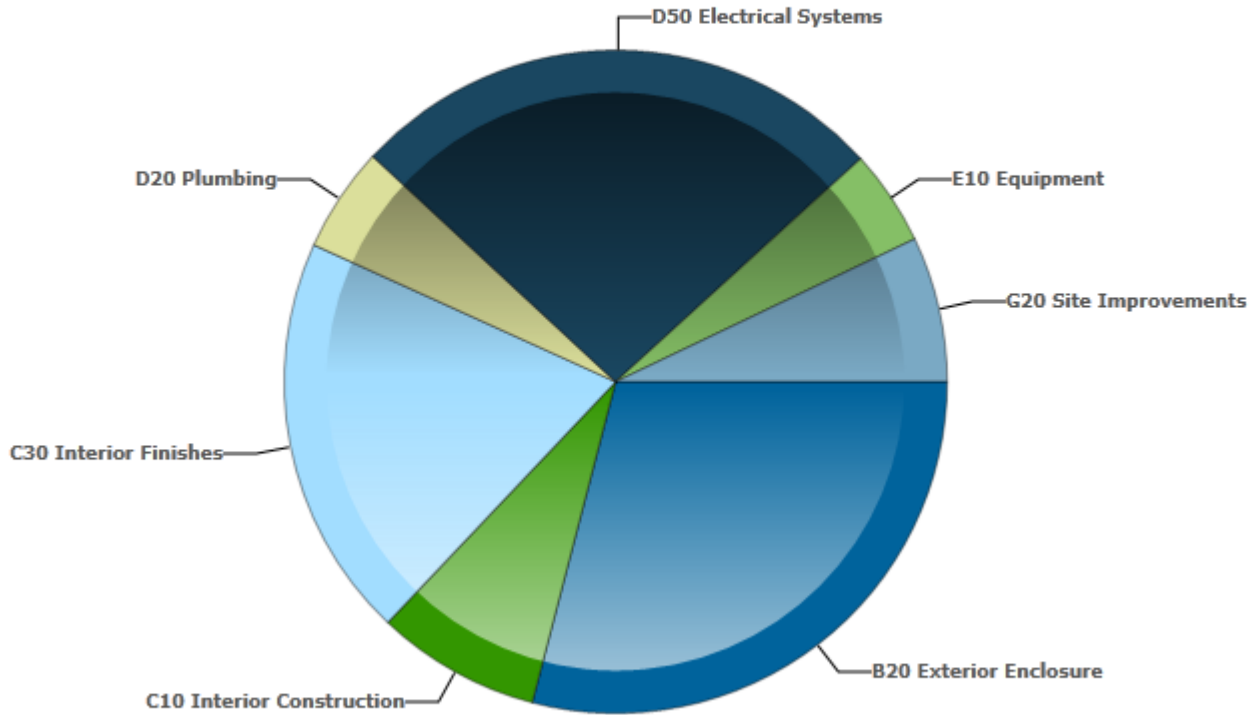


Building System	Estimated Cost	Percentage of Total Cost
Flat Roof Construction	\$5,000	1.3%
Gutters and Downspouts	\$8,653	2.2%
Package Units	\$189,276	47.7%
Roof Finishes	\$193,583	48.8%
Total	\$396,512	100%



Distribution of Future (Year 2 – Year 10) Needs by Building System

Distribution of Capital Needs by Building System



Building System	Estimated Cost	Percentage of Total Cost
B20 Exterior Enclosure	\$376,799	29.1%
C10 Interior Construction	\$103,891	8.0%
C30 Interior Finishes	\$255,663	19.7%
D20 Plumbing	\$66,568	5.1%
D50 Electrical Systems	\$341,514	26.3%
E10 Equipment	\$60,478	4.7%
G20 Site Improvements	\$91,981	7.1%
Total	\$1,296,894	100%



Energy Conservation Measures

Energy Conservation opportunities have been identified through an assessment of the systems and equipment during the Facility Condition Assessment (FCA) and provide simple payback in years and the annual cost avoidance for each ECM.

The physical assessment consisted of a limited, non-intrusive visual assessment of the building and its components. It was expected that generally all aspects of the buildings were made assessable, including provision to gain access to the roof, interior areas, mechanical, electrical rooms and common areas. Confined spaces or hazardous areas were not expected to be assessed. Low-sloped roofs with safe access were accessed; however, high-sloped, inaccessible roofs or roofs that were considered unsafe without the use of personal protective equipment were not accessed.

The assessment techniques followed the ASTM standards for property condition assessments (ASTM E2018-15) and consisted of a visual assessment of those components that are readily accessible and visible. The building assessment was limited to those components that affected energy usage, which typically include:

- Building Envelope, material description, construction type, windows and doors
- Lighting, type and approximate coverage by type
- Heating, type and area serviced
- Cooling, type and area serviced
- Ventilation, type
- Domestic Hot Water, method of heating, capacity, storage
- Miscellaneous Equipment, motors, solar panels, pools etc.

We have focused our assessment of energy conservation opportunities on measures that have realistic payback periods of 10 years or less. Our experience tells us that major architectural and mechanical system upgrades are almost never justified based on energy savings alone. We recommend specifying suitable high efficiency replacements for systems that are at the end of their useful life in an effort to lower long term cost of ownership. Some typical examples of energy conservation opportunities that are justified based on energy savings alone include, but are not limited to the following:

- Lighting lamp and ballast retrofits
- Variable Frequency Drive (VFD) upgrades on motors with variable loads greater than 20 horsepower
- HVAC system retrocommissioning and/or controls upgrades
- Instantaneous domestic water heaters
- Heat recovery on 100% fresh air HVAC systems
- Economizer / free cooling upgrades on suitable HVAC systems
- Attic insulation upgrades

PROJECTED EXPENDITURES

Energy Conservation Measures (ECM) are included in a separate report.



Facility Condition Needs Index

In this report we have calculated the Current Year Facility Condition Needs Index (FCNI) for the facility; illustrating the likely condition of the systems, equipment and building needs should the required funding not be expended over the cost study period. The FCNI is used in Facilities Management to provide a benchmark to compare the relative condition and needs of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.

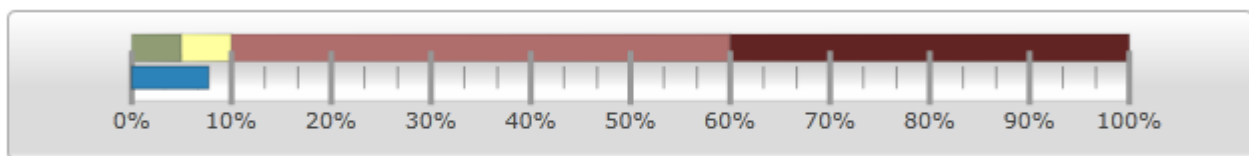
The FCNI is the ratio of accumulated Deferred Maintenance (DM) (total sum of immediate required and recommended works) to the Current Replacement Value (CRV) for a constructed asset. Calculated by dividing DM and Needs by CRV. The range is from zero for a newly-constructed building, to 100% for a constructed asset with a Deferred Maintenance value equal to its CRV. Acceptable ranges vary by Building Type, but as a general guideline, the FCNI scoring system is as follows:

$$FCNI = \frac{\text{Deferred Maintenance, Immediate Repair Needs and Replacement Deficiencies}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater then replacement of the asset/building should be considered instead of renewal.

Condition	Definition	Percentage Value
GOOD	In a new or well-maintained condition with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	Subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal now necessary.	Greater than 60%

The chart below indicates the current FCNI ratio of the Northgate building.



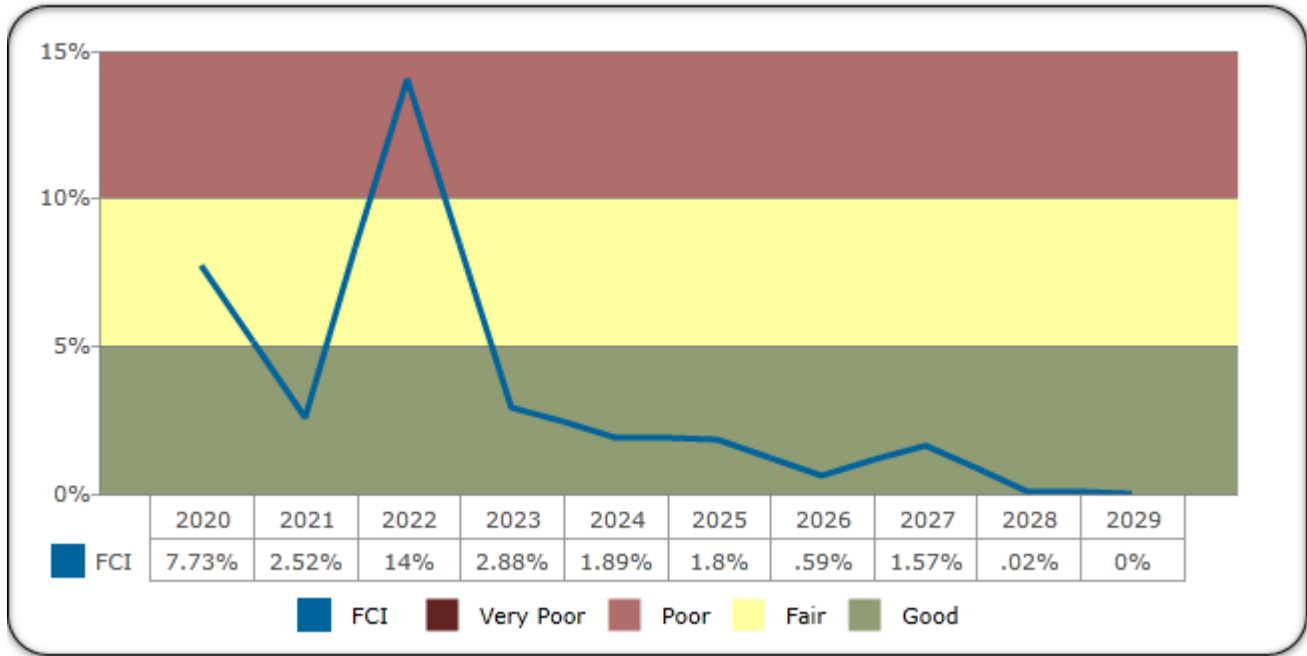
■ FCI ■ Good ■ Fair ■ Poor ■ Very Poor

Northgate, FCNI: 7.73%



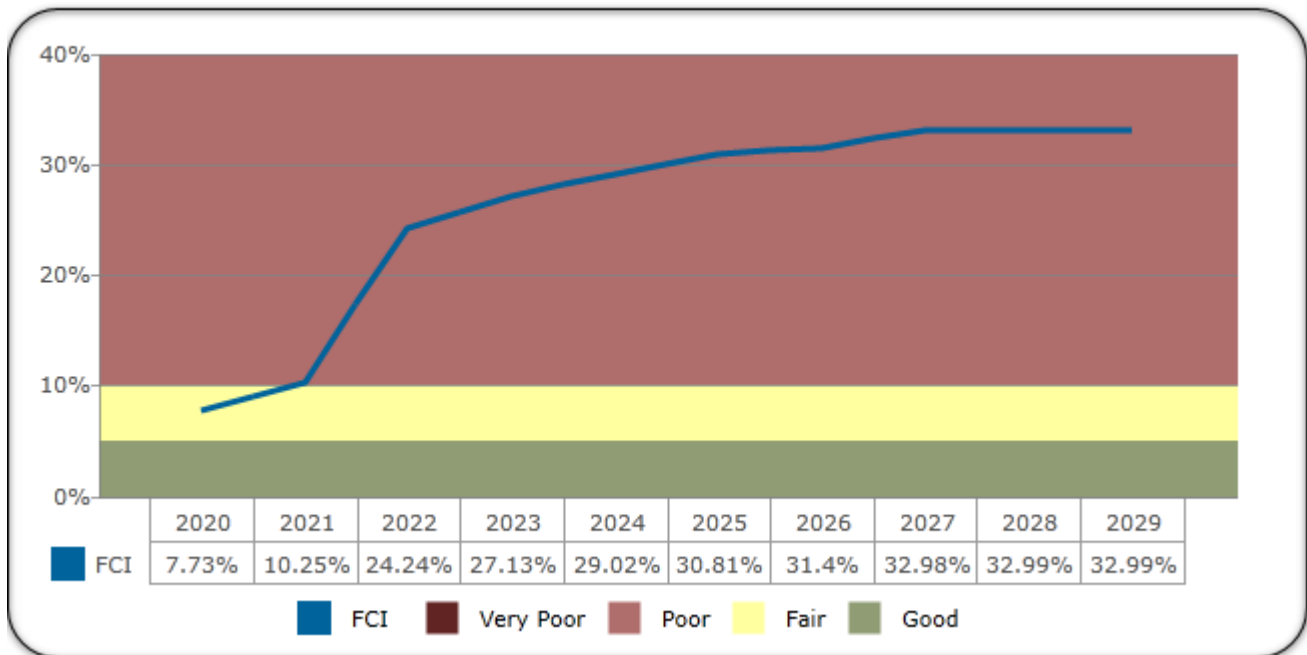
The chart below indicates the effects of the FCNI ratio per year, assuming the required funds and expenditures ARE made to address the identified actions each year.

Year by Year Effects of FCI Over the Study Period



The Chart below indicates the cumulative effects of the FCI ratio over the study period assuming the required funds and expenditures are NOT provided to address the identified works and deferred maintenance each year.

Cumulative Effects of FCI over the Study Period





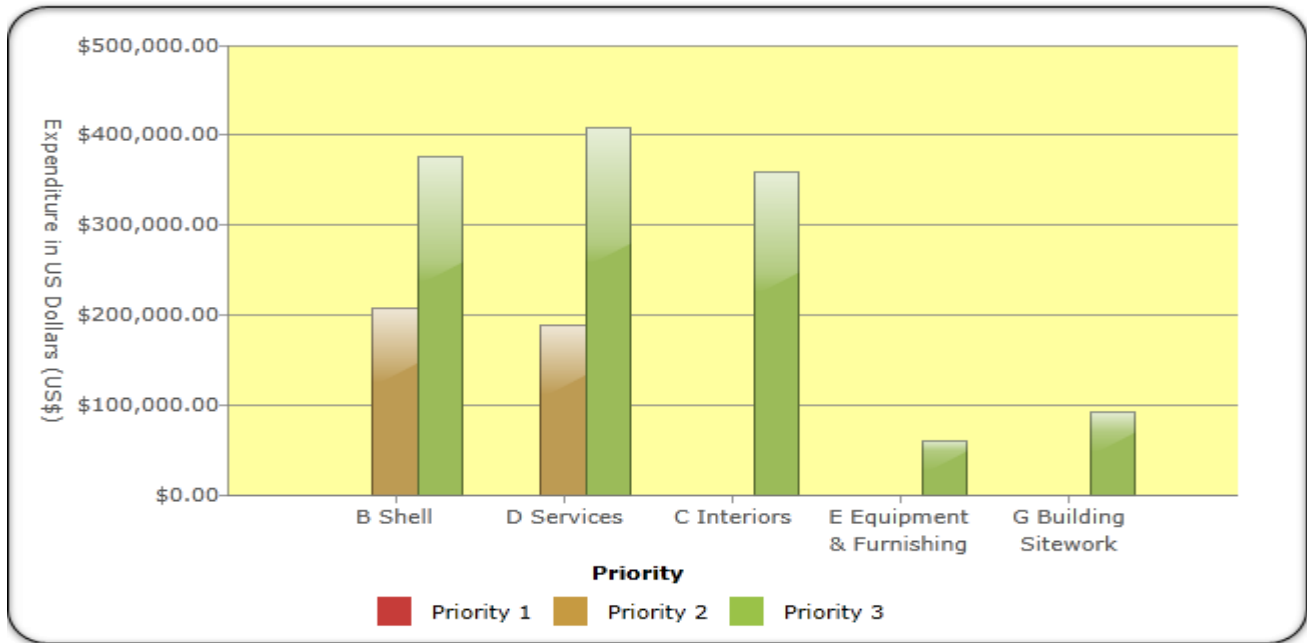
Needs Sorted by Prioritization of Work

Faithful+Gould has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The following Priorities are shown below:

Priority 1 Currently Critical	<ul style="list-style-type: none"> Systems requiring immediate action that have failed, compromises staff or public safety or requires to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	<ul style="list-style-type: none"> A system or component is nearing end of useful life, if not addressed will cause additional deterioration and added repair costs
Priority 3 Necessary / Not Critical:	<ul style="list-style-type: none"> Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component

The chart below illustrates the breakdown of expenditure according the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.

Planning Horizon Needs by System and Priority



Building System	Priority 1	Priority 2	Priority 3	Total
B Shell	\$0	\$207,236	\$376,799	\$584,035
C Interiors	\$0	\$0	\$359,554	\$359,554
D Services	\$0	\$189,276	\$408,082	\$597,358
E Equipment & Furnishing	\$0	\$0	\$60,478	\$60,478
G Building Sitework	\$0	\$0	\$91,981	\$91,981
Totals	\$0	\$396,512	\$1,296,894	\$1,693,406



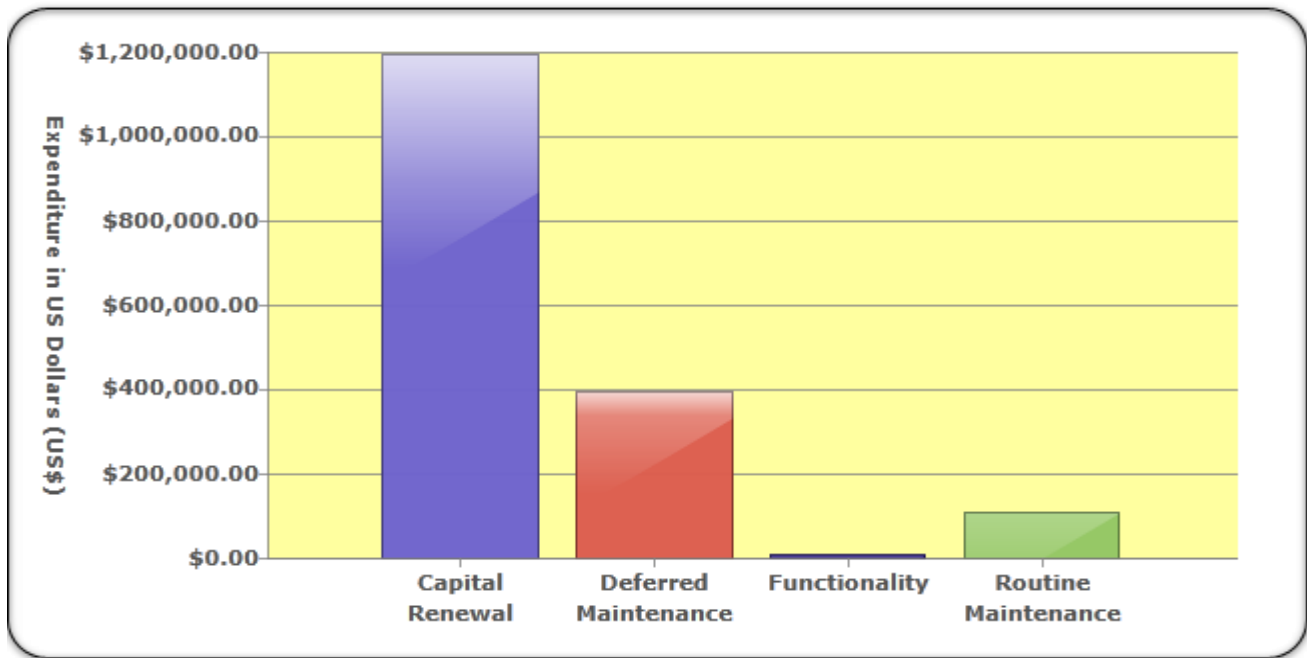
Needs Sorted by Plan Type

Faithful+Gould has prioritized the identified work according to the Plan Type or deficiency categories in order to assist with analyzing the deficiencies found during the assessment. The following Plan Types are shown below:

Deferred Maintenance	• Maintenance that was not performed when it was scheduled or assets that are past useful life resulting in immediate repair or replacement
Routine Maintenance	• Maintenance that is planned and performed on a routine basis to maintain and preserve the condition
Capital Renewal	• Planned future replacement of building systems that have or will reach the end of their useful life during the study period
Energy & Sustainability	• When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance
ADA	Repairs, Modifications, or Replacements identified to bring the building or asset in to ADA code compliance

The chart below illustrates the breakdown of expenditure according to the Plan Type or deficiency categories providing an opportunity to strategically plan and effectively direct funding.

Planning Horizon Needs by Category



Building System	Total Cost
Deferred Maintenance	\$391,512
Capital Renewal	\$1,191,551
Functionality	\$5,000
Routine Maintenance	\$105,343
Total	\$1,693,406

APPENDICES

- Appendix A: Capital Expenditures
- Appendix B: Photographic Record
- Appendix C: Document review and Warranty Information
- Appendix D: Equipment Tables
- Appendix E: Glossary of Terms



APPENDIX A

Capital Expenditures



Deficiency Report

Northgate

GSF: 14,664

Year Built: 1976

Replacement Cost: \$5,132,400

Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2020	\$396,512	312217	B1020	Functionality	Undertake structural engineering assessment to assess the impact (if any) of water ingress to roof structure. Carry out remedial action based on structural engineer recommendations.	1	EACH	\$5,000.00	\$5,000		\$5,000
		312220	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering	14644	SF	\$13.22	\$193,583		\$193,583
		312221	B3010	Deferred Maintenance	Replace Aluminum Perimeter Gutters	500	LF	\$17.31	\$8,653		\$8,653
		312245	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-4	3	TON	\$3,154.60	\$9,464		\$9,464
		312246	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-8	3.5	TON	\$3,154.60	\$11,041		\$11,041
		312247	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-6	2.5	TON	\$3,154.60	\$7,886		\$7,887
		312243	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-3	3	TON	\$3,154.60	\$9,464		\$9,464
		312244	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-5	2.5	TON	\$3,154.60	\$7,886		\$7,887
		312248	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-2	3	TON	\$3,154.60	\$9,464		\$9,464
		312253	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-2	3	TON	\$3,154.60	\$9,464		\$9,464
		312254	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-11	2.5	TON	\$3,154.60	\$7,886		\$7,887
		312255	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-9	2.5	TON	\$3,154.60	\$7,886		\$7,887

Deficiency Report

Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2020	\$396,512	312256	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-12	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312252	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-4	3.5	TON	\$3,154.60	\$11,041	\$11,041
		312257	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-8	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312258	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-10	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312240	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-3	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312241	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-1	3	TON	\$3,154.60	\$9,464	\$9,464
		312242	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-7	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312249	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-7	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312250	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-1	3	TON	\$3,154.60	\$9,464	\$9,464
		312251	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-9	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312237	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-10	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312238	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-6	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312239	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-5	2.5	TON	\$3,154.60	\$7,886	\$7,887
		2021	\$129,331	312225	C3020	Capital Renewal	Replace Broadloom Standard without Padding	1111	SY	\$35.65
312229	C3020			Capital Renewal	Replace Vinyl Composite Tile (VCT)	60	SF	\$8.28	\$497	\$497
312230	C3030			Capital Renewal	Replace Acoustic Ceiling System - Standard	14224	SF	\$5.87	\$83,424	\$83,424
312236	D2010			Capital Renewal	Replace Wall Mounted Standard Drinking Fountain (Single)	1	EACH	\$1,682.45	\$1,682	\$1,682
312270	G2020			Routine Maintenance	Crack Repair, Seal Coating and Restriping to Parking Lots	2355	SY	\$1.75	\$4,121	\$4,121

Deficiency Report

Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2022	\$718,313	312218	B2020	Capital Renewal	Replace Aluminum Window Units - Fixed or Single Hung	2560	SF	\$79.17	\$202,665	\$202,665
		312219	B2030	Capital Renewal	Replace Single Aluminum Glazed Doors	28	EACH	\$6,219.06	\$174,134	\$174,134
		312260	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312261	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312262	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312259	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312266	D5020	Capital Renewal	Replace Wiring Systems (Inc. Receptacles & Switches)	14664	SF	\$9.06	\$132,885	\$132,885
		312263	D5020	Capital Renewal	Replace Exterior Wall Pack Light Fixtures	5	EACH	\$845.25	\$4,226	\$4,226
		312264	D5020	Capital Renewal	Replace Flood Lights - Metal Halide Fixtures	7	EACH	\$1,472.15	\$10,305	\$10,305
		312265	D5020	Capital Renewal	Replace Interior Light Fixtures - Fluorescent	14664	SF	\$8.42	\$123,442	\$123,442
2023	\$148,040	312232	D2010	Capital Renewal	Replace Countertop Double Bowl Kitchen Sinks	2	EACH	\$1,911.88	\$3,824	\$3,824
		312269	E1090	Capital Renewal	Replace Floor Mounted Base Cabinets - Standard	42	LF	\$1,081.58	\$45,426	\$45,426
		312267	E1090	Capital Renewal	Replace Wall Mounted Cabinets - Standard	25	LF	\$450.66	\$11,266	\$11,266
		312268	E1090	Capital Renewal	Replace Counter Top - Laminated	42	LF	\$90.13	\$3,786	\$3,786
		312272	G2030	Capital Renewal	Replace Concrete 3' - 4' Wide	1200	LF	\$69.78	\$83,738	\$83,738
2024	\$97,100	312224	C3010	Routine Maintenance	Replace Painted Finish - Standard	19420	SF	\$5.00	\$97,100	\$97,100
2025	\$92,227	312222	C1010	Capital Renewal	Replace Toilet Partition	11	EACH	\$2,103.06	\$23,134	\$23,134
		312226	C3020	Capital Renewal	Replace Ceramic Tile	360	SF	\$22.31	\$8,032	\$8,032

Deficiency Report

Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2025	\$92,227	312235	D2010	Capital Renewal	Replace Wall Hung Lavatories	9	EACH	\$2,471.10	\$22,240	\$22,240
		312234	D2010	Capital Renewal	Replace Floor Mounted Water Closets	12	EACH	\$2,415.00	\$28,980	\$28,980
		312231	D2010	Capital Renewal	Replace Service Sink Floor Mounted	2	EACH	\$3,622.50	\$7,245	\$7,245
		312233	D2010	Capital Renewal	Replace Wall Hung Urinals	1	EACH	\$2,597.29	\$2,597	\$2,597
2026	\$30,131	312227	C3020	Capital Renewal	Replace Carpet Tiles - Standard	334	SY	\$77.87	\$26,010	\$26,010
		312271	G2020	Routine Maintenance	Crack Repair, Seal Coating and Restriping to Parking Lots	2355	SY	\$1.75	\$4,121	\$4,121
2027	\$80,758	312223	C1020	Capital Renewal	Replace Interior Single Wood Door(s)	48	EACH	\$1,682.45	\$80,758	\$80,758
2028	\$994	312228	C3020	Capital Renewal	Replace Vinyl Sheet	120	SF	\$8.28	\$994	\$994
Total									Total:	\$1,693,406

APPENDIX B

Photographic Record





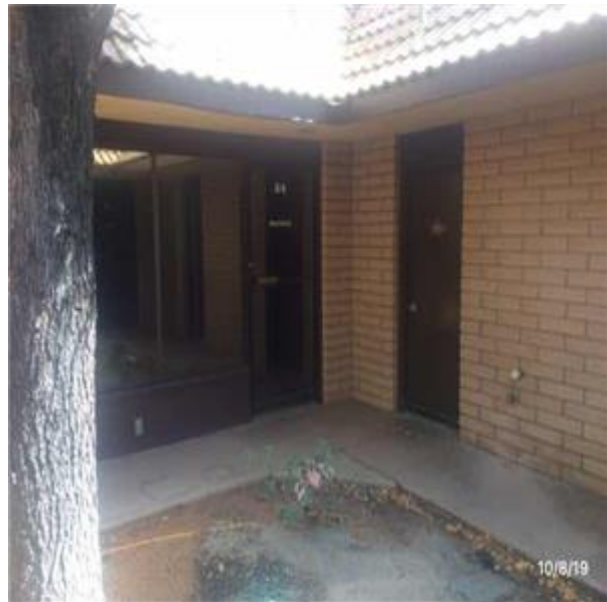
View of Wood Joists Supporting Exterior Grade Plywood



B2011 Exterior Wall Construction :- View of Veneer Brick



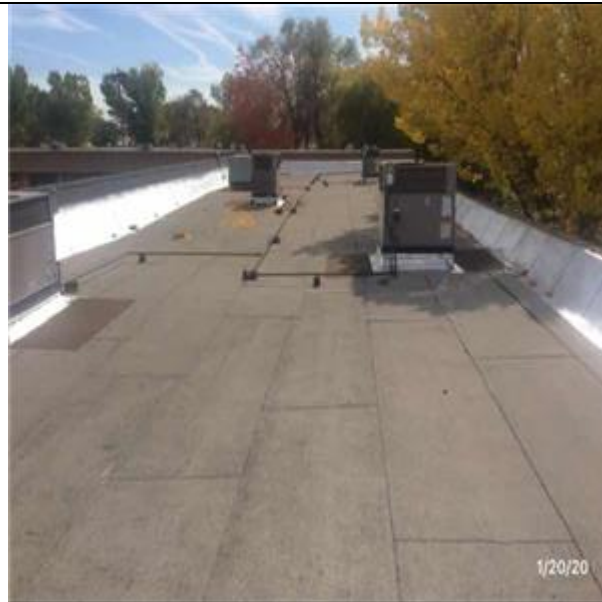
View of Aluminum Window Units - Fixed or Single Hung



B2031 Glazed Doors & Entrances :- View of Single Aluminum Glazed Doors



View of Single HM Doors



B3011 Roof Finishes :-
View of BUR (Built-up Roofing) Covering



View of Clay Roof Tile



B3016 Gutters and Downspouts :-
View of Aluminum Perimeter Gutters



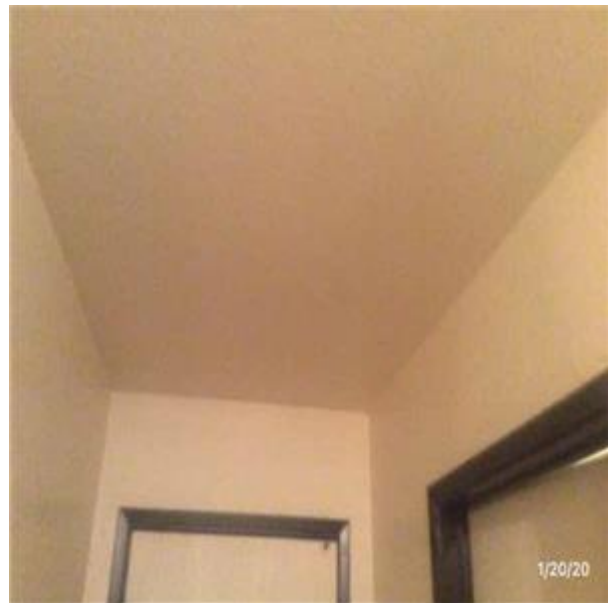
View of Galvanized Steel Hatch



C1014 Site Built Toilet Partitions :-
View of Toilet Partition



View of Interior Single Wood Door(s)



C3012 Wall Finishes to Interior Walls :-
View of Painted Finish - Standard



View of Ceramic Tile



C3024 Flooring :-
View of Vinyl Composite Tile (VCT)



View of Vinyl Sheet



C3025 Carpeting :-
View of Broadloom Standard without Padding



View of Carpet Tiles – Standard



C3031 Ceiling Finishes :-
View of Gypsum Wall Board Ceilings



View of Acoustic Ceiling System – Standard



D2011 Water Closets :-
View of Floor Mounted Water Closets



View of Wall Hung Urinals



D2013 Lavatories :-
View of Wall Hung Lavatories



View of Countertop Double Bowl Kitchen Sinks



D2014 Sinks :-
View of Service Sink Floor Mounted



View of Wall Mounted Standard Drinking Fountain (Single)



D2022 Hot Water Service :-
View of Domestic Hot Water Heater - Electric



View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-1



D3052 Package Units :-
View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-10



View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-11



D3052 Package Units :-
View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-12



View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-2



D3052 Package Units :-
View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-3



View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-4



D3052 Package Units :-
View of Packaged Rooftop A/C With Heat, Under 20 Tons - E-5



View of Packaged Rooftop A/C With Heat, Under 20 Tons - W-8



D3052 Package Units :-
View of Packaged Rooftop A/C With Heat, Under 20 Tons - W-9



View of Switchboard - 120/208volts, 400 to 2000amp



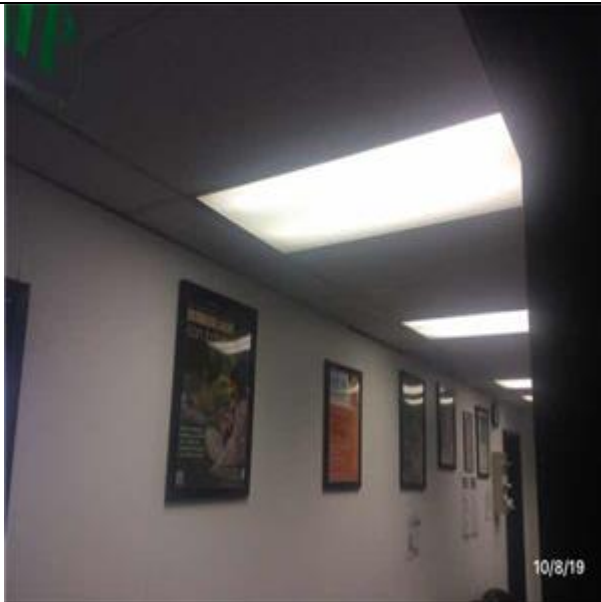
D5012 Low Tension Service & Dist :-
View of Switchboard - 120/208volts, 400 to 2000amp



View of Exterior Wall Pack Light Fixtures



D5022 Lighting Equipment :-
View of Flood Lights - Metal Halide Fixtures



View of Interior Light Fixtures – Fluorescent



E1095 Unit Kitchens :-
View of Floor Mounted Base Cabinets - Standard



View of Wall Mounted Cabinets – Standard



G2021 Bases and Sub-Bases :-
View of Asphalt Parking (Full Depth)



View of Concrete 3' - 4' Wide

APPENDIX C

Document Review and Warranty Information



3/3/2020



The following documents were reviewed as part of the facility condition assessment of the Northgate facility:

- + No documents were reviewed as part of this assessment.

APPENDIX D

Equipment Tables



Deficiency Report

Northgate

GSF: 14,664

Year Built: 1976

Renew Year : 2019

Replacement Cost: \$5,132,400

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials				Estimate	\$
						Qty	Units	Cost	Assessed Cost		
2020	\$396,512	312217	B1020	Functionality	Undertake structural engineering assessment to assess the impact (if any) of water ingress to roof structure. Carry out remedial action based on structural engineer recommendations.	1	EACH	\$5,000.00	\$5,000		\$5,000
		312220	B3010	Deferred Maintenance	Replace BUR (Built-up Roofing) Covering	14644	SF	\$13.22	\$193,583		\$193,583
		312221	B3010	Deferred Maintenance	Replace Aluminum Perimeter Gutters	500	LF	\$17.31	\$8,653		\$8,653
		312245	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-4	3	TON	\$3,154.60	\$9,464		\$9,464
		312246	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-8	3.5	TON	\$3,154.60	\$11,041		\$11,041
		312247	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-6	2.5	TON	\$3,154.60	\$7,886		\$7,887
		312243	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-3	3	TON	\$3,154.60	\$9,464		\$9,464
		312244	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-5	2.5	TON	\$3,154.60	\$7,886		\$7,887
		312248	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-2	3	TON	\$3,154.60	\$9,464		\$9,464
		312253	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-2	3	TON	\$3,154.60	\$9,464		\$9,464
		312254	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-11	2.5	TON	\$3,154.60	\$7,886		\$7,887
		312255	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-9	2.5	TON	\$3,154.60	\$7,886		\$7,887

Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2020	\$396,512	312256	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-12	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312252	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-4	3.5	TON	\$3,154.60	\$11,041	\$11,041
		312257	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-8	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312258	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-10	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312240	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-3	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312241	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-1	3	TON	\$3,154.60	\$9,464	\$9,464
		312242	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-7	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312249	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-7	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312250	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-1	3	TON	\$3,154.60	\$9,464	\$9,464
		312251	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-9	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312237	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - E-10	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312238	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-6	2.5	TON	\$3,154.60	\$7,886	\$7,887
		312239	D3050	Deferred Maintenance	Replace Packaged Rooftop A/C With Heat, Under 20 Tons - W-5	2.5	TON	\$3,154.60	\$7,886	\$7,887
		2021	\$129,331	312225	C3020	Capital Renewal	Replace Broadloom Standard without Padding	1111	SY	\$35.65
312229	C3020			Capital Renewal	Replace Vinyl Composite Tile (VCT)	60	SF	\$8.28	\$497	\$497
312230	C3030			Capital Renewal	Replace Acoustic Ceiling System - Standard	14224	SF	\$5.87	\$83,424	\$83,424
312236	D2010			Capital Renewal	Replace Wall Mounted Standard Drinking Fountain (Single)	1	EACH	\$1,682.45	\$1,682	\$1,682
312270	G2020			Routine Maintenance	Crack Repair, Seal Coating and Restriping to Parking Lots	2355	SY	\$1.75	\$4,121	\$4,121

Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2022	718,313	312218	B2020	Capital Renewal	Replace Aluminum Window Units - Fixed or Single Hung	2560	SF	\$79.17	\$202,665	\$202,665
		312219	B2030	Capital Renewal	Replace Single Aluminum Glazed Doors	28	EACH	\$6,219.06	\$174,134	\$174,134
		312260	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312261	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312262	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312259	D5010	Capital Renewal	Replace Switchboard - 120/208volts, 400 to 2000amp	400	AMP	\$44.16	\$17,664	\$17,664
		312266	D5020	Capital Renewal	Replace Wiring Systems (Inc. Receptacles & Switches)	14664	SF	\$9.06	\$132,885	\$132,885
		312263	D5020	Capital Renewal	Replace Exterior Wall Pack Light Fixtures	5	EACH	\$845.25	\$4,226	\$4,226
		312264	D5020	Capital Renewal	Replace Flood Lights - Metal Halide Fixtures	7	EACH	\$1,472.15	\$10,305	\$10,305
		312265	D5020	Capital Renewal	Replace Interior Light Fixtures - Fluorescent	14664	SF	\$8.42	\$123,442	\$123,442
2023	148,040	312232	D2010	Capital Renewal	Replace Countertop Double Bowl Kitchen Sinks	2	EACH	\$1,911.88	\$3,824	\$3,824
		312269	E1090	Capital Renewal	Replace Floor Mounted Base Cabinets - Standard	42	LF	\$1,081.58	\$45,426	\$45,426
		312267	E1090	Capital Renewal	Replace Wall Mounted Cabinets - Standard	25	LF	\$450.66	\$11,266	\$11,266
		312268	E1090	Capital Renewal	Replace Counter Top - Laminated	42	LF	\$90.13	\$3,786	\$3,786
		312272	G2030	Capital Renewal	Replace Concrete 3' - 4' Wide	1200	LF	\$69.78	\$83,738	\$83,738
2024	97,100	312224	C3010	Routine Maintenance	Replace Painted Finish - Standard	19420	SF	\$5.00	\$97,100	\$97,100
2025	92,227	312222	C1010	Capital Renewal	Replace Toilet Partition	11	EACH	\$2,103.06	\$23,134	\$23,134
		312226	C3020	Capital Renewal	Replace Ceramic Tile	360	SF	\$22.31	\$8,032	\$8,032

Deficiency Report

Fiscal Year	\$	ID	CSI	Type Name	Description	Materials			Estimate	\$
						Qty	Units	Cost Assessed Cost		
2025	\$92,227	312235	D2010	Capital Renewal	Replace Wall Hung Lavatories	9	EACH	\$2,471.10	\$22,240	\$22,240
		312234	D2010	Capital Renewal	Replace Floor Mounted Water Closets	12	EACH	\$2,415.00	\$28,980	\$28,980
		312231	D2010	Capital Renewal	Replace Service Sink Floor Mounted	2	EACH	\$3,622.50	\$7,245	\$7,245
		312233	D2010	Capital Renewal	Replace Wall Hung Urinals	1	EACH	\$2,597.29	\$2,597	\$2,597
2026	\$30,131	312227	C3020	Capital Renewal	Replace Carpet Tiles - Standard	334	SY	\$77.87	\$26,010	\$26,010
		312271	G2020	Routine Maintenance	Crack Repair, Seal Coating and Restriping to Parking Lots	2355	SY	\$1.75	\$4,121	\$4,121
2027	\$80,758	312223	C1020	Capital Renewal	Replace Interior Single Wood Door(s)	48	EACH	\$1,682.45	\$80,758	\$80,758
2028	\$994	312228	C3020	Capital Renewal	Replace Vinyl Sheet	120	SF	\$8.28	\$994	\$994
Total									Total:	\$1,693,406

**Table D20 Summary of Domestic Water Heating Equipment**

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity/ Rating	Fuel Type	Year
Interior	Domestic Water Heater	Bradford White	RE340T 6- 1NCW W	SC41 17471 5	001079	40 Gallons	Electric	2018

Table D30 Summary of HVAC Equipment

Location	Equipment Type	Manufacturer	Model No.	Serial No.	Tag	Capacity / Rating	Fuel Type	Year
Interior	Packaged Rooftop Unit Heating And Cooling	Trane	YCD037C3 HABC	J4D1009 43D	00110 0	3-Ton	Natural Gas and Electric	1994
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 030060501	1702G20 698	00109 7	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 036090501	1602G40 941	00109 9	3-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 030060501	1702G20 695	00104 6	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 030060501	1702G20 701	00109 5	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 036090501	1702G20 662	00110 2	3-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 030060501	1702G20 704	00108 7	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX- 030060501	170	00110 7	2.5-Ton	Natural Gas and Electric	2002



Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-036090501	1602G40942	001101	3-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	Unknown	001110	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20696	001045	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-036090501	1602G40940	001098	3-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20697	001111	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20703	001104	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-042090501	1602G50674	001108	3.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20702	001078	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20705	001109	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20699	001106	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20700	001096	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Trane	YCD036C3HABE	Unknown	001103	3-Ton	Natural Gas and Electric	1999



Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-030060501	1702G20694	001080	2.5-Ton	Natural Gas and Electric	2002
Interior	Packaged Rooftop Unit Heating And Cooling	Carrier	48GX-042090501	1602G50673	001105	3.5-Ton	Natural Gas and Electric	2002

APPENDIX E

Glossary of Terms





Acronyms & Glossary of Terms

ABC	Aggregate Base Course
BUR	Built-Up Roof
CIP	Cast-In-Place
CMU	Concrete Masonry Unit
EIFS	Exterior Insulation and Finish System
EPDM	Ethylene Propylene Diene Monomer
HM	Hollow Metal Doors
MH	Man Holes
SC	Solid Core Doors
TPO	Thermoplastic Polyolefin
AHU	Main Air Handling Units
EF	Exhaust Fan
EMC	Electrical Metallic Conduit
EMT	Electrical Metallic Tubing
FACP	Fire Alarm Control Panel
FCC	Fire Command Center
FCU	Fan Coil Unit
FSS	Fuel Supply System
MDP	Main Distribution Panel
NAC	Notification Appliance Circuit
RTU	Roof Top Unit
SES	Service Entrance Switchboards
VAV	Variable Air Volume
VFD	Variable Frequency Drives
CRV	Current Replacement Value
DM	Deferred Maintenance
EOL	End of Life
EUL	Estimated Useful Life
FCI	Facility Condition Index
HVAC	Heating Ventilating and Air Conditioning
RUL	Recommended Useful Life
AMP	Amperage
BTU/HR	British Thermal Units per Hour
FPM	Feet per Minute (Elevator Speed)
GPF	Gallons Per-Flush
HID	High-Intensity Discharge
HP	Horse Power
KVA	Kilovolt-Ampere
kW	Kilowatt
PSF	Pounds-Per-Square-Foot
PSI	Pounds-Per-Square-Inch
RO	Reverse Osmosis
SF	Square Foot
SY	Square Yards
NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association



Acronyms & Glossary of Terms

BTU – British Thermal Unit; the energy required to raise the temperature of one pound of water by one degree.

Building Envelope – The enclosure of the building that protects the building's interior from the outside elements, namely the exterior walls, roof, and soffit areas.

Building Systems – Interacting of independent components or assemblies, which from single integrated units, that comprise a building and its site work, such as, pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.

Caulking – Soft, putty-like material used to fill joints, seams, and cracks.

Codes – See building codes.

Component – A fully functional portion of a building system, piece of equipment, or building element.

Deferred Maintenance – Physical deficiencies that cannot be remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the subject property.

Expected Useful Life (EUL) – the average amount of time in years that an item, component of system is estimated to function when installed new and assuming routine maintenance is practiced.

Facility – All of any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on site.

Flashing – A thin, impervious sheet of material placed in construction to prevent water penetration or to direct the flow of water. Flashing is used especially at roof hips and valleys, roof penetrations, joints between a roof and a vertical wall, and in masonry walls to direct the flow of water and moisture.

Remaining Useful Life (RUL) – A subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of a number of remaining years that an item, component, or system is established to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventative maintenance exercised, climatic conditions, extend of use, etc.

Structural Frame – the components or building systems that support the building's non-variable forces or weights (dead loads) and variable forces or weights (live loads).

Thermal Resistance (R) – A unit used to measure a material's resistance to heat transfer. The formula for thermal resistance is: $R = \text{Thickness (in inches)} / K$.

Warranty – Legally enforceable assurance of quality or performance of a product or work, or of the duration of satisfactory performance. Warranty guarantee and guaranty are substantially identical in meaning; nevertheless, confusion frequently arises from supposed distinctions attributed to guarantee (or guaranty) being exclusively indicative of duration of satisfactory performance or of a legally enforceable assurance furnished by a manufacturer or other third party. The uniform commercial code provisions on sales (effective in all states except Louisiana) use warranty but recognize the continuation of the use of guarantee and guaranty.

