

ANNUAL MAINTENANCE REPORT DRAFT



PURPOSE

The Harvard Diggins Public Library has identified a need to evaluate its current facilities and assess the current conditions as well as the likely life expectancy for the various components of the facilities. This is in order to identify likely replacement costs for those components reaching the end of their useful performance life within the next 10 to 20 years. The scope of this study is to identify those building systems or components that can be maintained or replaced using budgeted designated funds.

18015

Building SF

NOTES

Evaluation of building conditions focused on the elements likely to be included in the budget for items expected to require replacement or renovation within the next 10 to 20 years. Equipment, materials, or assemblies that are nominal in cost are not included. This is therefore not a comprehensive list but does identify major expenses that are likely to be incurred in the foreseeable future.

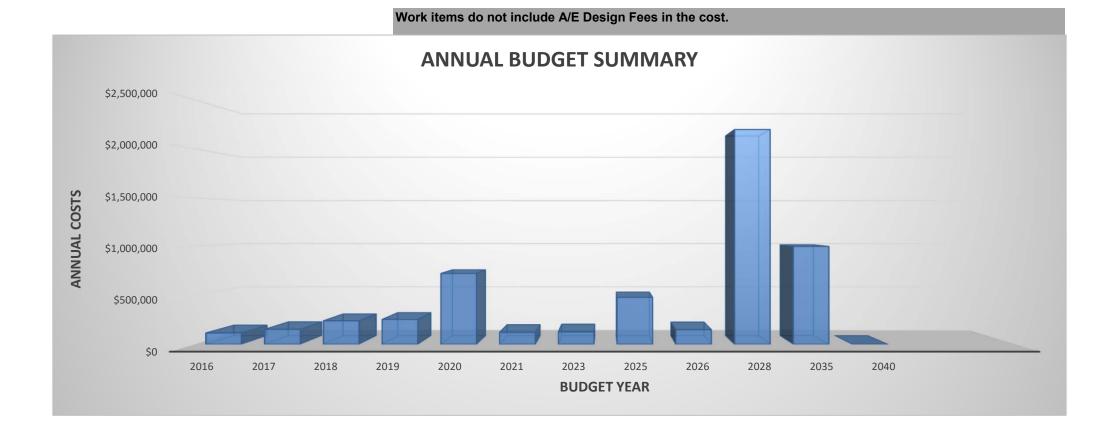
Conditions change with time, and this evaluation, along with the funds allocated to cover the associated expenses should be reviewed and revised periodically as the library's needs evolve. Unanticipated expenses can develop for a number of reasons including accelerated use or changes in use patterns,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

Costs are calculated at 2015 levels and escalated at the following presumed annual rate of inflation: **7.00%** per annum

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

Summary

| 2016 | \$116,101 |
|------|-------------|
| 2017 | \$152,594 |
| 2018 | \$239,171 |
| 2019 | \$253,447 |
| 2020 | \$723,041 |
| 2021 | \$121,773 |
| 2023 | \$127,165 |
| 2025 | \$479,277 |
| 2026 | \$149,602 |
| 2028 | \$2,195,971 |
| 2035 | \$998,386 |
| 2040 | \$0 |





HARVARD DIGGINS PUBLIC LIBRARY ANNUAL MAINTENANCE REPORT DRAFT



| Description/Life Expectancy | | | | | | | Evaluate | ed Condition | | | Estima | ated Cost Da | ata | 2016 | |
|---|---|---|--|---|--|--|--|--|--|--|--|--|--|--|--|
| Compone | ent | Task | Location | Installed Date (year) | Service Life (years) | Anticipated Replacement Date (year) | Evaluation Date (year) | Life Expectancy Beyond Evaluation (years remaining) (0 is lowest) | Budget Year | Qty Units | Prorate | Unit Cost | Estimate of Replacement Cost (As of Evaluation date) | Escalated Budget as of budget year | Comments |
| | | | | | | | | | | | | | | | |
| ITE ELEMENTS | OUTSIDE | | | | | | | | | | | | | | |
| ITE ELEMENTS | | | | | | | | | | | | | | | |
| te | Asphalt Paving | Striping and Sealcoating | Parking Lot | 2015 | 2 | 2017 | 2015 | 2 | 2017 | 8,838 sf | 100% | \$2.00 | \$17,676 | \$20,237 | |
| ite | Asphalt Paving | Paving | Parking Lot | 2000 | 15 | 2020 | 2015 | 4 | 2019 | 8,838 sf | 100% | \$8.00 | \$70,704 | \$92,679 | |
| te | Concrete Paving | Replacement | All | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 10,100 sf | 100% | \$9.00 | \$90,900 | \$127,492 | |
| ite | Landscaping | Replace damaged trees and shrubs | Main Level | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 1 ls | 100% | \$15,000.00 | \$15,000 | \$21,038 | |
| XTERIOR ENCLOSURE | | | | | | | | | | | | | | | |
| | Roof | | | | | | | | | | | | | | |
| oof | EPDM Membrane | Full Replacement | Building | 2000 | 14 | 2014 | 2015 | 5 | 2020 | 9,900 sf | 100% | \$18.00 | \$178,200 | \$249,935 | Removal and replacement fully adhered membranes. Existing membrane may very well last longer than this projection. |
| toof | Shingle Roof | Full Replacement | Building | 2000 | 20 | 2023 | 2015 | 8 | 2023 | 15,048 sf | 100% | \$3.00 | \$45,144 | \$77,566 | |
| | Walls & Soffits | | | | | | - | | | | | | | | |
| /alls | Tuckpoint Building | New Masonry | Bldg as Needed | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 3,500 sf | 100% | \$12.00 | \$42,000 | \$58,907 | |
| /alls | Gutter | Replace Gutters | All Façades | 2000 | 25 | 2023 | 2015 | 8 | 2023 | 300 lf | 100% | \$25.00 | \$7,500 | \$12.886 | |
| alls | | Replacement | All Façades | 2000 | | 2023 | 2015 | 8 | 2023 | 600 lf | | \$20.00 | \$12,000 | | Should be done in conjunction with gutter |
| alls | Canopy Fascias | | A 11 F 1 | | 25 | | | - | | | 100% | | | | |
| alis | Wood Refinishing and Sealing | Maintenance | All Façades | 2015 | 5 | 2020 | 2015 | 5 | 2020 | 1 ls | 100% | \$15,000.00 | \$15,000 | \$21,038 | |
| | Windows & Doors | E II D | | 0000 | 0.5 | 2005 | 2045 | 40 | 0000 | 40.450 | 4000/ | 675.00 | 0014.050 | 00.405.074 | |
| alls | Windows | Full Replacement | | 2000 | 25 | 2025 | 2015 | 13 | 2028 | 12,150 sf | 100% | | \$911,250 | \$2,195,971 | |
| 'alls | | Full Replacement | | 2000 | 20 | 2019 | 2015 | 4 | 2019 | 7 each | 100% | | \$35,000 | \$45,878 | |
| /alls | Loading Dock Section Door | Full Replacement | | 2000 | 20 | 2021 | 2015 | 6 | 2021 | 1 each | 100% | \$12,000.00 | \$12,000 | \$18,009 | |
| NTERIOR COMPONENTS | | | | | | | | | | | | | | | |
| | Interior components and fini | shes are original to the bu | uilding. Most of these ha | ave a project | ed function | nal service life o | f 20 years althou | igh the aesthetic | | | | | | | |
| | Millwork | | | | | | | _ | | | | | | | |
| terior | Millwork | Sand, stain touch-up, refinish | First Floor | 2000 | 15 | 2015 | 2015 | 5 | 2020 | 3,500 sf | 100% | \$4.00 | \$14,000 | \$19,636 | |
| | Interior Partitions | | | | | | | | | | | | | | |
| terior | Repaint | Throughout | First Floor | 2000 | 10 | 2010 | 2015 | 1 | 2016 | 14,945 sf | 100% | \$1.00 | \$14,945 | \$15,991 | |
| | Торан | Triiougriout | T HOLT HOOF | 2000 | | 2010 | 2010 | | 2010 | 11,010 01 | 10070 | ψ1.00 | \$11,010 | ψ10,001 | |
| | Doors | | | | | | | | | | | | | | |
| terior | Doors | Replace | First Floor | 2000 | 20 | 2021 | 2015 | 6 | 2021 | 28 each | 100% | \$1,500.00 | \$42,000 | \$63,031 | |
| | | | | | | | | | | | | | | | |
| | Ceiling/Lighting Systems | | | | | | | | | | | | | | |
| erior | Ceiling/Lighting Systems Acoustic Ceiling Tile | Replace | First Floor | 2000 | 20 | 2021 | 2015 | 6 | | 13,129 sf | 100% | \$2.50 | \$32,823 | \$49,258 | |
| | Ceiling/Lighting Systems Acoustic Ceiling Tile Drywall Ceilings | Replace Replace | First Floor First Floor | 2000 2000 | 20 20 | 2021 2020 | 2015 2015 | 6 5 | 2021 | 13,129 sf 956 sf | 100% 100% | | \$32,823 \$2,390 | \$49,258 \$3,352 | |
| | Acoustic Ceiling Tile Drywall Ceilings | | | 2000 | 20 20 | 2020 | 2015 | | 2021 2020 | | | \$2.50 | \$2,390 | | |
| terior | Acoustic Ceiling Tile | | | | 20 20 12 | 2021 2020 2012 | | | 2021 | | | \$2.50 | | | |
| terior terior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems | Replace | First Floor | 2000 | 20 | 2020 | 2015 | 5 | 2021 2020 | 956 sf 911 sy 2,200 sf | 100% | \$2.50 | \$2,390 | \$3,352 | |
| terior terior terior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet | Replace Replace | First Floor Stack Area Lobby | 2000 | 12 | 2020 | 2015 | 5 | 2021 2020 2017 | 956 sf 911 sy 2,200 sf | 100% | \$2.50 \$50.00 | \$2,390 \$45,556 | \$3,352 \$52,157 | |
| erior erior erior erior erior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Vinyl Carpet | Replace Replace Replace Replace | First Floor Stack Area Lobby Other Spaces | 2000 2000 2000 2000 | 12 10 13 | 2020 2012 2010 2013 | 2015 2015 2015 2015 2015 | 2 3 2 | 2021 2020 2017 2018 2017 | 956 sf 911 sy 2,200 sf 467 sy | 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 | \$2,390 \$45,556 \$44,000 \$32,667 | \$3,352 \$52,157 \$53,902 \$37,400 | |
| erior erior erior erior erior erior erior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Vinyl | Replace Replace Replace | First Floor Stack Area Lobby | 2000 2000 2000 | 20 12 10 | 2020 2012 2010 | 2015 2015 2015 | 5 2 3 | 2021 2020 2017 2018 | 956 sf 911 sy 2,200 sf | 100% 100% 100% | \$2.50 \$50.00 \$20.00 | \$2,390 \$45,556 \$44,000 | \$3,352 \$52,157 \$53,902 | |
| terior terior terior terior terior terior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Vinyl Carpet Vinyl Composition Tile | Replace Replace Replace Replace Replace Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms | 2000 2000 2000 2000 2000 | 12 10 13 10 | 2012 2012 2010 2013 2010 | 2015 2015 2015 2015 2015 2015 | 5 2 3 2 3 | 2021 2020 2017 2018 2017 2018 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf | 100% 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 \$50.00 | \$2,390 \$45,556 \$44,000 \$32,667 \$66,500 | \$3,352 \$52,157 \$53,902 \$37,400 \$81,465 | |
| sterior terior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Viryl Carpet Viryl Composition Tile Recessed Floor Mat Accessories | Replace Replace Replace Replace Replace Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms | 2000 2000 2000 2000 2000 | 12 10 13 10 | 2012 2012 2010 2013 2010 | 2015 2015 2015 2015 2015 2015 | 5 2 3 2 3 | 2021 2020 2017 2018 2017 2018 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf | 100% 100% 100% 100% 100% | \$50.00 \$20.00 \$70.00 \$50.00 \$50.00 | \$2,390 \$45,556 \$44,000 \$32,667 \$66,500 | \$3,352 \$52,157 \$53,902 \$37,400 \$81,465 \$10,413 | |
| sterior sterior sterior sterior sterior sterior sterior sterior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Viryl Carpet Viryl Composition Tile Recessed Floor Mat Accessories Signage | Replace Replace Replace Replace Replace Replace Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms Vestibule Entire Building | 2000 2000 2000 2000 2000 2000 2000 | 12 10 13 10 10 | 2012 2010 2013 2010 2010 2010 | 2015 2015 2015 2015 2015 2015 2015 2015 | 2 3 2 3 3 3 | 2021 2020 2017 2018 2017 2018 2018 2018 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf 170 sf | 100% 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 \$50.00 \$6,000.00 | \$2,390 \$45,556 \$44,000 \$32,657 \$65,500 \$8,500 | \$3,352 \$52,157 \$53,902 \$37,400 \$81,465 \$10,413 | Additional Required New Signage |
| terior terior terior terior terior terior terior terior terior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Viryl Carpet Viryl Composition Tile Recessed Floor Mat Accessories | Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms Vestibule Entire Building Stack Locations | 2000 2000 2000 2000 2000 2000 2000 | 20 12 10 13 10 10 25 25 | 2012 2010 2013 2010 2010 2010 | 2015 2015 2015 2015 2015 2015 2015 | 2 3 2 3 3 3 | 2021 2020 2017 2018 2017 2018 2018 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf 170 sf | 100% 100% 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 \$50.00 \$50.00 \$6,000.00 | \$2,390 \$45,556 \$44,000 \$32,667 \$66,500 \$8,500 | \$3,352 \$52,157 \$53,902 \$37,400 \$81,465 \$10,413 | Additional Required New Signage |
| terior turiture | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Viryl Carpet Viryl Composition Tile Recessed Floor Mat Accessories Signage Shelving Carrel | Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms Vestibule Entire Building Stack Locations Circulation/Technical | 2000 2000 2000 2000 2000 2000 2000 200 | 12 10 13 10 10 25 25 25 | 2020 2012 2010 2013 2010 2010 2010 2025 2025 2025 | 2015 2015 2015 2015 2015 2015 2015 2015 2015 2015 | 5 2 3 2 3 3 3 3 10 10 | 2021 2020 2017 2018 2017 2018 2018 2018 2025 2025 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf 170 sf | 100% 100% 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 \$50.00 \$50.00 \$6,000.00 \$120.00 \$90.00 | \$2,390 \$45,556 \$44,000 \$32,667 \$66,500 \$8,500 \$6,000 \$56,400 \$2,280 | \$3,352 \$52,157 \$53,902 \$37,4000 \$11,413 \$11,803 \$110,947 \$5,666 | Additional Required New Signage |
| sterior sterior sterior sterior sterior sterior sterior sterior sterior | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Viryl Carpet Viryl Composition Tile Recessed Floor Mat Accessories Signage Shetving Carrel Tables | Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms Vestibule Entire Building Stack Locations Circulation/Technical Meeting Rooms | 2000 2000 2000 2000 2000 2000 2000 200 | 20 12 10 13 10 10 25 25 25 25 | 2020 2012 2010 2013 2010 2010 2025 2025 2025 2025 2025 | 2015 2015 2015 2015 2015 2015 2015 2015 | 5 2 3 2 3 3 3 3 10 10 10 | 2021 2020 2017 2018 2017 2018 2018 2018 2025 2025 2025 2025 2025 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf 170 sf 1 ls 470 each 32 each 4 each | 100% 100% 100% 100% 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 \$50.00 \$50.00 \$120.00 \$90.00 | \$2,390 \$45,556 \$44,000 \$32,667 \$6,500 \$8,500 \$6,000 \$56,400 \$2,880 \$2,880 | \$3,352 \$52,157 \$53,902 \$37,400 \$81,465 \$10,413 \$11,803 \$110,947 \$5,665 \$708 | Additional Required New Signage |
| rerior erior erior erior erior erior erior erior erior erior miture miture miture | Acoustic Ceiling Tile Drywall Ceilings Flooring Systems Carpet Sheet Viryl Carpet Viryl Composition Tile Recessed Floor Mat Accessories Signage Shelving Carrel Tables Tables | Replace | First Floor Stack Area Lobby Other Spaces Toilet Rooms Vestibule Entire Building Stack Locations Circulation/Technical | 2000 2000 2000 2000 2000 2000 2000 200 | 12 10 13 10 10 25 25 25 | 2020 2012 2010 2013 2010 2010 2010 2025 2025 2025 | 2015 2015 2015 2015 2015 2015 2015 2015 2015 2015 | 5 2 3 2 3 3 3 3 10 10 | 2021 2020 2017 2018 2017 2018 2018 2018 2025 2025 | 956 sf 911 sy 2,200 sf 467 sy 1,330 sf 170 sf | 100% 100% 100% 100% 100% 100% | \$2.50 \$50.00 \$20.00 \$70.00 \$50.00 \$50.00 \$6,000.00 \$120.00 \$90.00 | \$2,390 \$45,556 \$44,000 \$32,667 \$66,500 \$8,500 \$6,000 \$56,400 \$2,280 | \$3,352 \$52,157 \$53,902 \$37,4000 \$11,413 \$11,803 \$110,947 \$5,666 | Additional Required New Signage |



ANNUAL MAINTENANCE REPORT **DRAFT**



| ELECT | ICAL COMPONENTS - SORTED BY | Y LOCATION/CATEGORY | | | | | | | | | | | | | | | |
|--------|--|--|------------------|-------------------|-----------------|------------------------------------|-----------------|-----------------------------|---|----------------|--------|-------|---------------|-------------|------------------------------|------------------|----------|
| Descri | otion/Life Expectancy | | | | | | E | valuated Cond | dition | | | Es | timated | Cost Data | - 2015 | | |
| | Component | Task | Location | Installed Date | Service Life | Anticipated Replacement Date | Evaluation Date | Life Expectancy Modifier | Life Expectancy Beyond Evaluation (years remaining) | Budget Year | Qty | Units | Pro Ration | Unit Cost | Estimate of Replacement Cost | Escalated Budget | Comments |
| | | | | (year) | (years) | (year) | (year) | | (0 is minimum) | | | | | | (as of 2015) | | |
| | Lighting & Lighting Control Systems: | | | | | | | | | | | | | | | | |
| Elec | Interior Lighting | Replace Fixtures - LED | Overall Interior | 2015 | 20 | 2035 | 2015 | | 20 | 2035 | 250 | Is | 100% | \$750.00 | \$187,500 | \$725,566 | |
| Elec | | Replace Exterior fixtures | Exterior | 2014 | 20 | 2034 | 2015 | | 20 | 2035 | 20 | | 100% | | | \$193,484 | |
| | | | | | | | 2015 | | | | | | | | | | |
| | Power & Power Distribution Systems: | | | | | | | | | | | | | | | | |
| Elec | Original Main Distribution Panel | Replace Square D Due to panel being full and Age of Breakers | Main Level | 2000 | 26 | 2026 | 2015 | | 11 | 2026 | 1 | ea | 100% | \$15,000.00 | \$15,000 | \$31,573 | |
| Elec | Replace Existing Emergency Generator 15KW | New Emergency Generator - 25KW | | 2000 | 20 | 2020 | 2015 | | 5 | 2020 | 1 | LS | 100% | \$55,000.00 | \$55,000 | \$77,140 | |
| Elec | Power Quality | Perform power quality study, and rebalance loads | Interior | 2000 | 18 | 2018 | 2015 | | 3 | 2018 | 1 | ls | 100% | \$10,000.00 | \$10,000 | \$12,250 | |
| - | Fire Alarm, & Communications | | | | | | | | | | | | | | | | |
| | Systems: | | | | | | | | | | | | | | | | |
| Elec | Building Fire Alarm System | Fire Alarm Control Panel | Interior | 2000 | 15 | 2015 | 2015 | | 1 | 2016 | 19,000 | sf | 100% | \$1.50 | \$28,500 | \$30,495 | |
| | | | | | | | | | | | | | | | | | |
| | TOTAL ELECTRICAL | | | | | | | | | | | | | | \$346,000 | \$1,070,509 | |

¹ ANTICIPATED REPLACEMENT DATES HAVE BEEN ESTABLISHED FROM ASHRAE, AND GSA DATA WHERE CATEGORIES ARE GIVEN. 2 MEANS-2014 HAS BEEN UTILIZED TO ESTABLISH REPLACEMENT COSTS.



Total HVAC and Plumbing

HARVARD DIGGINS PUBLIC LIBRARY ANNUAL MAINTENANCE REPORT

DRAFT



\$469,575

\$733,040

MECHANICAL COMPONENTS - SORTED BY LOCATION/ CATEGORY **Description/Life Expectancy Evaluated Condition Estimated Cost Data** Anticipated Estimate of Installed Component Location Manufacturer Product Service Life Replacement Evaluation Date Life Expectancy Beyond Evaluation Budget Year Quantity Proration Unit Cost Replacement Escalated Budget Comments Date Modifier (years remaining) (year) (years) (year) (as of Eval) Various Locations Plumb Water closet, urinal flush valve Sloan 2015 2000 15 2015 2015 7 ea 100% \$5,250 \$5,250 Plumb Sinks Various Locations 2000 2015 2015 2016 ea 100% \$2,500 \$22,500 \$22,500 Plumb Faucets 2000 10 2015 2015 2016 100% \$1,000 \$9,000 \$9,000 ea Plumb Water heater Main Mechanical Room A O Smith 2000 10 2010 2015 2016 ea 100% \$12,000 \$12,000 \$12,000 Main Level Subtotal \$48,750 \$48,750 HVAC Temperature Controls 2015 \$40,000 \$40,000 \$45,796 Throughout Building **Building Automation** 2000 2017 100% Alerton \$40,000 \$45,796 HVAC Pump (Blended cost) \$126.291 \$60,000 FM - Base Mtd. CC 2000 2026 2015 100% \$12,000 Main Mechanical Room Taco ea HVAC Air Handling Units HVAC Fan Coil Unit \$78,686 \$11,922 Throughout Building Titus Single Duct 2000 25 20 2025 2015 10 2025 ea 100% \$10,000 \$40,000 \$8.500 2000 2020 2015 2020 ea 100% \$8.500 HVAC Exhaust Fan Throughout Building 2000 15 20 20 2015 2015 2015 ea 100% \$2,500 \$12,500 \$12,500 2000 2020 2015 \$12.623 HVAC Base Board System Various Locations 2020 ea 100% \$600 \$9.000 HVAC Radiant Panel System 242 \$200 \$48,400 2000 2020 2015 2020 100% \$67.884 Various Locations ea \$121,000 \$229,399 Subtotal EVA1000BN1-UADM 2000 2020 2015 \$75,000 \$105,191 Main Mechanical Room 2020 100% \$75,000 Plumb Hot Water Boiler Thermal Solution ea HVAC Pad Mounted Condensing Unit HVAC Small Pad Mounted Condensing Unit MCCA066D \$98,310 Roof Trane 2000 20 2019 2015 2019 ea 100% \$25,000 \$25,000 2018 2018 \$55,000 \$67.377 Roof 2000 2015 100% \$55,000 ea \$155,000 \$270,878 Subtotal Plumb Electric Water Coolers solenoid valve 2015 Sloan 2000 16 2016 2016 100% \$3,500 \$3,500 **\$3,500** \$7,490 Lobby ea Plumb Replace backflow preventer Plumb Replace Copper Piping Main Mechanical Room RPZ assembly \$10,000 \$10,700 Watts 2000 2015 100% \$10,000 2038 2016 ea Building area 2000 2035 2015 2035 100% \$60,000 \$60,000 ea 38 2018 Plumb Hose Bibs **Building Exterior** 2000 2015 2018 100% \$2,500 \$2,500 \$3,063 ea \$72,500 2000 100% \$ 50 Fire Sprinkler heads Various Locations Unknown Unknown 35 2035 2015 20 2035 55 ea \$2,750 Subtotal \$2,750 \$10,642



ANNUAL MAINTENANCE REPORT DRAFT



| Descrip | otion/Life Expectancy | | | | | | Evaluated | d Condition | | | Estir | nated Co | ost Data - 2014 | | |
|---------------|--|----------------------------------|-------------------------------------|-------------------|-----------------|------------------------------------|--------------------|------------------------------|----------------|----------|-------|---------------|-----------------------|------------------------------|-----------------------|
| | Component | Task | Location | Installed Date | Service Life | Anticipated Replacement Date | Evaluation Date | Expectancy Beyond Evaluation | Budget Year | Qty | Units | Pro Ration | Unit Cost | Estimate of Replacement Cost | Escalated Budget |
| | | | | (year) | (years) | (year) | (year) | (0 is minimum) | | | | | | | |
| 2016 | | | | | | | | | | | | | | | |
| | Democinal | Thomashaut | E:4 E1 | 0000 | 40 | 0040 | 0045 | 1 | 0040 | 44.045 | - e | 4000/ | ΙΦ. 4 | Φ44 O45 | 645.004 |
| Interior | Repaint | Throughout | First Floor | 2000 | 10 | 2010 | 2015 | 1 | 2016 | 14,945 | | 100% | \$ 1 | + , | |
| Elec | Building Fire Alarm System | Fire Alarm Control Panel | Interior | 2000 | 15 | 2015 | 2015 | 1 | 2016 | 19,000 | | 100% | \$ 2 | . , | |
| HVAC | Exhaust Fan Electric Water Coolers | | Throughout Building | 2000 | 15 | 2015 | 2015 | 1 | 2016 | 5 | | 100% | \$ 2,500 | \$2,500 | |
| Plumb | | | Lobby | 2000 | 15 | 2015 | 2015 | 1 | 2016 | 2 | | 100% | \$ 3,500 | \$3,500 | • |
| Plumb | Water closet, urinal flush valve Sinks | | Various Locations Various Locations | 2000 2000 | 15 15 | 2015 2015 | 2015 2015 | 0 | 2016 2016 | 9 | | 100% | \$ 750 \$ 2,500 | \$750 \$2,500 | |
| Plumb | Faucets | | | 2000 | 10 | 2015 | 2015 | 0 | 2016 | 9 | | 100% | | \$2,500 | ' ' |
| Plumb | Water heater | T | Various Locations Mechanical Room | 2000 | 10 | 2010 | 2015 | 0 | 2016 | 4 | | 100% | \$ 1,000 \$ 12,000 | \$1,000 | |
| Plumb | water fleater | | Mechanical Room | 2000 | 10 | 2010 | 2015 | U | 2010 | ı | ea | 100% | Φ 12,000 | Annual Cost: | \$12,000 \$116,101 |
| | | | | | | | | | | | | | | Allitual Cost. | \$110,101 |
| 2017 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Site | Asphalt Paving | Striping and Sealcoating | Parking Lot | 2015 | 2 | 2017 | 2015 | 2 | 2017 | 8,838 | sf | 100% | \$ 2 | \$17,676 | \$20,237 |
| Interior | Carpet | Replace | Other Spaces | 2000 | 13 | 2013 | 2015 | 2 | 2017 | 467 | sy | 100% | \$ 70 | \$32,667 | \$37,400 |
| Interior | Carpet | Replace | Stack Area | 2000 | 12 | 2012 | 2015 | 2 | 2017 | 911 | sy | 100% | \$ 50 | \$45,556 | \$52,157 |
| HVAC | Temperature Controls | | Throughout Building | 2000 | 15 | 2015 | 2015 | 1 | 2017 | 1 | ls | 100% | \$ 40,000 | \$40,000 | \$42,800 |
| | | | | | | | | | | | | | | Annual Cost: | \$152,594 |
| | | | | | | | | | 11 | | | | | | |
| 2018 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Interior | Sheet Vinyl | Replace | Lobby | 2000 | 10 | 2010 | 2015 | 3 | 2018 | 2,200 | sf | 100% | \$ 20 | \$44,000 | \$53,902 |
| Interior | Vinyl Composition Tile | Replace | Toilet Rooms | 2000 | 10 | 2010 | 2015 | 3 | 2018 | 1,330 | sf | 100% | \$ 50 | \$66,500 | \$81,465 |
| Interior | Recessed Floor Mat | Replace | Vestibule | 2000 | 10 | 2010 | 2015 | 3 | 2018 | 170 | | 100% | \$ 50 | | |
| Elec | Power Quality | Perform power quality study, and | | 2000 | 18 | 2018 | 2015 | 3 | 2018 | 1 | | 100% | \$ 10,000 | \$10,000 | \$12,250 |
| HVAC | Small Pad Mounted Condensing Uni | t | Roof | 2000 | 20 | 2018 | 2015 | 3 | 2018 | 1 | ea | 100% | \$ 55,000 | \$55,000 | |
| Plumb | Replace backflow preventer | | Mechanical Room | 2000 | 38 | 2038 | 2015 | 3 | 2018 | 1 | | 100% | \$ 10,000 | | \$10,700 |
| Plumb | Hose Bibs | | Building Exterior | 2000 | 38 | 2038 | 2015 | 3 | 2018 | 1 | ea | 100% | \$ 2,500 | | |
| | | | | | | | | | | | | | | Annual Cost: | \$239,171 |
| 2019 | ANNUAL COSTS | | | | | | | | | | | | | | |
| | | Doving | Darking Let | 2000 | 15 | 2010 | 2045 | 1 | 2040 | 0.000 | C.t | 1000/ | . | ₱ 70.704 | ¢00.166 |
| Site | Asphalt Paving Exterior Doors | Paving Full Penlacement | Parking Lot | 2000 | 15 | 2019 | 2015 | 4 | 2019 | 8,838 | | 100% | \$ 8 | | |
| Walls HVAC | Pad Mounted Condensing Unit | Full Replacement | Roof | 2000 2000 | 20 | 2019 2019 | 2015 | 4 | 2019 2019 | 3 | each | | \$ 5,000 \$ 25,000 | \$35,000 \$25,000 | |
| HVAC | rad Wounted Condensing Unit | <u> </u> | NUUI | ∠000 | 20 | 2019 | 2015 | 4 | 2019 | <u> </u> | ea | 100% | φ 25,000 | ე აგ∠ე,000 | \$105,191 |
| | | | | | | | | | | | | | | Annual Cost: | \$253,447 |
| | | | | | | | | | | | | | | Ailliual Cost. | φ 2 33,441 |

7/27/2016







| Descrip | tion/Life Expectancy | | | | | | Evaluated | d Condition | | | Esti | mated C | ost Data - 2014 | | |
|----------|--------------------------------|--------------------------------|-------------------|-------------------|-----------------|------------------------------------|--------------------|------------------------------|----------------|-------|-------|---------------|-----------------|------------------------------|------------------|
| | Component | Task | Location | Installed Date | Service Life | Anticipated Replacement Date | Evaluation Date | Expectancy Beyond Evaluation | Budget Year | Qty | Units | Pro Ration | Unit Cost | Estimate of Replacement Cost | Escalated Budget |
| | | | | (year) | (years) | (year) | (year) | (0 is minimum) | | | | | | | |
| | | | | | | | | | | | | | | | |
| 2020 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Site | Concrete Paving | Replacement | All | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 8,838 | sf | 100% | \$ 6 | \$53,028 | \$74,375 |
| Site | Landscaping | Replace damaged landscape | Main Level | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 1 | ls | 100% | \$ 15,000 | \$15,000 | \$21,038 |
| Roof | EPDM Membrane | Full Replacement | Building | 2000 | 14 | 2014 | 2015 | 5 | 2020 | 9,900 | sf | 100% | \$ 18 | \$178,200 | \$249,935 |
| Walls | Tuckpoint Building | New Masonry | Bldg as Needed | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 3,500 | sf | 100% | \$ 12 | \$42,000 | \$58,907 |
| Walls | Seal Exterior Woodwork | Maintenance | All Façades | 2015 | 5 | 2020 | 2015 | 5 | 2020 | 1 | ls | 100% | \$ 15,000 | \$15,000 | · · |
| Interior | Millwork | Sand, stain touch-up, refinish | First Floor | 2000 | 15 | 2015 | 2015 | 5 | 2020 | 3,500 | sf | 100% | \$ 4 | \$14,000 | \$19,636 |
| Interior | Drywall Ceilings | Replace | First Floor | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 956 | sf | 100% | \$ 3 | \$2,390 | \$3,352 |
| HVAC | Fan Coil Unit | | | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 1 | ea | 100% | \$ 8,500 | \$8,500 | \$11,922 |
| HVAC | Base Board System | | Various Locations | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 15 | ea | 100% | \$ 600 | \$600 | \$12,623 |
| HVAC | Radiant Panel System | | Various Locations | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 242 | ea | 100% | \$ 200 | \$200 | \$67,884 |
| Elec | New Emergency Generator - 25KW | | | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 1 | LS | 100% | \$ 55,000 | \$55,000 | \$77,140 |
| Plumb | Hot Water Boiler | | Mechanical Room | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 1 | ea | 100% | \$ 75,000 | \$75,000 | \$105,191 |
| | | | | | | | | | | | | | | Annual Cost: | \$723,041 |

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ANNUAL MAINTENANCE REPORT DRAFT



| Descrip | tion/Life Expectancy | | | | Evaluated | Condition | | | | | | | | | |
|-----------|----------------------------------|---------------------|----------------------|-------------------|-----------------|------------------------------------|--------------------|------------------------------|----------------|----------|-------|---------------|-----------|------------------------------|-----------------|
| | Component | Task | Location | Installed Date | Service Life | Anticipated Replacement Date | Evaluation Date | Expectancy Beyond Evaluation | Budget Year | Qty | Units | Pro Ration | Unit Cost | Estimate of Replacement Cost | Escalated Budge |
| | | | | (year) | (years) | (year) | (year) | (0 is minimum) | | | | | | | |
| | | | | | | | | , | | | | | | | |
| | | | | | | | | | 1 | | | | | | |
| 2021 | ANNUAL COSTS | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Interior | Doors | Replace | First Floor | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 28 | each | 100% | \$ 1,500 | \$42,000 | |
| Walls | Loading Dock Section Door | Full Replacement | | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 1 | each | 100% | \$ 12,000 | \$12,000 | \$16,831 |
| Interior | Acoustic Ceiling Tile | Replace | First Floor | 2000 | 20 | 2020 | 2015 | 5 | 2020 | 13,129 | sf | 100% | \$ 3 | \$32,823 | \$46,035 |
| | | | | | | | | | | | | | | Annual Cost: | \$121,773 |
| | | | | | | | | | II | | | | | | |
| 2023 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Walls | Canopy Fascias | Replacement | | 2000 | 25 | 2025 | 2015 | 10 | 2023 | 600 | lf | 100% | \$ 20 | \$12,000 | \$23,606 |
| | Shingle Roof | Full Replacement | Building | 2000 | 20 | 2020 | 2015 | 10 | 2023 | 15,048 | sf | 100% | \$ 3 | \$45,144 | |
| | Gutter | Replace Gutters | All Façades | 2000 | 25 | 2025 | 2015 | 10 | 2023 | 300 | lf | 100% | \$ 25 | \$7,500 | |
| | | | | | | | | | | | | | | Annual Cost: | \$127,165 |
| | | | | | | | | | | | | | | | |
| 2025 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Interior | Signage | | Entire Building | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 1 | ls | 100% | \$ 6,000 | \$6,000 | \$11,803 |
| Furniture | | Replace Shelving | Stack Locations | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 470 | | 100% | \$ 0,000 | \$56,400 | |
| Furniture | | Replace Carrel | Circulation/Technica | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 32 | | 100% | \$ 90 | \$2,880 | |
| Furniture | | Replace | Meeting Rooms | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 4 | | 100% | \$ 90 | \$360 | |
| Furniture | | Replace | Circulation/Technica | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 15 | | 100% | \$ 90 | \$1,350 | |
| Furniture | | Replace | Entire Building | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 185 | each | 100% | \$ 90 | \$16,650 | |
| HVAC | Air Handling Units | Throughout Building | Titus | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 4 | each | 100% | \$ 10,000 | \$40,000 | |
| | | | | | | | | | | | | | | Annual Cost: | \$479,277 |
| 2026 | ANNUAL COSTS | | | | | | | | | | | | | | |
| HVAC | Pump (Blended cost) | | Mechanical Room | 2000 | 25 | 2025 | 2015 | 10 | 2025 | 5 | ea | 100% | \$ 12,000 | \$12,000 | \$118,029 |
| | Original Main Distribution Panel | Replace Breakers | Main Level | 2000 | 26 | 2026 | 2015 | 11 | 2025 | 1 | | 100% | \$ 15,000 | \$15,000 | |
| | Januar mani biodibadon i anol | . topiass broakers | THAIL EOVO | | | 2020 | 20.0 | | 2020 | <u>'</u> | Ju | 1.0070 | 10,000 | Annual Cost: | \$149,602 |
| | | | | | | | | | | | | | | | |
| 2028 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Walls | Windows | Full Replacement | | 2000 | 25 | 2025 | 2015 | 3 | 2028 | 12,150 | sf | 100% | \$ 75 | \$911,250 | \$2,195,971 |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Annual Cost: | \$2,195,971 |

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ANNUAL MAINTENANCE REPORT DRAFT



| Descrip | otion/Life Expectancy | | | | | | Evaluated | d Condition | | | Esti | mated Co | ost Data - 2014 | | |
|---------|-------------------------|---------------------------|-------------------|-------------------|-----------------|------------------------------------|--------------------|------------------------------|----------------|-----|-------|---------------|-----------------|------------------------------|------------------|
| | Component | Task | Location | Installed Date | Service Life | Anticipated Replacement Date | Evaluation Date | Expectancy Beyond Evaluation | Budget Year | Qty | Units | Pro Ration | Unit Cost | Estimate of Replacement Cost | Escalated Budget |
| | | | | (year) | (years) | (year) | (year) | (0 is minimum) | | | | | | | |
| | | | | | | | | , | | | | | | | |
| 2035 | ANNUAL COSTS | | | | | | | | | | | | | | |
| Elec | Interior Lighting | Replace Fixtures - LED | Overall Interior | 2015 | 20 | 2035 | 2015 | 20 | 2035 | 250 | ls | 100% | \$ 750 | \$187,500 | \$725,566 |
| Elec | Exterior Lighting - HID | Replace Exterior fixtures | Exterior | 2014 | 20 | 2034 | 2015 | 20 | 2035 | 20 | ls | 100% | \$ 2,500 | \$50,000 | |
| Plumb | Replace Copper Piling | | Building area | 2000 | 40 | 2040 | 2015 | 2 | 2017 | 1 | ea | 100% | \$ 60,000 | \$60,000 | |
| Fire | Sprinkler heads | | Various Locations | 2000 | 20 | 2020 | 2015 | 20 | 2035 | 55 | ea | 100% | \$ 50 | \$2,750 | |
| | | | | | | | | | | | | | | Annual Cost: | \$998,386 |
| | | | | | | · | | | | | | | | · | |
| 2040 | ANNUAL COSTS | | | | | | | | | | | | | | |
| | | | | | | | | | | _ | | | | | |
| | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | Annual Cost: | \$0 |

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