

CITY OF TROY TROY, MICHIGAN

FACILITY CONDITION ASSESSMENT

IDS PROJECT NO. 17235-1000

MAY 2018

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#### Overview

Integrated Design Solutions, LLC (IDS) was commissioned by the City of Troy to conduct a Facility Condition Assessment of fifty-six (56) structures in Troy, Michigan for the purpose of creating a source for the development of a comprehensive repair, alteration and improvement program. The survey was conducted between January 2018 and April 2018. Each facility was thoroughly surveyed with the assistance of Troy building engineers and supervisory personnel, and historical data.

The following report compiles a list of all deficient building, mechanical, electrical and life safety items that, in our professional opinion, would require replacement, enhancement and/or repair to meet the goals of preserving the assets of each facility. Itemized deficiencies were not meant to change the facilities specific layouts or functions. Items excluded from the report include site amenities and furnishings. The IDS survey team consisted of senior level individuals with extensive knowledge in each of the facility categories surveyed.

The IDS survey team evaluated each deficiency discovered during the survey and assigned an overall score based on two factors, the Deficiency Priority and the Deficiency Category. The Deficiency Priority ranks each item in terms of its critical nature. This ranges from the most critical items that are considered to be a hazard to life, health or safety to the least critical, such as a condition that is not code compliant, but is "grandfathered" in. The Deficiency Category categorizes each item from scheduled maintenance, those requiring routine maintenance to those that are a security risk. The resulting sum of these two factors results in the overall score, where the lowest numerical number relates to the highest priority.

#### Scope of Report

This report consists of the following information:

- An executive summary of all buildings, with respective deficiency costs, current replacement value and facility condition index outlined.
- General information related to the report parameters and methodology.
- Minimum code and barrier free requirements.

For each building, the following information is provided:

- A brief description of the present use and vital statistics of each building.
- A summary of the major findings related to the building deficiencies for the following elements and systems, where applicable:
  - Roof
  - Exterior
  - Interior
  - HVAC
  - Plumbing
  - Fire Protection
  - Temperature Controls
  - Lighting and Controls
  - Power Systems
  - Site
- A spreadsheet listing each deficiency with cost estimates to correct each of the identified deficiencies extrapolated out for the next twenty (20) years.
- Photographs that document existing systems and areas of deficiencies.
- Evaluation sheets.

The deficiencies outlined in this report were the result of visual inspections by IDS staff and/or information obtained from the City of Troy facility and maintenance personnel directly responsible for the respective buildings. The inspections were not intended to be invasive and generally do not include items beyond the surface of floors, walls, ceilings or building systems.

Estimated costs are itemized by architectural, mechanical and electrical trades, and are totaled under Project Costs and include the following additional mark-ups:

Estimated costs have been extrapolated through the year 2038 at an inflation rate of 2.5 percent per year. In some cases, due to the nature of the work, quantities were estimated and assumptions made in order to establish the course of action. Further development and investigation during future implementation phases will be necessary to determine a more accurate scope of work and more precise budget estimate.

#### **Maintenance Costs**

#### Mechanical

In order to preserve the life and efficiency of all mechanical equipment, routine annual maintenance must be performed. For our analysis, we included the annual maintenance cost for the following equipment: pumps, boilers, rooftop units, air handling units, fans, cooling towers, chillers, furnaces, condensing units, and cabinet unit heaters. Assumptions were made for both labor and material costs. We assumed \$60 per hour labor and \$50 per filter or belt for material.

Pump annual maintenance totaled \$300, including greasing the bearings quarterly. Boiler annual maintenance totaled \$450, including cleaning twice a year and chemical treatment. Roof top unit annual maintenance totaled \$1,900, including changing filters three times, cleaning the condenser twice, and replacing belts once. Air handling unit annual maintenance totaled \$2,300, including changing pre-filters three times, final filters once, and replacing belts once. Fan annual maintenance totaled \$150, including replacing the belt once. Cooling Tower annual maintenance totaled \$400, including cleaning the fill four times and basin twice. Chiller annual maintenance totaled \$500, including cleaning twice a year and chemical treatment. Furnace annual maintenance totaled \$350, including replacing the filters three times. Condensing unit annual maintenance totaled \$200, including cleaning the coil three times. Cabinet unit heater annual maintenance totaled \$200, including replacing the filter and belt.

Mechanical	Dor		Α	nnual		
	Per Year Labor Labor Material Rounded		Notes			
Item	rear	Hours	Cost	Cost	Total	
Pump	4	4	240	60	\$300	Grease bearings
Boiler	2	3	180	250	\$450	Clean 2x, chemical treatment
RTU	3	6	360	1,500	\$1,900	Pre-filters 3x, condenser 2x, belts 1x
AHU	3	5	300	2,000	\$2,300	Pre-filters 3x, final-filter 1x, belts 1x
Fan	1	1	60	50	\$150	Replace belt
Cooling Tower	4	6	360	0	\$400	Clean fill
Chiller	2	4	240	250	\$500	Clean 2x, chemical treatment
Furnace	3	3	180	150	\$350	Replace filters
Condensing Unit	3	3	180	0	\$200	Clean coil
CUH	1	1	60	100	\$200	Filter and belt

#### Electrical

Electrical equipment which requires maintenance includes high voltage switchgear, emergency systems and lamp replacement.

High voltage switchgear maintenance is performed by technicians with special training. The equipment must be de-energized, which requires shutting down the building or site. Moving parts are exercised and lubricated, contacts are inspected and replaced if necessary and dust or dirt is removed. The visual inspection can determine problems which require attention prior to them causing failures.

Emergency generators are exercised monthly by time clocks. Annual maintenance includes oil changes, air and oil filter changes and battery and coolant tests. The automatic transfer switch should be inspected and operated to verify sensor and switching operation to and from the emergency source. Outdoor generators should have their battery and engine heating systems tested every fall. The diesel fuel in the tank must be kept "fresh".

Lamp replacement can be a scheduled task or on an "as needed" basis. It should be scheduled and "group re-lamped" for those areas where lamp replacement requires a lift or other special methods to access the fixture. (such as the swimming pool). Where access to lamps is by a ladder, the "as needed" method is assumed. The maintenance costs listed attempt to quantify lamp life as well as material cost. Due to the short lifespan, half of incandescent lamps will require replacement per year. The longer life of fluorescent lamps will require 10% replacement per year. LED lamps and fixtures are projected to have 50,000 hour life and none are expected to need replacement for 20 years based on normal operating hours.

#### Elevator

The State of Michigan, Bureau of Construction Codes, Michigan Elevator Rules – 2007 requires inspections and maintenance performed on each elevator by a licensed elevator inspector every three months. The annual cost for such inspections, assuming no maintenance required, is \$1000. For each hydraulic elevator, a load test is required every three years at \$1800 per elevator. Below is a summary of elevator inspections costs assuming each hydraulic elevator requires a load test.

Building	Number of Elevators	Hydraulic	2018 Cost
City Hall/Hall of Justice	3	Yes	\$8,400.00
City Hall/Police Department	1	Yes	\$2,800.00
Community Center	1	Yes	\$2,800.00
Historic Village - General Store	1	Yes	\$2,800.00
Troy Public Library	1	Yes	\$2,800.00
Sylvan Glen Pro Shop/Restaurant	1	Yes	\$2,800.00
Transit Center	2	No	\$2,000.00
Total	10		\$24,400.00

# **Project Costs Summary - Table 1**

The following is a summary of each building's cost by year (excluding site costs).

Building	2018 Proj Costs	-		2021 Project Costs		2023 Project Costs	:	2028 Project Costs	2038 Project Costs	
Aquatic Center	\$	61,769	\$	150,803	\$	343,253	\$	1,044,092	\$	1,383,423
Caughlin Farms Large House	\$ 1	16,447	\$	125,401	\$	350,663	\$	397,866	\$	509,302
Caughlin Farms Small House	\$	48,366	\$	52,085	\$	82,634	\$	107,318	\$	137,376
Caughlin Farms Large Barn	\$ 35	57,210	\$	384,676	\$	404,150	\$	457,259	\$	585,330
Caughlin Farms Small Barn	\$	93,647	\$	100,847	\$	105,953	\$	119,876	\$	153,451
Caughlin Farms Storage Garage	\$	56,098	\$	60,411	\$	75,001	\$	84,857	\$	108,624
Caughlin Farms Portable Classrooms	\$	52,841	\$	56,904	\$	89,378	\$	101,123	\$	129,446
Caughlin Famrs Toilet Facility	\$	42,779	\$	46,068	\$	109,228	\$	133,777	\$	171,246
City Hall/Hall of Justice	\$ 1,66	60,049	\$	1,997,039	\$	2,844,579	\$	6,944,077	\$	10,625,530
City Hall/Police Addition	\$ 5	13,115	\$	734,294	\$	1,608,483	\$	3,965,817	\$	6,258,226
Sanctuary Lake Cart Building	\$	48,146	\$	51,848	\$	57,833	\$	99,995	\$	128,002
Sanctuary Lake Maintenance Building	\$	29,186	\$	31,430	\$	44,934	\$	145,582	\$	186,357
Sanctuary Lake Pro Shop and Club House	\$	74,470	\$	80,196	\$	194,839	\$	594,445	\$	781,843
Community Center	\$ 1,28	83,408	\$	1,759,148	\$	5,452,816	\$	12,091,229	\$	16,639,164
Troy Racquet Club	\$ 3	19,424	\$	616,281	\$	850,586	\$	3,744,727	\$	4,873,204
District Court 52-4	\$ 1,63	31,572	\$	1,757,025	\$	1,863,295	\$	2,359,691	\$	3,158,331
DPW Main Facility	\$ 1,5	79,767	\$	1,919,307	\$	2,196,528	\$	3,506,047	\$	5,386,164
DPW Parks Garage	\$ 23	39,092	\$	257,476	\$	296,510	\$	459,855	\$	588,654
DPW Facilities Storage Building	\$	80,532	\$	86,724	\$	91,114	\$	113,455	\$	145,233
DPW Street Storage Building	\$ 2	72,755	\$	293,728	\$	308,598	\$	349,150	\$	446,941
DPW Water and Fleet Storage Building	\$ 2	13,277	\$	229,676	\$	241,303	\$	278,197	\$	356,115
DPW Storage Building	\$	20,396	\$	21,964	\$	23,076	\$	26,108	\$	33,421
DPW Parks and Fire Department Storage Building	\$	53,487	\$	57,600	\$	60,516	\$	84,021	\$	107,554
DPW Salt Storage Dome	\$	16,389	\$	17,649	\$	18,543	\$	20,979	\$	175,510
Fire Station One	\$ 16	63,053	\$	197,397	\$	248,325	\$	482,800	\$	917,428
Fire Station Two	\$ 15	58,096	\$	210,377	\$	380,489	\$	654,223	\$	954,439
Fire Station Three	\$ 2	55,152	\$	340,192	\$	376,262	\$	684,750	\$	1,059,703
Fire Station Four	\$	7,584	\$	89,580	\$	94,115	\$	113,829	\$	1,040,231
Fire Station Five	\$ 10	60,578	\$	350,986	\$	379,447	\$	839,725	\$	1,134,204
Fire Station Six	\$	80,177	\$	137,224	\$	166,814	\$	395,157	\$	588,899
Police/Fire Training	\$ 12	21,253	\$	166,126	\$	396,521	\$	757,042	\$	969,078
Historic VIllage Barnard House		07,106	\$	583,789	\$	613,343	\$	700,508	\$	909,097
Historic Village Caswell House	\$	53,393	\$	57,498	\$	60,409	\$	93,059	\$	129,963
Historic Village Church	\$	56,909	\$	64,193	\$	105,054	\$	155,840	\$	211,765
Historic Village Gazebo	\$	2,437	\$	2,625	\$	2,758	\$	3,120	\$	3,994
Historic Village General Store	\$ 10	67,689	\$	180,583	\$	189,725	\$	247,144	\$	639,724
Historic Village Log Cabin	\$	675	\$	727	\$	764	\$	864	\$	1,106
Historic Village Museum	\$ 14	48,606	\$	160,032	\$	191,083	\$	330,070	\$	533,125
Historic VIIIage Parsonage	\$	55,901	\$	60,199	\$	77,031	\$	117,914	\$	150,940
Historic Village Poppleton School		16,844	\$	18,139	\$	24,861	\$	28,128	\$	36,006
Historic Village Print Shop	\$	5,796	\$	6,241	\$	6,557	\$	10,875	\$	26,664
Historic Village Troy Hall		32,833	\$	35,358	\$	54,408	_	62,422	\$	84,052
Historic Village Wagon Shop		91,059	\$	313,438	\$	329,306	\$	372,580	\$	476,933
Troy Public Library		90,581	\$	1,497,504	\$	1,941,358		4,157,576	\$	5,609,626
Lange House		29,338		31,594	\$	81,688		115,795		148,228
OEC/Nature Center/Sugar Shack		60,226		68,928	_	168,336		659,025		967,452
Boulan Park	·	58,296	\$	65,904	\$	208,387	\$	315,609	\$	470,229
Brinston Park	\$	4,955	\$	5,335	_	77,698	\$	91,779	\$	119,254
Don Flynn Park/Concession		89,741		98,095	-	153,484		235,347	\$	301,972
Firefighters Park/Concession		24,921		28,291	\$	177,957		226,364		293,084
Jaycee Park		12,493		124,777	\$	141,175		174,070		222,824
Milverton Park	\$	4,469	_	8,301	_	70,428	_	79,683		102,000
Raintree Park		70,922		76,376		95,516		125,653	\$	163,501
3500 John R Park	\$ 25	99,193	\$	322,198	\$	338,509	\$	382,992	\$	490,262
Stone House Park	\$ 2	73,375	\$	294,395	\$	309,299	\$	349,943	\$	447,957
Sylvan Glen Pro Shop/Restaurant		39,001	·	375,825	_	580,349		773,660	\$	1,342,079
Sylvan Glen Main Building		06,519	\$	330,087	\$	368,945		464,442	\$	594,525
Sylvan Glen Storage Barn		50,795		54,701	_	57,470	_	83,168	\$	106,461
Transit Center	\$	19,710	\$	21,226	\$	23,064	\$	198,269	\$	486,572
Totals	\$ 14,18	83,896	\$	17,266,823	\$	26,204,747	\$	51,712,970	\$	74,801,826

# Facility Condition Index - Table 2

The facility condition index (FCI) number indicates the level of deficiency for each building. This number is arrived by taking the deficiency cost and dividing it by the current replacement value. The FCI method was developed by Applied Management Engineering of Virginia Beach, VA and was published in 1991 by the National Association of College and University Business Officers (NCUBO) in *Managing the Facilities Portfolio*.

School   Building   Square Feet   Cost per SF   Cost   FCI				Replacement	2018 Project	
Caughin Farms Large House   1.784   \$   124.65   \$   222.376   \$   146.47   52%   Caughin Farms Small Barn   1.200   \$   186.00   \$   220.00   \$ 357.210   122%   Caughin Farms Small Barn   1.200   \$   180.00   \$   2270.00   \$ 357.210   122%   Caughin Farms Small Barn   1.200   \$   180.00   \$   2270.00   \$ 357.210   122%   Caughin Farms Storage Garage   600   \$   250.00   \$   165.000   \$   50.984   42%   Caughin Farms Storage Garage   600   \$   250.00   \$   165.000   \$   50.984   34%   Caughin Farms Totalet Facility   210   \$   175.00   \$   30.750   \$   42.779   116%   Caughin Farms Totalet Facility   210   \$   175.00   \$   30.750   \$   42.779   116%   Caughin Farms Totalet Facility   210   \$   175.00   \$   30.750   \$   42.779   116%   Caughin Farms Totalet Facility   210   \$   175.00   \$   30.750   \$   42.779   116%   Caughin Farms Storage Garage   600   \$   250.00   \$   150.000   \$   50.984   34%   Caughin Farms Totalet Facility   210   \$   175.00   \$   30.750   \$   42.779   116%   Caughin Farms Storage Garage   600   \$   175.00   \$   30.750   \$   42.779   116%   Caughin Farms Storage Garage   600   \$   175.00   \$   150.00   \$   1	School / Building	Square Feet	Cost per SF	Cost	Cost	FCI
Caughtin Farms Small Buse   750   \$ 168.70   \$ 126.525   \$ 43.366   38%	Aquatic Center	5,874	\$ 300.00	\$ 1,762,200	\$ 61,769	4%
Caughin Farms Large Barn   1,000   \$   150,00   \$   220,000   \$   397,210   152%				1		
Caughin Farms Small Barn   1.200   \$ 185.00   \$ 122.000   \$ 93.047   4.2%					-	
Caughin Farms Stronge Garage   600   \$   250.00   \$   165.000   \$   59.088   34%			T .	† · · · · · · · · · · · · · · · · · · ·	-	
Caughin Farms Portable Classrooms   540   \$   150.00   \$   81.000   \$   52.841   \$   65%   \$   Caughin Farms Tole Teally   2   2   \$   175.00   \$   3.750   \$   4.279   \$   116%   \$   Cly HellPolice Addition   49.750   \$   2.000   \$   11.508.960   \$   1.680.049   14%   \$   Cly HellPolice Addition   49.750   \$   2.000   \$   9.850.000   \$   513.10   \$   5%   \$   Sanctuary Late Cart Building   \$   1.600   \$   61.40   \$   316.824   \$   44.146   15%   \$   Sanctuary Late Post Police and Police Addition   49.750   \$   218.55   \$   811.955   \$   27.470   9%   \$   Sanctuary Late Post Police and Police   49.750   \$   27.855   \$   811.955   \$   27.470   9%   \$   Sanctuary Late Post Police and Police   49.19   \$   2.000   \$   2.5424.000   \$   1.283.408   \$   6%   \$   70.770   \$   2.000						
Caughin Fams Totel Facility   210.   \$ 175.00   \$ 36.750   \$ 42.779   116%				<u> </u>		
City HallPolice Addition   17.1 831   \$ 100.00   \$ 11.509.896   \$ 1.660.049   14%   City HallPolice Addition   4.757   \$ 200.00   \$ 9.950.000   \$ 5.13.155   5%   Sanctuary Lake Cart Building   \$ 1.60   \$ 6.140   \$ 310.824   \$ 4.4146   15%   Sanctuary Lake Politholous   \$ 3.750   \$ 218.55   \$ 819.553   \$ 7.470   9%   \$ 5.000.000   \$ 2.00	ÿ			. , ,		
City HallProtice Addition   49,750   \$ 20,000   \$ 9,950,000   \$ 513,115   5%				1		
Sanctuary Lake Cart Building   5,160   \$ 61.40   \$ 316,824   \$ 48,146   15%			<u> </u>	1		
Sanctuary Lake Natintenance Building   5.160   \$ 6.140   \$ 316,824   \$ 29,186   9%						
Sanctuary Lake Pro Shop and Club House   3,750   \$ 218,55   \$ 819,653   \$ 74,470   9%			<u> </u>	1	-	
Community Center   127,120   \$ 200,00   \$ 26,424,000   \$ 1,283,408   5%		•				
Troy Racquet Club	•	-	1			
District Court 524   32.400   \$ 200.75   \$ 6,795,900   \$ 1,631,572   24%	-					
DPW Marks Garage   8,250   \$ 130.00   \$ 6,384.330   \$ 1,579,767   23%   DPW Parks Garage   8,250   \$ 130.00   \$ 1,072,500   \$ 239,092   22%   DPW Facilities Storage Building   2,000   \$ 14.04   \$ 122,800   \$ 80,532   66%   DPW Storage Building   3,950   \$ 61.40   \$ 242,530   \$ 272,755   112%   DPW Storage Building   3,960   \$ 61.40   \$ 242,530   \$ 272,755   112%   DPW Storage Building   3,988   \$ 61.40   \$ 244,803   \$ 2713,777   S7%   DPW Storage Building   3,080   \$ 61.40   \$ 589,440   \$ 20,396   3%   DPW Parks and Fire Department Storage Building   31,100   \$ 61.40   \$ 894,340   \$ 20,396   3%   S76,500						
DPW Parks Garage   8.250   \$ 130.00   \$ 1,072.500   \$ 239.092   22%				<u> </u>		
DPW Facilities Storage Building				,		
DPW Street Storage Building   3,950   \$ 61.40   \$ 242,530   \$ 272,755   112%		-	1		<u> </u>	
DPW Water and Fleet Storage Building   9,800   \$ 61.40   \$ 244,863   \$ 213,277   87%   DPW Storage Building   9,800   \$ 61.40   \$ 589,440   \$ 20,396   3%   DPW Storage Building   13,100   \$ 61.40   \$ 804,340   \$ 53,487   7%   DPW Parks and Fire Department Storage Building   13,100   \$ 61.40   \$ 804,340   \$ 53,487   7%   DPW Salt Storage Dome   6,990   \$ 80.00   \$ 556,000   \$ 16,389   3%   Fire Station One   6,616   \$ 178.75   \$ 1,182,610   \$ 163,053   14%   Fire Station Three   8,700   \$ 178.75   \$ 1,182,610   \$ 163,053   14%   Fire Station Three   8,700   \$ 174.15   \$ 1,915,988   \$ 158,096   16%   Fire Station Three   8,700   \$ 174.15   \$ 1,915,988   \$ 7,584   0%   Fire Station Five   6,000   \$ 180.90   \$ 1,085,400   \$ 160,578   15%   Fire Station Five   6,000   \$ 180.90   \$ 1,085,400   \$ 160,578   15%   Fire Station Five   6,000   \$ 178.75   \$ 1,179,750   \$ 80,177   7%   Fire Station Five   6,000   \$ 178.75   \$ 1,179,750   \$ 80,177   7%   Fire Station Five   6,000   \$ 180.90   \$ 1,085,400   \$ 121,283   3%   Fire Station Five   6,000   \$ 1,787,75   \$ 1,179,750   \$ 80,177   7%   Fire Station Five   6,000   \$ 1,787,5   \$ 1,179,750   \$ 121,283   3%   Fire Station Five   6,000   \$ 1,787,5   \$ 1,179,750   \$ 121,283   3%   Fire Station Five   6,000   \$ 1,787,5   \$ 1,179,750   \$ 121,283   3%   Fire Station Five   6,000   \$ 1,787,5   \$ 1,179,750   \$ 121,283   3%   Fire Station Five   6,000   \$ 1,850,00   \$ 1,200   \$ 121,253   3%   Fire Station Five   6,000   \$ 1,850,00   \$ 1,2						
DPW Parks and Fire Department Storage Building   13,100   \$ 61.40   \$ 589,440   \$ 20,396   3%			T .		-	
DPW Parks and Fire Department Storage Building   13,100   \$   61.40   \$   804,340   \$   53,487   7%     DPW Salt Storage Dome   6,950   \$   80.00   \$   556,000   \$   16,399   3%						
DPW Salt Storage Dome						
Fire Station One 6,616 \$ 178.75 \$ 1,182,610 \$ 163,053 14% Fire Station Two Fire Station Trace 8,700 \$ 174.15 \$ 1,515,105 \$ 255,152 Fire Station Frace 8,700 \$ 174.15 \$ 1,515,105 \$ 255,152 Fire Station Frace 8,700 \$ 174.15 \$ 1,515,105 \$ 255,152 Fire Station Frace 8,700 \$ 174.15 \$ 1,915,998 \$ 7,584 O% Fire Station Frace 6,000 \$ 180.90 \$ 1,085,400 \$ 160,678 15% Fire Station Six 6,600 \$ 178.75 \$ 1,179,750 \$ 80,177 Fire Station Six 6,600 \$ 178.75 \$ 1,179,750 \$ 80,177 Fire Station Six 6,600 \$ 178.75 \$ 1,179,750 \$ 80,177 Fire Station Six 6,600 \$ 178.75 \$ 1,179,750 \$ 80,177 Fire Station Frace 1,136 \$ 200.00 \$ 4,227,200 \$ 121,253 3% Historic Village Barnard House 2,000 \$ 166.50 \$ 211,275 \$ 53,393 25% Historic Village Caswell House 1,330 \$ 165.60 \$ 211,275 \$ 53,393 25% Historic Village Caswell Flouse 1,360 \$ 200.00 \$ 322,000 \$ 56,909 18% Historic Village Ceneral Store 2,200 \$ 174.00 \$ 382,000 \$ 167,689 44% Historic Village Copation 700 \$ 200.00 \$ 140,000 \$ 675 0% Historic Village Parsonage 1,500 \$ 168.60 \$ 234,750 \$ 55,901 24% Historic Village Parsonage 1,500 \$ 168.60 \$ 234,750 \$ 55,901 24% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 11,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 16,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 11,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 10,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 10,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 10,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 10,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 10,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 252,000 \$ 10,844 7% Historic Village Parsonage 1,500 \$ 168.00 \$ 275,000 \$ 291,059 139%  Fire Flation Park 4,632 \$ 160,00 \$ 175,000 \$ 291,059 139%  Don Flynn Park/Concession 1,200 \$ 160,00 \$ 129,000 \$ 291,059 139%  Don Flynn Park/Concession 1,200 \$ 150,00 \$ 299,000 \$ 24,921 9%  All Historic Park 1,400 \$ 150,00 \$ 129,000 \$ 24,921 9%  All Historic Village Park 1,400 \$ 150,00 \$ 299,000 \$ 24,921		6,950				
Fire Station Two Fire Station Three Fire Station Three Fire Station Four Fire Station Five Fire Statio						14%
Fire Station Four	Fire Station Two	5,520	\$ 184.40		\$ 158,096	16%
Fire Station Five						
Fire Station Six	Fire Station Four	11,002	\$ 174.15	\$ 1,915,998	\$ 7,584	0%
Police/Fire Training   21,136   \$ 200.00   \$ 4,227,200   \$ 121,253   3%     Historic Village Barnard House   2,000   \$ 156.50   \$ 313,000   \$ 407,106   130%     Historic Village Caswell House   1,350   \$ 156.50   \$ 211,275   \$ 53,393   25%     Historic Village Church   1,610   \$ 200.00   \$ 322,000   \$ 56,909   18%     Historic Village Gazebo   270   \$ 300.00   \$ 81,000   \$ 2,437   3%     Historic Village Gazebo   270   \$ 300.00   \$ 81,000   \$ 2,437   3%     Historic Village General Store   2,200   \$ 174.00   \$ 382,800   \$ 167,689   44%     Historic Village Log Cabin   700   \$ 200.00   \$ 140,000   \$ 675   0%     Historic Village Parsonage   1,500   \$ 156.50   \$ 234,750   \$ 55,901   24%     Historic Village Parsonage   1,500   \$ 168.00   \$ 252,000   \$ 16,844   7%     Historic Village Popleton School   1,500   \$ 168.00   \$ 252,000   \$ 16,844   7%     Historic Village Print Shop   320   \$ 350.00   \$ 112,000   \$ 5,796   5%     Historic Village Print Shop   600   \$ 350.00   \$ 175,000   \$ 32,833   19%     Historic Village Wagon Shop   600   \$ 350.00   \$ 175,000   \$ 32,833   19%     Historic Village Wagon Shop   600   \$ 350.00   \$ 175,000   \$ 32,833   19%     Historic Village Wagon Shop   600   \$ 350.00   \$ 175,000   \$ 291,059   139%     Troy Public Library   44,630   \$ 167.50   \$ 7,475,525   \$ 1,390,581   19%     Lange House   2,814   \$ 102.10   \$ 287,309   \$ 29,338   10%     OEC/Nature Center/Sugar Shack   9,624   \$ 160.00   \$ 1,539,840   \$ 60,226   4%     Boulan Park   4,632   \$ 150.00   \$ 694,800   \$ 58,296   8%     Brinston Park   1,400   \$ 150.00   \$ 279,000   \$ 24,921   9%     Jaycee Park   2,241   \$ 150.00   \$ 299,040   \$ 299,193   100%     Firefighters Park/Concession   1,860   \$ 150.00   \$ 129,000   \$ 4,469   3%     Milverton Park   860   \$ 150.00   \$ 299,040   \$ 299,193   100%     Stone House Park   900   \$ 213.45   \$ 192,005   \$ 306,619   49%     Sylvan Glen Main Building   2,500   \$ 250.00   \$ 306,619   49%	Fire Station Five	6,000	\$ 180.90	\$ 1,085,400	\$ 160,578	15%
Historic Village Barnard House	Fire Station Six	6,600	\$ 178.75	\$ 1,179,750	\$ 80,177	7%
Historic Village Caswell House	Police/Fire Training	21,136	\$ 200.00	\$ 4,227,200	\$ 121,253	3%
Historic Village Church   1,610   \$ 200.00   \$ 322,000   \$ 56,909   18%     Historic Village Gazebo   270   \$ 300.00   \$ 81,000   \$ 2,437   3%     Historic Village General Store   2,200   \$ 174.00   \$ 382,800   \$ 167,689   44%     Historic Village Log Cabin   700   \$ 200.00   \$ 140,000   \$ 675   0%     Historic Village Museum   3,676   \$ 200.00   \$ 735,200   \$ 148,606   20%     Historic Village Parsonage   1,500   \$ 156.50   \$ 234,750   \$ 55,901   24%     Historic Village Poppleton School   1,500   \$ 168.00   \$ 252,000   \$ 16,844   7%     Historic Village Print Shop   320   \$ 350.00   \$ 112,000   \$ 5,796   5%     Historic Village Wagon Shop   600   \$ 350.00   \$ 175,000   \$ 32,833   19%     Historic Village Wagon Shop   600   \$ 350.00   \$ 210,000   \$ 291,059   139%     Troy Public Library   44,630   \$ 167.50   \$ 7,475,525   \$ 1,390,581   19%     Lange House   2,814   \$ 102,10   \$ 287,309   \$ 29,338   10%     OEC/Nature Center/Sugar Shack   9,624   \$ 160.00   \$ 150.00   \$ 60,226   4%     Boulan Park   4,632   \$ 150.00   \$ 694,800   \$ 60,226   4%     Boulan Park   4,632   \$ 150.00   \$ 210,000   \$ 4,955   2%     Don Flynn Park/Concession   1,200   \$ 150.00   \$ 279,000   \$ 24,921   9%     Jaycee Park   2,241   \$ 150.00   \$ 297,000   \$ 24,921   9%     Alient Park   1,880   \$ 150.00   \$ 297,000   \$ 4,469   3%     Raintree Park   1,880   \$ 150.00   \$ 297,000   \$ 4,469   3%     Raintree Park   1,880   \$ 150.00   \$ 297,000   \$ 70,922   24%     Sylvan Glen Por Shop/Restaurant   4,800   \$ 218.55   \$ 1,049,040   \$ 339,011   32%     Sylvan Glen Por Shop/Restaurant   4,800   \$ 218.55   \$ 1,049,040   \$ 339,011   32%     Sylvan Glen Main Building   2,500   \$ 250.00   \$ 625,000   \$ 306,519   49%     Sylvan Glen Storage Barn   7,200   \$ 61.40   \$ 442,080   \$ 50,795   11%	Historic Village Barnard House	2,000	\$ 156.50	\$ 313,000	\$ 407,106	130%
Historic Village Gazebo	Historic Village Caswell House	1,350	\$ 156.50	\$ 211,275	\$ 53,393	25%
Historic Village General Store   2,200   \$ 174.00   \$ 382,800   \$ 167,689   44%     Historic Village Log Cabin   700   \$ 200.00   \$ 140,000   \$ 675   0%     Historic Village Museum   3,676   \$ 200.00   \$ 735,200   \$ 148,606   20%     Historic Village Parsonage   1,500   \$ 156.50   \$ 234,750   \$ 55,901   24%     Historic Village Popleton School   1,500   \$ 168.00   \$ 252,000   \$ 16,844   7%     Historic Village Print Shop   320   \$ 350.00   \$ 112,000   \$ 5,796   5%     Historic Village Print Shop   320   \$ 350.00   \$ 112,000   \$ 32,833   19%     Historic Village Troy Hall   500   \$ 350.00   \$ 175,000   \$ 32,833   19%     Historic Village Wagon Shop   600   \$ 350.00   \$ 210,000   \$ 291,059   139%     Troy Public Library   44,630   \$ 167.50   \$ 7,475,525   \$ 1,390,581   19%     Lange House   2,814   \$ 102.10   \$ 287,309   \$ 293,38   10%     OEC/Nature Center/Sugar Shack   9,624   \$ 160.00   \$ 1,539,840   \$ 60,226   4%     Boulan Park   4,632   \$ 150.00   \$ 694,800   \$ 58,296   8%     Brinston Park   1,400   \$ 150.00   \$ 210,000   \$ 4,955   2%     Don Flynn Park/Concession   1,200   \$ 150.00   \$ 279,000   \$ 24,921   9%     Jaycee Park   2,241   \$ 150.00   \$ 336,150   \$ 112,493   33%     Milverton Park   860   \$ 150.00   \$ 297,000   \$ 4,469   3%     Raintree Park   1,980   \$ 150.00   \$ 297,000   \$ 70,922   24%     Stone House Park   1,680   \$ 178.00   \$ 299,040   \$ 299,193   100%     Stylvan Glen Pro Shop/Restaurant   4,800   \$ 218.55   \$ 1,049,040   \$ 339,001   32%     Sylvan Glen Main Building   2,500   \$ 250.00   \$ 625,000   \$ 306,519   49%     Sylvan Glen Main Building   2,500   \$ 250.00   \$ 625,000   \$ 306,519   49%     Sylvan Glen Storage Barn   7,200   \$ 61.40   \$ 442,080   \$ 50,795   11%	Historic Village Church	1,610	\$ 200.00	\$ 322,000	\$ 56,909	18%
Historic Village Log Cabin   700	Historic Village Gazebo	270	\$ 300.00	\$ 81,000	\$ 2,437	3%
Historic Village Museum   3,676   \$ 200.00   \$ 735,200   \$ 148,606   20%     Historic Village Parsonage   1,500   \$ 156.50   \$ 234,750   \$ 55,901   24%     Historic Village Poppleton School   1,500   \$ 168.00   \$ 252,000   \$ 16,844   7%     Historic Village Print Shop   320   \$ 350.00   \$ 112,000   \$ 5,796   5%     Historic Village Troy Hall   500   \$ 350.00   \$ 175,000   \$ 32,833   19%     Historic Village Wagon Shop   600   \$ 350.00   \$ 210,000   \$ 291,059   139%     Troy Public Library   44,630   \$ 167.50   \$ 7,475,525   \$ 1,390,581   19%     Lange House   2,814   \$ 102.10   \$ 287,309   \$ 29,338   10%     OEC/Nature Center/Sugar Shack   9,624   \$ 160.00   \$ 1,539,840   \$ 60,226   4%     Boulan Park   4,632   \$ 150.00   \$ 694,800   \$ 58,296   8%     Brinston Park   1,400   \$ 150.00   \$ 210,000   \$ 4,955   2%     Don Flynn Park/Concession   1,200   \$ 150.00   \$ 180,000   \$ 89,741   50%     Firefighters Park/Concession   1,860   \$ 150.00   \$ 279,000   \$ 24,921   9%     Jaycee Park   2,241   \$ 150.00   \$ 336,150   \$ 112,493   33%     Milverton Park   860   \$ 150.00   \$ 297,000   \$ 70,922   24%     3500 John R Park   1,980   \$ 150.00   \$ 299,040   \$ 299,193   100%     Stone House Park   900   \$ 213.45   192,105   \$ 273,375   142%     Sylvan Glen Pto Shop/Restaurant   4,800   \$ 218.55   \$ 1,049,040   \$ 339,001   32%     Sylvan Glen Nain Building   2,500   \$ 250.00   \$ 625,000   \$ 306,519   49%     Sylvan Glen Storage Barn   7,200   \$ 61.40   \$ 442,080   \$ 50,795   11%	Historic Village General Store	2,200		\$ 382,800	\$ 167,689	44%
Historic Village Parsonage	Historic Village Log Cabin	700		\$ 140,000	\$ 675	0%
Historic Village Poppleton School 1,500 \$ 168.00 \$ 252,000 \$ 16,844 7%  Historic Village Print Shop 320 \$ 350.00 \$ 112,000 \$ 5,796 5%  Historic Village Troy Hall 500 \$ 350.00 \$ 175,000 \$ 32,833 19%  Historic Village Wagon Shop 600 \$ 350.00 \$ 210,000 \$ 291,059 139%  Troy Public Library 44,630 \$ 167,50 \$ 7,475,525 \$ 1,390,581 19%  Lange House 2,814 \$ 102.10 \$ 287,309 \$ 29,338 10%  OEC/Nature Center/Sugar Shack 9,624 \$ 160.00 \$ 1,539,840 \$ 60,226 4%  Boulan Park 4,632 \$ 150.00 \$ 694,800 \$ 58,296 8%  Brinston Park 1,400 \$ 150.00 \$ 210,000 \$ 4,955 2%  Don Flynn Park/Concession 1,860 \$ 150.00 \$ 279,000 \$ 24,921 9%  Firefighters Park/Concession 1,860 \$ 150.00 \$ 279,000 \$ 24,921 9%  Jaycee Park 2,241 \$ 150.00 \$ 336,150 \$ 112,493 33%  Milverton Park 860 \$ 150.00 \$ 297,000 \$ 4,469 3%  Raintree Park 1,980 \$ 150.00 \$ 297,000 \$ 70,922 24%  3500 John R Park 1,680 \$ 178.00 \$ 299,040 \$ 299,193 100%  Stone House Park 1,680 \$ 178.00 \$ 299,040 \$ 299,193 100%  Stone House Park 4,800 \$ 213.45 \$ 192,105 \$ 273,375 142%  Sylvan Glen Nain Building 2,500 \$ 250.00 \$ 625,000 \$ 306,519 49%  Sylvan Glen Main Building 2,500 \$ 250.00 \$ 625,000 \$ 306,519 49%  Sylvan Glen Storage Barn 7,200 \$ 61.40 \$ 442,080 \$ 50,795 111%	Historic Village Museum	3,676		\$ 735,200	\$ 148,606	20%
Historic Village Print Shop 320 \$ 350.00 \$ 112,000 \$ 5,796 5%   Historic Village Troy Hall 500 \$ 350.00 \$ 175,000 \$ 32,833 19%   Historic Village Wagon Shop 600 \$ 350.00 \$ 210,000 \$ 291,059 139%   Troy Public Library 44,630 \$ 167.50 \$ 7,475,525 \$ 1,390,581 19%   Lange House 2,814 \$ 102.10 \$ 287,309 \$ 29,338 10%   OEC/Nature Center/Sugar Shack 9,624 \$ 160.00 \$ 1,539,840 \$ 60,226 4%   Boulan Park 4,632 \$ 150.00 \$ 694,800 \$ 58,296 8%   Brinston Park 1,400 \$ 150.00 \$ 210,000 \$ 4,955 2%   Don Flynn Park/Concession 1,200 \$ 150.00 \$ 180,000 \$ 89,741 50%   Firefighters Park/Concession 1,860 \$ 150.00 \$ 279,000 \$ 24,921 9%   Jaycee Park 2,241 \$ 150.00 \$ 336,150 \$ 112,493 33%   Milverton Park 860 \$ 150.00 \$ 129,000 \$ 4,469 3%   Raintree Park 1,980 \$ 150.00 \$ 299,040 \$ 299,193 100%   Stone House Park 900 \$ 213,45 \$ 192,105 \$ 273,375 142%   Sylvan Glen Pro Shop/Restaurant 4,800 \$ 218,55 \$ 1,049,040 \$ 339,001 32%   Sylvan Glen Nain Building 2,500 \$ 250.00 \$ 625,000 \$ 306,519 49%						
Historic Village Troy Hall 500 \$ 350.00 \$ 175,000 \$ 32,833 19%   Historic Village Wagon Shop 600 \$ 350.00 \$ 210,000 \$ 291,059 139%   Troy Public Library 44,630 \$ 167.50 \$ 7,475,525 \$ 1,390,581 19%   Lange House 2,814 \$ 102.10 \$ 287,309 \$ 29,338 10%   OEC/Nature Center/Sugar Shack 9,624 \$ 160.00 \$ 1,539,840 \$ 60,226 4%   Boulan Park 4,632 \$ 150.00 \$ 694,800 \$ 58,296 8%   Brinston Park 1,400 \$ 150.00 \$ 210,000 \$ 4,955 2%   Don Flynn Park/Concession 1,200 \$ 150.00 \$ 180,000 \$ 89,741 50%   Firefighters Park/Concession 1,860 \$ 150.00 \$ 279,000 \$ 24,921 9%   Jaycee Park 2,241 \$ 150.00 \$ 336,150 \$ 112,493 33%   Milverton Park 860 \$ 150.00 \$ 129,000 \$ 4,469 3%   Raintree Park 1,980 \$ 150.00 \$ 29,000 \$ 70,922 24%   3500 John R Park 1,680 \$ 178.00 \$ 299,040 \$ 299,193 100%   Stone House Park 900 \$ 213.45 \$ 192,105 \$ 273,375 142%   Sylvan Glen Pro Shop/Restaurant 4,800 \$ 218.55 \$ 1,049,040 \$ 339,001 32%   Sylvan Glen Nain Building 2,500 \$ 250.00 \$ 625,000 \$ 306,519 49%	Historic Village Poppleton School		1	<u> </u>		
Historic Village Wagon Shop   600	<u> </u>			, , , , , , , , , , , , , , , , , , , ,		
Troy Public Library 44,630 \$ 167.50 \$ 7,475,525 \$ 1,390,581 19%  Lange House 2,814 \$ 102.10 \$ 287,309 \$ 29,338 10%  OEC/Nature Center/Sugar Shack 9,624 \$ 160.00 \$ 1,539,840 \$ 60,226 4%  Boulan Park 4,632 \$ 150.00 \$ 694,800 \$ 58,296 8%  Brinston Park 1,400 \$ 150.00 \$ 210,000 \$ 4,955 2%  Don Flynn Park/Concession 1,200 \$ 150.00 \$ 180,000 \$ 89,741 50%  Firefighters Park/Concession 1,860 \$ 150.00 \$ 279,000 \$ 24,921 9%  Jaycee Park 2,241 \$ 150.00 \$ 336,150 \$ 112,493 33%  Milverton Park 860 \$ 150.00 \$ 297,000 \$ 4,469 3%  Raintree Park 1,980 \$ 150.00 \$ 297,000 \$ 70,922 24%  3500 John R Park 1,680 \$ 178.00 \$ 299,040 \$ 299,193 100%  Stone House Park 900 \$ 213.45 \$ 192,105 \$ 273,375 142%  Sylvan Glen Pro Shop/Restaurant 4,800 \$ 218.55 \$ 1,049,040 \$ 339,001 32%  Sylvan Glen Main Building 2,500 \$ 250.00 \$ 625,000 \$ 306,519 49%  Sylvan Glen Storage Barn 7,200 \$ 61.40 \$ 442,080 \$ 50,795 11%			T .			
Lange House 2.814 \$ 102.10 \$ 287,309 \$ 29,338 10%  OEC/Nature Center/Sugar Shack 9,624 \$ 160.00 \$ 1,539,840 \$ 60,226 4%  Boulan Park 4,632 \$ 150.00 \$ 694,800 \$ 58,296 8%  Brinston Park 1,400 \$ 150.00 \$ 210,000 \$ 4,955 2%  Don Flynn Park/Concession 1,200 \$ 150.00 \$ 180,000 \$ 89,741 50%  Firefighters Park/Concession 1,860 \$ 150.00 \$ 279,000 \$ 24,921 9%  Jaycee Park 2,241 \$ 150.00 \$ 336,150 \$ 112,493 33%  Milverton Park 860 \$ 150.00 \$ 129,000 \$ 4,469 3%  Raintree Park 1,980 \$ 150.00 \$ 297,000 \$ 70,922 24%  3500 John R Park 1,680 \$ 178.00 \$ 299,040 \$ 299,193 100%  Stone House Park 900 \$ 213.45 \$ 192,105 \$ 273,375 142%  Sylvan Glen Pro Shop/Restaurant 4,800 \$ 218.55 \$ 1,049,040 \$ 339,001 32%  Sylvan Glen Main Building 2,500 \$ 250.00 \$ 625,000 \$ 306,519 49%  Sylvan Glen Storage Barn 7,200 \$ 61.40 \$ 442,080 \$ 50,795 11%						
OEC/Nature Center/Sugar Shack         9,624         \$ 160.00         \$ 1,539,840         \$ 60,226         4%           Boulan Park         4,632         \$ 150.00         \$ 694,800         \$ 58,296         8%           Brinston Park         1,400         \$ 150.00         \$ 210,000         \$ 4,955         2%           Don Flynn Park/Concession         1,200         \$ 150.00         \$ 180,000         \$ 89,741         50%           Firefighters Park/Concession         1,860         \$ 150.00         \$ 279,000         \$ 24,921         9%           Jaycee Park         2,241         \$ 150.00         \$ 336,150         \$ 112,493         33%           Miverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,000         \$ 299,193         100%           Stone House Park         900         \$ 213.45         192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.		,				
Boulan Park         4,632         \$ 150.00         \$ 694,800         \$ 58,296         8%           Brinston Park         1,400         \$ 150.00         \$ 210,000         \$ 4,955         2%           Don Flynn Park/Concession         1,200         \$ 150.00         \$ 180,000         \$ 89,741         50%           Firefighters Park/Concession         1,860         \$ 150.00         \$ 279,000         \$ 24,921         9%           Jaycee Park         2,241         \$ 150.00         \$ 336,150         \$ 112,493         33%           Miverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,193         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40 <t< td=""><td></td><td>•</td><td>-</td><td>. , ,</td><td></td><td></td></t<>		•	-	. , ,		
Brinston Park         1,400         \$ 150.00         \$ 210,000         \$ 4,955         2%           Don Flynn Park/Concession         1,200         \$ 150.00         \$ 180,000         \$ 89,741         50%           Firefighters Park/Concession         1,860         \$ 150.00         \$ 279,000         \$ 24,921         9%           Jaycee Park         2,241         \$ 150.00         \$ 336,150         \$ 112,493         33%           Miverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,133         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%	9			1		
Don Flynn Park/Concession         1,200         \$ 150.00         \$ 180,000         \$ 89,741         50%           Firefighters Park/Concession         1,860         \$ 150.00         \$ 279,000         \$ 24,921         9%           Jaycee Park         2,241         \$ 150.00         \$ 336,150         \$ 112,493         33%           Milverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,193         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%						
Firefighters Park/Concession         1,860         \$ 150.00         \$ 279,000         \$ 24,921         9%           Jaycee Park         2,241         \$ 150.00         \$ 336,150         \$ 112,493         33%           Milverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,193         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%				<u> </u>		
Jaycee Park         2,241         \$ 150.00         \$ 336,150         \$ 112,493         33%           Milverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,193         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%						
Milverton Park         860         \$ 150.00         \$ 129,000         \$ 4,469         3%           Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,193         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%			-			
Raintree Park         1,980         \$ 150.00         \$ 297,000         \$ 70,922         24%           3500 John R Park         1,680         \$ 178.00         \$ 299,040         \$ 299,193         100%           Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%	•		<b>+</b>			
3500 John R Park     1,680     \$ 178.00     \$ 299,040     \$ 299,193     100%       Stone House Park     900     \$ 213.45     \$ 192,105     \$ 273,375     142%       Sylvan Glen Pro Shop/Restaurant     4,800     \$ 218.55     \$ 1,049,040     \$ 339,001     32%       Sylvan Glen Main Building     2,500     \$ 250.00     \$ 625,000     \$ 306,519     49%       Sylvan Glen Storage Barn     7,200     \$ 61.40     \$ 442,080     \$ 50,795     11%						
Stone House Park         900         \$ 213.45         \$ 192,105         \$ 273,375         142%           Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%						
Sylvan Glen Pro Shop/Restaurant         4,800         \$ 218.55         \$ 1,049,040         \$ 339,001         32%           Sylvan Glen Main Building         2,500         \$ 250.00         \$ 625,000         \$ 306,519         49%           Sylvan Glen Storage Barn         7,200         \$ 61.40         \$ 442,080         \$ 50,795         11%						
Sylvan Glen Main Building         2,500         \$         250.00         \$         625,000         \$         306,519         49%           Sylvan Glen Storage Barn         7,200         \$         61.40         \$         442,080         \$         50,795         11%						
Sylvan Glen Storage Barn 7,200 \$ 61.40 \$ 442,080 \$ 50,795 11%						
	Sylvan Gien Storage Barn Transit Center	5,725	\$ 200.00		\$ 19,710	2%

This report recommends system upgrades that are long-term goals City-wide. The FCI values should not be construed as meaning an entire building is deficient, rather, over time, the systems upgrades have not kept pace with comparable facilities of the latest design and engineering.

# Site Costs Summary - Table 3

Building	2018 Site Costs	2021 Site Costs	2023 Site Costs	2028 Site Costs	2038 Site Costs
-					
Aquatic Center	\$ 41,855	\$ 59,030	\$ 62,019	\$ 70,168	\$ 1,063,161
Caughlin Farms Large House	\$ -	\$ -	\$ -	\$ -	\$ -
Caughlin Farms Small House	\$ -	\$ -	\$ -	\$ -	\$ -
Caughlin Farms Large Barn	\$ 16,902	\$ 18,202	\$ 19,123	\$ 21,636	\$ 27,696
Caughlin Farms Small Barn	\$ -	\$ -	\$ - \$ -	\$ - \$ -	\$ - \$ -
Caughlin Farms Storage Garage	\$ - \$ 4,928	\$ - \$ 5,306			
Caughlin Farms Portable Classrooms Caughlin Farms Toilet Facility	\$ 4,926	\$ 5,306 \$ -	\$ 5,575 \$ -	\$ 6,308 \$ -	\$ 8,074 \$ -
City Hall/Hall of Justice	\$ 49,826	\$ 60,635	\$ 498,984	\$ 564,555	\$ 749,223
City Hall/Police Addition	\$ 77,328	\$ 83,274	\$ 744,950	\$ 842,842	\$ 1,105,454
Sanctuary Lake Cart Building	\$ 77,526	\$ 03,274	\$ -	\$ -	\$ 1,100,404
Sanctuary Lake Maintenance Building	\$ -	\$ -	\$ -	\$ -	\$ -
Sanctuary Lake Pro Shop and Club House	\$ 45,765	\$ 49,284	\$ 55,445	\$ 78,490	\$ 1,468,527
Community Center	\$ 1,642,496	\$ 1,768,789	\$ 1,858,334	\$ 2,145,393	\$ 2,865,740
Troy Racquet Club	\$ 5,184	\$ 5,583	\$ 5,865	\$ 6,636	\$ 294,568
District Court 52-4	\$ 1,086,480	\$ 1,170,020	\$ 1,229,252	\$ 1,390,786	\$ 1,780,324
DPW Main Facility	\$ 160,240	\$ 172,561	\$ 1,335,075	\$ 2,823,640	\$ 3,614,497
DPW Parks Garage	\$ -	\$ -	\$ -	\$ -	\$ -
DPW Facilities Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -
DPW Street Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -
DPW Water and Fleet Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -
DPW Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -
DPW Parks and Fire Department Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -
DPW Salt Storage Dome	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station One	\$ 87,122	\$ 93,821	\$ 98,571	\$ 111,524	\$ 150,723
Fire Station Two	\$ 25,468	\$ 27,426	\$ 183,388	\$ 220,275	\$ 289,933
Fire Station Three	\$ 78,354	\$ 84,379	\$ 88,650	\$ 397,535	\$ 530,116
Fire Station Four	\$ -	\$ -	\$ -	\$ -	\$ 122,109
Fire Station Five	\$ 21,186	\$ 22,815	\$ 121,113	\$ 137,028	\$ 178,063
Fire Station Six	\$ 18,431	\$ 19,848	\$ 27,268	\$ 214,203	\$ 292,779
Police/Fire Training	\$ 244,320	\$ 263,106	\$ 276,426	\$ 312,751	\$ 416,274
Historic Village Barnard House	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Caswell House	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Church	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Gazebo	\$ 1,823	\$ 1,963	\$ 2,062	\$ 2,333	\$ 2,986
Historic Village General Store	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Log Cabin	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Museum	\$ 1,306,627	\$ 1,407,095	\$ 1,599,226	\$ 1,847,797	\$ 2,365,336
Historic Village Parsonage	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Poppleton School	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Print Shop	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Troy Hall	\$ -	\$ -	\$ -	\$ -	\$ -
Historic Village Wagon Shop	\$ -	\$ -	\$ -	\$ -	\$ -
Troy Public Library	\$ 254,926	\$ 274,527	\$ 288,425	\$ 326,327	\$ 420,381
Lange House	\$ 9,612	\$ 10,351	\$ 10,875	\$ 12,304	\$ 15,750
OEC/Nature Center/Sugar Shack Boulan Park	\$ 18,187 \$ 154,260	\$ 21,766	\$ 22,868	\$ 292,002 \$ 1,437,008	\$ 409,146
	\$ 154,260 \$ 331,641	\$ 194,034 \$ 357,141	\$ 262,081 \$ 466,875	\$ 1,437,008 \$ 545,335	\$ 4,298,155 \$ 753,378
Brinston Park  Don Flynn Park/Concession	\$ 504,630	'		\$ 645,969	
Firefighters Park/Concession	\$ 504,630	\$ 543,431 \$ 70,655	\$ 570,943 \$ 74,232	\$ 645,969 \$ 129,608	\$ 915,381 \$ 2,046,018
Jaycee Park	\$ 2,430				
Milverton Park	\$ 144,018		\$ 162,943		\$ 510,738
Raintree Park	\$ 34,560				\$ 801,227
3500 John R Park	\$ 21,600		\$ 24,438	\$ 27,650	\$ 35,394
Stone House Park	\$ 2,025	\$ 2,181		\$ 2,592	\$ 3,318
Sylvan Glen Pro Shop/Restaurant	\$ 320,660	\$ 357,528	\$ 1,298,178	\$ 1,550,942	\$ 1,985,336
Sylvan Glen Main Building	\$ -	\$ -	\$ -	\$ 13,652	\$ 17,475
Sylvan Glen Storage Barn	\$ -	\$ -	\$ -	\$ -	\$ -
Transit Center	\$ 5,670	\$ 6,106	\$ 6,415	\$ 304,494	\$ 434,906
Totals				\$ 16,931,853	\$ 31,332,799

#### **Conclusions**

As a reference, the total of all deficient items was estimated to be \$14,183,896 in 2018 dollars, including all mark-ups listed in the report.

Management of the facilities carries with it the stewardship responsibility to preserve the assets and maintain them in a condition that will allow the City of Troy to effectively carry out its mission. To achieve this, the City of Troy has developed a strategic plan for the preservation of City buildings. The major barrier to full implementation is funding. Failure to fund, however, does not save money or reduce costs, for only by strategically investing in asset preservation can dollars be saved and costs controlled.

# **City of Troy Staff**

Kurt Bovensiep, Public Works Director, k.bovensiep@troymi.gov Dennis Trantham, Facilities and Ground Operations Manager, dennis.trantham@troymi.gov Joe Lagarde, Facilities Division Supervisor, joe.lagarde@troymi.gov

### **IDS Audit Staff**

Project Manager	Bruce Snyder
Architectural	Brian Ingham
Mechanical	Mark Koehler
Electrical	Tom Hackett

# Third Party Information

Historic Preservation Architects .	Hopkins Burns Design Studio
Elevator Manufacturer	Kone Elevators and Escalators

#### **Deficiency Priorities**

Priority 1 - Currently Critical: Conditions in this category require immediate action to:

- Correct a cited safety hazard
- Stop accelerated deterioration
- Return a facility to operation

Priority 2 - Potentially Critical: Conditions in this category, if not corrected expeditiously, will become critical within a year. Situations within this category include:

- Intermittent operations
- Rapid deterioration
- Potential life safety hazards

Priority 3 - Necessary, Not Yet Critical: Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

Priority 4 - Recommended: Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.

Priority 5 - Appearance: Conditions in this category include finishes that have deteriorated and are required to maintain the required aesthetic standards.

Priority 6 - Does Not Meet Current Codes/Standards - "Grandfathered": Conditions in this category include items that do not conform to existing codes, but are "grandfathered" in their condition. No action is required at this time, but should substantial work be undertaken in contiguous areas, certain existing conditions may require correction to comply with current code standards.

	1	2	3	4	5	6	7
Aquatic Center	\$0	\$0	\$17,246	\$40,338	\$0	\$4,185	9
Caughlin Farms Large House	\$8,640	\$45,714	\$24,840	\$10,024	\$26,744	\$486	\$
Caughlin Farms Small House	\$8,640	\$25,815	\$0	\$304	\$13,068	\$540	\$
Caughlin Farms Large Barn	\$320,760	\$36,450	\$0	\$0	\$0	\$0	\$
Caughlin Farms Small Barn	\$90,623	\$0	\$0	\$3,024	\$0	\$0	\$
Caughlin Farms Storage Garage	\$30,434	\$11,610	\$2,430	\$2,160	\$9,464	\$0	\$
Caughlin Farms Portable Classrooms	\$9,504	\$15,984	\$1,418	\$25,126	\$0	\$810	\$
Caughlin Farms Toilet Facility	\$19,829	\$0	\$8,100	\$11,880	\$0	\$2,970	\$
City Hall/Hall of Justice	\$0	\$213,573	\$247,315	\$1,155,759	\$8,640	\$34,763	\$
City Hall/Police Addition	\$0	\$8,100	\$44,746	\$422,686	\$30,024	\$7,560	\$
Sanctuary Lake Cart Building	\$0	\$0	\$0	\$48,146	\$0	\$0	\$
Sanctuary Lake Maintenance Building	\$0	\$0	\$0	\$28,106	\$0	\$1,080	\$
Sanctuary Lake Pro Shop and Club House	\$0	\$5,400	\$3,672	\$51,450	\$9,898	\$4,050	\$
Community Center	\$0	\$12,150	\$118,361	\$1,105,647	\$0	\$10,800	\$36,45
Troy Racquet Club	\$0	\$43,740	\$28,755	\$240,260	\$0	\$6,669	\$
District Court 52-4	\$6,122	\$0	\$59,873	\$1,410,299	\$148,798	\$6,480	\$
DPW Main Facility	\$0	\$810,675	\$154,710	\$497,435	\$15,293	\$61,155	\$40,50
DPW Parks Garage	\$0	\$47,520	\$47,655	\$121,709	\$0	\$16,133	\$6,07
DPW Facilities Storage Building	\$0	\$16,578	\$10,325	\$25,009	\$0	\$27,000	\$1,62
DPW Street Storage Building	\$0	\$22,613	\$68,480	\$140,171	\$0	\$41,492	\$
DPW Water and Fleet Storage Building	\$0	\$35,262	\$46,790	\$84,083	\$0	\$47,142	\$
DPW Storage Building	\$0	\$0	\$0	\$20,396	\$0	\$0	\$
DPW Parks and Fire Department Storage Building	\$0	\$0	\$2,700	\$47,898	\$0	\$0	\$2,88
DPW Salt Storage Dome	\$4,185	\$0	\$0	\$12,204	\$0	\$0	\$
Fire Station One	\$0	\$50,760	\$621	\$97,193	\$0	\$14,479	\$
Fire Station Two	\$0	\$69,390	\$14,310	\$60,997	\$0	\$13,399	\$
Fire Station Three	\$0	\$39,150	\$0	\$88,731	\$118,665	\$8,606	\$
Fire Station Four	\$0	\$0	\$135	\$7,449	\$0	\$0	\$
Fire Station Five	\$945	\$19,980	\$0	\$60,173	\$9,415	\$70,065	\$
Fire Station Six	\$0	\$10,530	\$0	\$52,637	\$15,863	\$1,148	\$
Police/Fire Training	\$4,050	\$0	\$9,180	\$99,417	\$0	\$8,606	\$
Historic Village Barnard House	\$407,106	\$0	\$0	\$0	\$0	\$0	\$
Historic Village Caswell House	\$0	\$14,681	\$27,068	\$10,969	\$675	\$0	\$
Historic Village Church	\$810	\$14,580	\$32,400	\$8,039	\$0	\$1,080	\$
Historic Village Gazebo	\$0	\$0	\$2,381	\$56	\$0	\$0	\$
Historic Village General Store	\$270	\$38,610	\$43,909	\$83,078	\$0	\$1,823	\$
Historic Village Log Cabin	\$0	\$0	\$675	\$0	\$0	\$0	\$
Historic Village Museum	\$1,593	\$9,450	\$53,879	\$76,664	\$3,983	\$3,038	\$
Historic Village Parsonage	\$405	\$9,990	\$30,038	\$13,578	\$1,350	\$540	\$
Historic Village Poppleton School	\$270	\$2,025	\$3,578	\$4,491	\$6,480	\$0	\$
Historic Village Print Shop	\$0	\$0	\$4,320	\$180	\$1,296	\$0	\$
Historic Village Troy Hall	\$743	\$3,827	\$25,718	\$1,196	\$0	\$1,350	\$
Historic Village Wagon Shop	\$540	\$878	\$289,305	\$336	\$0	\$0	\$
Troy Public Library	\$11,475	\$20,250	\$225,180	\$827,280	\$202,230	\$104,166	\$
Lange House	\$0	\$540	\$0	\$28,798	\$0	\$0	\$
OEC/Nature Center/Sugar Shack	\$0	\$1,620	\$5,767	\$45,279	\$0	\$7,560	\$
Boulan Park	\$0	\$28,215	\$0	\$24,546	\$0	\$5,535	\$
Brinston Park	\$0	\$1,080	\$0	\$3,875	\$0	\$0	\$
Don Flynn Park/Concession	\$52,245	\$20,520	\$1,620	\$13,466	\$0	\$1,890	\$
Firefighters Park/Concession	\$0	\$16,470	\$1,337	\$4,145	\$0	\$2,970	\$
Jaycee Park	\$83,633	\$17,550	\$0	\$6,855	\$0	\$2,295	\$2,16
Milverton Park	\$0	\$0	\$0	\$3,848	\$0	\$0	\$62
Raintree Park	\$58,320	\$3,240	\$4,590	\$3,962	\$0	\$810	\$
3500 John R Park	\$0	\$0	\$0	\$299,193	\$0	\$0	\$
Stone House Park	\$0	\$0	\$0	\$273,375	\$0	\$0	\$
Sylvan Glen Pro Shop/Restaurant	\$33,919	\$36,484	\$42,390	\$189,101	\$10,647	\$6,210	\$20,25
Sylvan Glen Main Building	\$48,465	\$19,321	\$103,937	\$98,049	\$36,747	\$0	\$
Sylvan Glen Storage Barn	\$0	\$0	\$0	\$50,795	\$0	\$0	\$
Transit Center	\$0	\$16,200	\$2,430	\$0	\$1,080	\$0	\$

### **Deficiency Categories**

Each deficiency identified in the field assessment shall be classified in the following manner:

Category 1 - Scheduled Maintenance: Maintenance that is planned and performed on a routine basis to maintain and

preserve the condition.

Category 2 - Deferred Maintenance: Maintenance that was not performed when it was scheduled or is past its useful

life resulting in immediate repair or replacement.

Category 3 - Capital Renewal: Planned replacement of building systems that have reached the end of their

useful life.

Category 4 - Energy and Sustainability: When the repair or replacement of equipment or systems is recommended to

improve energy and sustainability performance.

Category 5 - Security: When a system requires replacement due to a security risk or requirement.

2018 Deficiency Category - Table 9						
	1	2	3	4	5	6
Aquatic Center	\$0	\$6,784	\$10,463	\$40,338	\$0	\$4,185
Caughlin Farms Large House	\$16,943	\$81,556	\$15,539	\$304	\$0	\$2,106
Caughlin Farms Small House	\$14,081	\$33,442	\$0	\$304	\$0	\$540
Caughlin Farms Large Barn	\$0	\$357,210	\$0	\$0	\$0	\$0
Caughlin Farms Small Barn	\$0	\$90,623	\$0	\$0	\$0	\$3,024
Caughlin Farms Storage Garage	\$6,480	\$44,474	\$2,984	\$0	\$0	\$2,160
Caughlin Farms Portable Classrooms	\$7,560	\$25,488	\$15,667	\$4,126	\$0	\$0
Caughlin Farms Toilet Facility	\$0	\$39,809	\$0	\$0	\$0	\$2,970
City Hall/Hall of Justice	\$30,915	\$22,005	\$399,300	\$878,649	\$194,214	\$134,966
City Hall/Police Addition	\$1,890	\$0	\$9,842	\$402,975	\$675	\$97,734
Sanctuary Lake Cart Building	\$0	\$0	\$0	\$32,581	\$0	\$15,566
Sanctuary Lake Maintenance Building	\$0	\$0	\$0	\$14,606	\$0	\$14,580
Sanctuary Lake Pro Shop and Club House	\$0	\$12,042	\$0	\$29,310	\$0	\$33,118
Community Center	\$0	\$7,290	\$108,510	\$1,029,672	\$675	\$137,261
Troy Racquet Club	\$0	\$43,740	\$34,479	\$224,060	\$0	\$17,145
District Court 52-4	\$21,102	\$92,131	\$1,296,231	\$210,634	\$675	\$10,800
DPW Main Facility	\$0	\$203,175	\$908,280	\$409,172	\$675	\$58,466
DPW Parks Garage	\$17,280	\$49,005	\$51,435	\$110,977	\$0	\$10,395
DPW Facilities Storage Building	\$0	\$40,302	\$0	\$27,000	\$0	\$13,230
DPW Street Storage Building	\$0	\$70,573	\$21,141	\$93,022	\$0	\$88,020
DPW Vater and Fleet Storage Building	\$18,495	\$61,397	\$0	\$72,365	\$0	\$61,020
DPW Storage Building	\$0 \$2,160	\$0 \$0	\$0 \$2.700	\$20,396	\$0	\$0 \$0
DPW Parks and Fire Department Storage Building DPW Salt Storage Dome	\$4,185	\$2,160	\$2,700 \$0	\$45,738 \$10,044	\$2,889 \$0	\$0
Fire Station One	\$4,165	\$42,660	\$56,909	\$52,535	\$0 \$0	\$10,949
Fire Station Two	\$0 \$0	\$33,278	\$62,829	\$43,562	\$0 \$0	\$10,949
Fire Station Three	\$3,240	\$151,065	\$20,252	\$58,725	\$0	\$21,870
Fire Station Four	\$0 \$0	\$0	\$6,977	\$473	\$0	\$135
Fire Station Five	\$945	\$18,360	\$83,851	\$48,377	\$0	\$9,045
Fire Station Six	\$1,080	\$7,290	\$18,347	\$44,550	\$0	\$8,910
Police/Fire Training	\$0	\$10,530	\$7,526	\$85,593	\$0	\$17,604
Historic Village Barnard House	\$0	\$0	\$405,000	\$0	\$0	\$2,106
Historic Village Caswell House	\$270	\$32,704	\$20,250	\$169	\$0	\$0
Historic Village Church	\$14,580	\$38,266	\$0	\$2,984	\$0	\$1,080
Historic Village Gazebo	\$0	\$2,381	\$0	\$56	\$0	\$0
Historic Village General Store	\$34,965	\$68,391	\$50,794	\$3,617	\$0	\$9,923
Historic Village Log Cabin	\$0	\$675	\$0	\$0	\$0	\$0
Historic Village Museum	\$2,700	\$92,043	\$29,309	\$18,641	\$0	\$5,913
Historic Village Parsonage	\$0	\$29,093	\$6,885	\$4,938	\$0	\$14,985
Historic Village Poppleton School	\$8,505	\$3,848	\$3,206	\$1,285	\$0	\$0
Historic Village Print Shop	\$1,296	\$2,700	\$1,620	\$180	\$0	\$0
Historic Village Troy Hall	\$24,300	\$5,987	\$0	\$1,196	\$0	\$1,350
Historic Village Wagon Shop	\$0	\$290,723	\$0	\$336	\$0	\$0
Troy Public Library	\$101,790	\$27,844	\$642,377	\$589,275	\$675	\$28,620
Lange House	\$0	\$9,990	\$14,961	\$4,388	\$0	\$0
OEC/Nature Center/Sugar Shack	\$14,040	\$8,640	\$4,860	\$24,219	\$0	\$8,467
Boulan Park	\$0	\$29,878	\$0	\$22,883	\$0	\$5,535
Brinston Park	\$2,160	\$1,080	\$0	\$1,715	\$0	\$0
Don Flynn Park/Concession	\$52,245 \$0	\$21,762	\$10,105	\$2,120	\$0	\$3,510
Firefighters Park/Concession		\$18,090	\$0 \$3.340	\$2,525	\$0 \$0	\$4,307
Jaycee Park Milverton Park	\$83,633 \$0	\$19,991 \$0	\$3,240 \$3,375	\$3,335 \$473	\$0 \$0	\$2,295 \$621
Raintree Park	\$48,195	\$14,715	\$3,240	\$3,962	\$0 \$0	\$810
3500 John R Park	\$40,195	\$14,715	\$299,193	\$3,962	\$0 \$0	\$010
Stone House Park	\$0 \$0	\$0 \$0	\$299,193	\$0 \$0	\$0 \$0	\$0
Sylvan Glen Pro Shop/Restaurant	\$71,051	\$66,454	\$7,391	\$112,185	\$0 \$0	\$81,921
Sylvan Glen Main Building	\$48,465	\$133,029	\$21,954	\$88,054	\$0 \$0	\$15,017
Sylvan Glen Storage Barn	\$0	\$6,750	\$0	\$9,148	\$0 \$0	\$34,898
Transit Center	\$1,080	\$2,430	\$0 \$0	\$0	\$0 \$0	\$16,200
	\$655,629	\$2,473,849	\$4,934,394	\$4,887,764	\$200,478	\$1,031,783

#### **Code and Barrier Free Requirements**

Building and barrier free codes have changed extensively since many of the City owned buildings were constructed. Attempting to apply today's codes to buildings of this era is not always practical, but nonetheless, provides a benchmark to evaluate existing conditions. While there is no code mandated requirement to bring an existing building up to current code requirements, any new or renovation work would be required to meet most current codes. Contributing factors that make current code compliance problematic include limitations imposed by existing infrastructure that may prevent or make code compliance extremely difficult, both physically and monetarily. As a result, it may be necessary to consider equivalent code measures or combinations of code systems to achieve a desired life safety improvement or code compliance objective.

In addition to the Michigan Building Code, which generally comes into play when there is renovation or new work, there are continuing obligations under the Americans with Disabilities Act (ADA) to remove barriers. The ADA is a civil rights act, not a code or standard and therefore, no agency verifies compliance. The Act expects compliance with the intent of the Act, which is to eliminate discrimination of the disabled. Portions of the buildings that are accessible to the public and students fall under the "public accommodations" classification. These areas are governed by Title III of the ADA that requires the facilities owner to make "readily achievable" changes that are in compliance with the ADA. The barrier free noncompliance issues in this report are generally based on full compliance to all requirements, although for reasons stated above, removal of all barriers may not be required at this time.

#### **Applicable Construction Codes and Standards**

Building: Michigan Department of Licensing and Regulatory Affairs, Bureau of Construction Codes, 2015

Michigan Building Code, Incorporating the 2015 Edition of the International Building Code

Michigan Department of Licensing and Regulatory Affairs, Bureau of Construction Codes, 2015 Michigan Rehabilitation Code for Existing Buildings, Incorporating the 2015 Edition of the International

Existing Building Code

Barrier Free: Michigan Department of Licensing and Regulatory Affairs, 2015 Michigan Building Code, Incorporating

the 2015 Edition of the International Building Code

Americans With Disabilities Act (ADA), 2010, Standards for Accessible Design

Elevator: Michigan Department of Licensing and Regulatory Affairs, Elevator Safety Division, 2010 Michigan

Elevator Rules, Incorporating ASME A17.1-2010, ASME A18.1-2011 and ASME A90.1-2009

Structural: Michigan Department of Licensing and Regulatory Affairs, Bureau of Construction Codes, 2015

Michigan Building Code, Incorporating the 2015 Edition of the International Building Code

Mechanical: Michigan Department of Licensing and Regulatory Affairs, 2015 Michigan Mechanical Code,

Incorporating the 2015 Edition of the International Mechanical Code

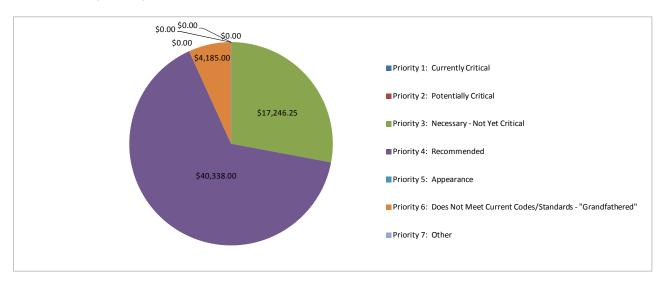
Plumbing: Michigan Department of Licensing and Regulatory Affairs, 2015 Michigan Plumbing Code, Incorporating

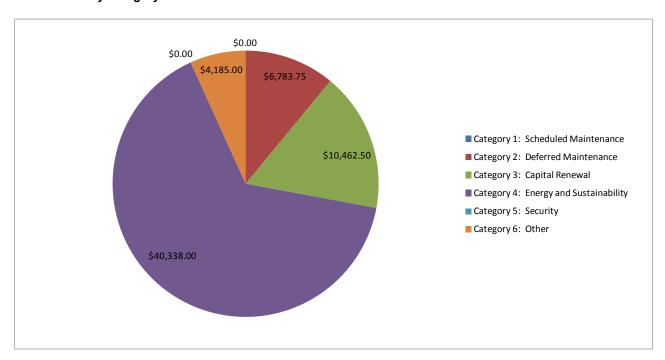
the 2015 Edition of the International Plumbing Code

Electrical: Michigan Department of Licensing and Regulatory Affairs, 2014 Michigan Electrical Code, Incorporating

the 2014 Edition of the National Electrical Code

# 2018 Deficiency Priority





#### **Aquatic Center**

**Building Information** Address: 3425 Civic Center Drive Building Area (Concessions): 530 SF Building Area (Lockers): 3,630 SF

Building Area (Mechanical): 1,225 SF No. of Floors: 1 Year Built: 1991

Evaluation Date: March 2018

**Deficiency Priorities** Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority												F	Annual Ma	aintenance i	includes labor	r and m	aterial only
No.	Item/Description	Location	Photo	Equipment No.	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited			Mechanical		Electrical		Annual laintenance	2018	2021	D.	2023	2028		2038
1.0	Building Exterior		NO.	NO.	Priority	Category					Unit Cost	Subtotal	Uni	t Cost Subtotal	Unit	Cost Subtot	al IVI	iamtenance	Project Cost	Project C	OSI PIO	oject Cost	Project Cos	SL PI	oject Cost
1.0	Building Exterior			1	ī			<b>1</b>				1							1						
1.1	Asphalt Shingles	Locker Building Roof			4	3	The asphalt shingles are in good condition.	Plan on replacing asphalt shingles, underlayment and flashings in 2028.	7,000	SF	\$ 4.00	\$ 28,000	)										\$ 48,3	87 \$	61,939
1.2	Asphalt Shingles	Concessions Building Roof			4	3	The asphalt shingles are in good condition.	Plan on replacing asphalt shingles, underlayment and flashings in 2028.	2,800	SF	\$ 4.00	\$ 11,200	)										\$ 19,3	55 \$	24,776
2.0	Building Interior																								
	Non-Insulated Lavatory Piping	Women's Restroom, Men's Restroom, Women's Locker and Restroom, Men's Locker and Restroom			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	10	EA	\$ 150.00	\$ 1,500	)						\$ 2,02	5 \$ 2	2,181 \$	2,291	\$ 2,5	92 \$	3,318
2.2	Third Grab Bar	Women's Restroom, Men's Restroom, Women's Locker and Restroom, Men's Locker and Restroom	AC-056		6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	n Add third/vertical grab bar.	4	EA	\$ 400.00	\$ 1,600	)						\$ 2,16	\$ 2	2,326 \$	2,444	\$ 2,7	65 \$	3,539
2.3	Electric Hand Dryers	Women's Restroom, Men's Restroom, Women's Locker and Restroom, Men's Locker and Restroom			4	3	The electric hand dryers are functional.	Plan on replacing electric hand dryers in 2028.	4	EA	\$ 800.00	\$ 3,200	)										\$ 5,5	30 \$	7,079
3.0	Electrical System																								
3.1	•	Entire Locker Building			6	3	Additional fixtures with emergency back up are required.	Install emergency battery fixtures in Lockers	4	EA					\$	350.00 \$ 1	,400 \$	1,000					\$ 2,4	19 \$	3,096
3.2	Emergency Exit Lighting	Entire Locker Building			6	3	Existing exit signs appear damaged.	Install exit signs.	4	EA					\$	525.00 \$ 2	,100 \$	1,000					\$ 3,6	30 \$	4,646
3.4	Service Entrance Switchboard (1991)	Locker Building Electrical Room		AC-E-1	3	3	The switchboard is 38 years old, does not have required working space, and near the end of its life cycle	Relocate the water heater and replace the switchboard.	1	EA					\$	5,800.00 \$ 5	,800						\$ 10,0	23 \$	12,830
3.5	Secondary Distribution (1991)	Locker Building Electrical Room		AC-E-2 thru AC-E-7	3	3	Much of the equipment is 38 years old, does not have the required working space, and near the end of its life cycle	Reposition the panels and replace them.	2	EA					\$	3,875.00 \$ 7	,750						\$ 13,3	92 \$	17,144
3.6	Secondary Distribution	Concessions Building Electrical/Storage		AC-E-8 thru AC-E-10	3	3	Much of the equipment is 38 years old, does not have the required working space, and near the end of its life cycle	Reposition the panel and replace it.	1	EA					\$	3,875.00 \$ 3	,875		\$ 5,23	\$ 5	5,633 \$	5,919	\$ 6,6	96 \$	8,572
3.6	Secondary Distribution	Mechanical Building Electrical		AC-E-11 thru AC-E-16	3	3	Much of the equipment is 38 years old, does not have the required working space, and near the end of its life cycle	Reposition the panel and replace it.	1	EA					\$	3,875.00 \$ 3	,875		\$ 5,23	\$ 5	5,633 \$	5,919	\$ 6,6	96 \$	8,572
3.6	Lighting Control System	All Buildings			4	4	Lights are manually controlled.	Install occupancy sensors in rooms, daylight sensors in lockers and timers for pool.	10	EA					\$	1.00 \$	10		\$ 1	\$	15 \$	15	\$	17 \$	22
3.7	Interior Building Lighting	All Buildings			4	4	Fluorescent lighting with T-8 lamps and downlights with CFL lamps.	Replace fixtures with LED fixtures or retrofit with LED lamps.	5,874	SF					\$	5.00 \$ 29	,370 \$	117	\$ 39,65	\$ 42	2,698 \$	44,860	\$ 50,7	55 \$	64,970
3.8	Fire Alarm Control Panel	Locker Building Ticket Office			4	4	Smoke detectors and strobes in lockers	Install system software updates and replace the batteries.	1	LS					\$	500.00 \$	500		\$ 67	\$	727 \$	764	\$ 8	64 \$	1,106
4.0	Mechanical System																								
4.1	Split Systems	Concessions Building (Outdoor/Indoor)		AC-M-1 AC-M-2	4	3	The 3 ton DX split system heat pumps consisiting of wall mounted air conditioning unit and outdoor air cooled condenser are in good condition.	Replace the split systems with like kind in the next 20 years.	2	EA			\$	8,500.00 \$ 17,000	0		\$	400						\$	37,606
4.2	Unit Heater	Concessions Building		AC-M-3	2	2	The 50 MBH gas fired ducted unit heater is in poor condition.	Replace the unit heater with like kind in the next 5 years.	1	EA			\$	3,000.00 \$ 3,000	0					\$ 4	,361 \$	4,582	\$ 5,1	84 \$	6,636
4.3	Pool Pumps	Pump Building			3	2	The eight (8) vertical turbine pool pumps are in fair condition. Pumps range in size from 5 to 30 HP.	Replace the pumps with like kind in the next 10 years.	1	LS			\$ 10	00,000.00 \$ 100,000	0		\$	2,400					\$ 172,8	11 \$	221,213
4.4	Pool Boilers	Pump Building		AC-M-4 AC-M-5	3	2	The 1467 MBH gas fired pool water boilers are in fair condition.	Replace the boilers with high efficient condensing models in the next 10 years.	2	EA			\$ 5	50,000.00 \$ 100,000	0		\$	900					\$ 172,8	11 \$	221,213
4.5	Pool Filtration	Pump Building		AC-M-6 AC-M-7	3	3	The 102" diameter, 148" tall triple cell sand pool filters are in fair condition.	Replace the filter system with like kind in the next 10 years.	2	EA			\$ 6	50,000.00 \$ 120,000	0								\$ 207,3	74 \$	265,456
4.6	Unit Heater	Pump Building		AC-M-8	4	3	The 175 MBH gas fired suspended unit heater is in good condition.	Replace the unit heater with like kind in the next 20 years.	1	EA			\$	4,200.00 \$ 4,200	0									\$	9,291
4.7	Unit Heaters	Locker Room Building		AC-M-9 AC-M-10	2	2	The 100 MBH gas fired ducted unit heaters are in poor condition.	Replace the unit heaters with like kind in the next 5 years.	2	EA			\$	3,000.00 \$ 6,000	0					\$ 8	3,723 \$	9,164	\$ 10,3	69 \$	13,273
	-						-	-										_				_		_	

### **Aquatic Center**

**Building Information** Address: 3425 Civic Center Drive Building Area (Concessions): 530 SF Building Area (Lockers): 3,630 SF Building Area (Mechanical): 1,225 SF

No. of Floors: 1

Year Built: 1991 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

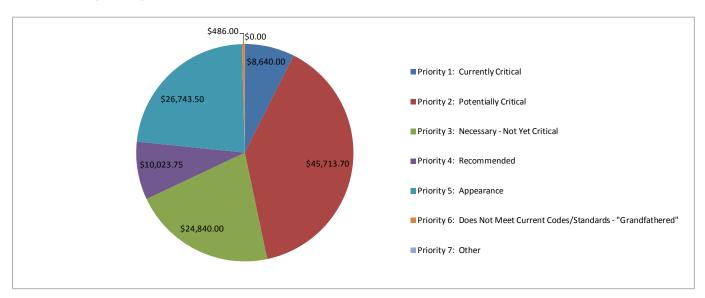
Note: Project Cost includes 35% mark-ups and fees

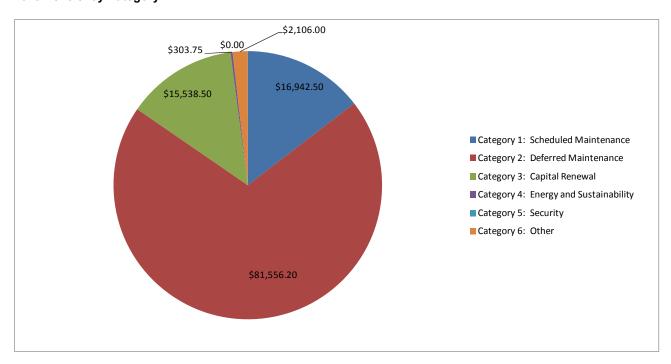
								*Lower score equals higher priority										Annu	iai iviaintenance	includes labor a	nd material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mecha	nical	Electric		Annual	2018	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
5.0	Plumbing System																				
5.1	Water Heater	Concessions Building		AC-P-1	3	2	0 0	Replace the water heater with like kind in the next 5 years.	1	EA		\$ 5,025.00	\$ 5,025				\$ 6,784	\$ 5,815	\$ 6,110	\$ 6,912	\$ 8,849
5.2	Water Heater	Locker Room Building		AC-P-2	2	2	and associated storage tank are in poor	Replace the domestic water heater system high efficient condensing model in the next 5 years.	1	LS		\$ 50,000.00	\$ 50,000					\$ 72,690	\$ 76,370	\$ 86,406	\$ 110,607
5.3	Plumbing Fixtures	Throughout			4		Plumbing fixtures (water closets, urinals, lavatories, showers, sinks and drinking fountains) are in fair condition.	Replace the fixtures in the next 5 to 10 years.	1	LS		\$ 105,000.00	\$ 105,000						\$ 160,377	\$ 181,452	\$ 232,274
5.4	Fire Protection	Locker Room Building			3	3	The fire protection service and sprinkler piping is in fair condition.	Replace the system in the next 5 to 10 years.	4,000	SF		\$ 4.00	\$ 16,000					•	\$ 24,439	\$ 27,650	\$ 35,394
											\$ 45,500		\$ 526,225		\$ 54,680	\$ 5,817	\$ 61,769	\$ 150,803	\$ 343,253	\$ 1,044,092	\$ 1,383,423

																	-						
6.0	Site																						
6.1	Asphalt Pavement	Parking Lot	AC-182		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does flow to the drains and is in good condition overall.	Plan on removing both layers of asphalt, recompacting the drainage course, adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	100,000	SF	\$	4.00 \$	400,000										\$ 884,853
6.2	Control Joints	Concrete Pavement	AC-062 AC-181		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	6,400	LF	\$	2.00 \$	12,800				\$	17,280	\$ 18,	609 \$	19,551 \$	22,120	\$ 28,315
6.3	Pavement Sealant	Concession Building Perimeter	AC-156		4	6	The sealant joints between the building and concrete pavement are urethane based and are degrading in the sunlight. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Replace sealant with an exterior grade silicone based sealant.	118	LF	\$	3.00 \$	354				\$	478	\$	515 \$	541 \$	612	\$ 783
6.4	Play Structure	Playground			7	3	The play structure in in good condition.	Plan on replacing structure in 2038.	1	EA	\$ 40,	0,000.00 \$	40,000									ļ	\$ 88,486
6.5	Screen Wall	Refuse Container	AC-169 AC-177		4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Add new limestone cap sections where removed sections are damaged. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rack out damaged mortar at bricks and tuckpoint with new mortar.	1	LS	\$ 2,	2,600.00 \$	\$ 2,600				\$	3,510	\$ 3,	780 \$	3,971 \$	4,493	\$ 5,752
6.6	Privacy Gates	Refuse Container	AC-167		4	3	The wood gates, though functional, have weathered, been damaged and the locking hardware is corroded.	Plan on replacing the wood gates with prefinished aluminum gates and new locking hardware in 2021.	1	LS	\$ 4,	4,800.00 \$	4,800						\$ 6,	978 \$	7,332 \$	8,295	\$ 10,618
	Privacy Gates	Outdoor Storage	AC-113		4	3	The wood gates, though functional, have weathered, been damaged and the locking hardware is corroded.	Plan on replacing the wood gates with prefinished aluminum gates and new locking hardware in 2021.	1	LS	\$ 4,	1,800.00 \$	4,800							978 \$	7,332 \$	8,295	, ,,,
6.8	Site Lighting	Pool and Play Areas		AC-E-17	4	4	HID flood lighting.	Replace HID fixtures with LED fixtures.	10	EA				\$	,525.00	\$ 15,250	\$	20,588	\$ 22,	170 \$	23,293 \$	26,354	\$ 33,735
												\$	465,354	\$ -		\$ 15,250	\$ \$	41,855	\$ 59.0	030 \$	62,019 \$	70,168	\$ 1,063,161

5211 cascade road se, ste. 300 grand rapids, mi 49546

# 2018 Deficiency Priority





### Caughlin Farms Large House

**Building Information** Address: 3305 West South Boulevard

Building Area: 1,784 SF No. of Floors: 2

Year Built: 1917 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority												Annua	al Maintenance	includes labo	r and materi	ial only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Architect Unit Cost	tural Subtotal	Mecha Unit Cost	nical Subtotal	Electr Unit Cost	ical Subtotal	Annual Maintenance	2018 Project		2021 Project Cost	2023 Project Cost	2028 Project Co	203 est Project	
1.0	Building Exterior			•	•									<u>'</u>			-							
	Foundation Wall	Basement	CFLH-061 CFLH-062		2	2	There are cracks through the mortar joints of the stone foundation wall in two locations at the south side of the house.	Salvage affected stones and remove damaged mortar. Shore corners of the house during removal. Rebuild stone foundation wall with Type M mortar. Monitor foundation wall annually for signs of differential settlement.	1	LS	\$ 8,200.00	\$ 8,200						\$ 1	11,070 \$	\$ 11,921	\$ 12,52!	5 \$ 14,1	171 \$	18,139
1.2	Stair	West Entrance	CFLH-055		1	2	The brick stair risers and concrete stair treads have deteriorated and broken into unsafe sections.	Replace the entire stair with new brick and precast concrete stair treads. Set on a new 42 inch deep concrete foundation wall.	1	LS	\$ 6,400.00	\$ 6,400						\$	8,640 \$	9,304	\$ 9,775	\$ 11,0	060 \$	14,158
1.3	Guardrail	Front Porch			6	6	There is no guardrail at the front porch (code violation).	Install 42 inch tall steel guardrail panels. Paint white.	18	LF	\$ 20.00	\$ 360						\$	486 \$	523	\$ 550	\$ 6	622 \$	796
1.4	Handrail and Columns	Front Porch	CFLH-049		5	1	The painted steel handrails and columns are corroding.	Remove all paint and corrosion with power tools and apply an exterior ferrous-metal primer. Apply two finish coats of exterior low-luster acrylic paint over primer.	1	LS	\$ 3,200.00	\$ 3,200						\$	4,320 \$	\$ 4,652	\$ 4,888	3 \$ 5,5	530 \$	7,079
1.5	Wood Trim, Doors, Ceiling, Soffits, Fascias	All Elevations	CFLH-047 CFLH-063		5	1	The paint has delaminated from the wood.	Remove all loose paint, sand to bare wood and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 8,600.00	\$ 8,600						\$ 1	11,610 \$	12,503	\$ 13,136	\$ 14,8	862 \$	19,024
1.6	Windows	Basement			2	2	The paint on the wood windows has delaminated from the wood; permitting the weather to rot the wood.	Remove all windows and reconstruct with preservative-treated wood; matching historic dimensions. Replace glass with 1/4 inch thick laminated glass. Allow wood to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel aver primer.	2	EA	\$ 1,800.00	\$ 3,600						\$	4,860 \$	\$ 5,234	\$ 5,499	9 \$ 6,2	221 \$	7,964
1.7	Window Shutters	North and West Elevations	CFLH-045 CFLH-056		5	2	The paint has delaminated from the wood; permitting the weather to rot the wood	Replace with vinyl shutters.	10	EA	\$ 250.00	\$ 2,500						\$	3,375 \$	3,635	\$ 3,819	9 \$ 4,3	320 \$	5,530
1.8	Chimney	Living Room	CFLH-066 CFLH-069		2	2	The brick and mortar are exhibiting signs of thermal shock from excessive heat due to damaged or missing flue liner. The fireplace also lacks a fresh air intake.	Remove and rebuild the chimney from the foundation to 2 feet above the nearest roof line using code-compliant fireplace dimensions and material for clay and concrete masonry. Extend furnace and water heater flues the entire chimney height. Cap with a limestone and a cement-only mortar wash. Embed metal flashing into the brick masonry joints at the roof line. Rebuild foundation with steel reinforced concrete to a minimum depth of 42 inches heldwardade.	1	EA	\$ 14,000.00	\$ 14,000						\$ 1	18,900 \$	\$ 20,353	\$ 21,384	\$ 24,	194 \$ :	30,970
1.9	Asphalt Shingles	Roof	CFLH-057		2	2	The asphalt shingles are in poor condition.	Replace with asphalt shingles, underlayment and flashings.	1,828	SF	\$ 4.00	\$ 7,312						\$	9,871 \$	10,630	\$ 11,168	3 \$ 12,6	636 \$	16,175
2.0	Building Interior																							
2.1	Carpet	Living Room Foyer Bedroom 1, et.al.	CFLH-003		5	3	There is no carpeting in the house. The wood plank flooring system is unsuitable as a finished floor.	Add cut pile carpet (nylon) on padding.	702	SF	\$ 5.00	\$ 3,510						\$	4,739 \$	5,103	\$ 5,361	1 \$ 6,0	066 \$	7,765
2.2	Wood Windows	Living Room Bedroom 1 Bedroom 2, et.al.	CFLH-045		3	2	The paint on the wood window frames has delaminated from the wood.	Remove all loose paint, sand to bare wood and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	23	EA	\$ 800.00	\$ 18,400						\$ 2	24,840 \$	\$ 26,750	\$ 28,104	\$ 31,	797 \$	40,703
2.3	Screen Door	Living Room Kitchen	CFLH-050 CFLH-051		4	6	The living room screen door is missing and the kitchen screen door has sagged and is no longer plumb.	Replace/add vinyl screen doors and hardware.	2	EA	\$ 600.00	\$ 1,200						\$	1,620 \$	1,745	\$ 1,83	3 \$ 2,0	074 \$	2,655

### Caughlin Farms Large House

**Building Information** Address: 3305 West South Boulevard

Building Area: 1,784 SF No. of Floors: 2

No comments.

Year Built: 1917 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

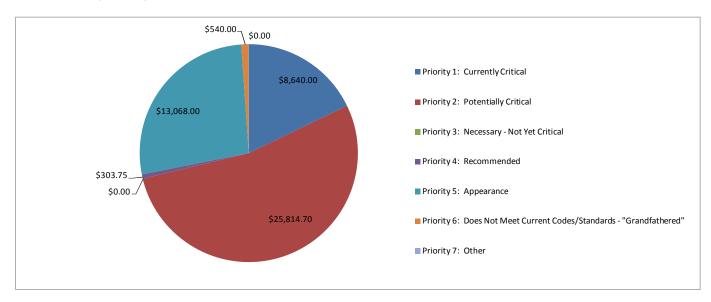
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

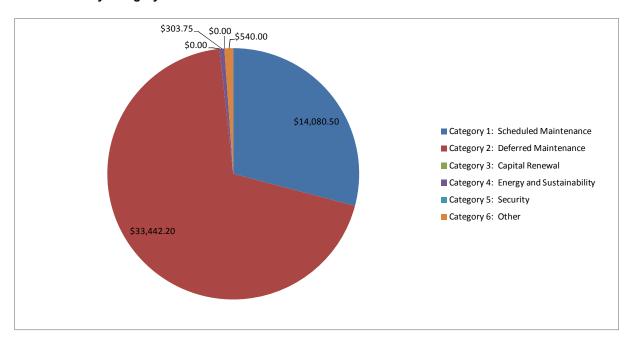
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Architec	tural		Mechanical		Elect	rical	Annual	2018	2021	2023	2028		2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Offic	Unit Cost	Subtotal	Unit (	Cost Sul	btotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Co	st Project Co	st Pro	oject Cost
2.4	Foundation Wall	Basement	CFLH-031 CFLH-038		5	3	The foundation wall mortar joints have spalled due to cracks.	After repairing the foundation wall, tuckpoint all mortar joints with a Type M mortar. Coat with a stain blocking, adhesion promoting primer.	1	LS	\$ 2,000.00	\$ 2,000							\$ 2,70	2,90	3 \$ 3,0	55 \$ 3,	,456 \$	4,424
3.0	Electrical System		_															_		•		Ť		
3.1	Service Cable	South Exterior Wall	CFLH-060 CFLH-062		2	1	Service conductors are weathered, braided jacket is frayed.	Replace conductors and install in conduit.	1	EA						\$ 750.00	\$ 750		\$ 1,01	3 \$ 1,09	\$ 1,	46 \$ 1,	,296 \$	1,659
3.2	Panelboard. Possibly wired with 2-wire system.	Basement	CFLH-041 CFLH-042	CFLH-E-1	4	3		Replace main panel and wiring with 3- wire (grounded) system.	1	EA						\$ 6,000.00	\$ 6,000		\$ 8,10	\$ 8,72	3 \$ 9,	64 \$ 10,	369 \$	13,273
3.3	Panelboard. Possible 2-wire system.	Basement	CFLH-041	CFLH-E-2	4	3		Plan on replacing panel and updating wiring in 2028.	1	EA						\$ 650.00	\$ 650					\$ 1,	,123 \$	1,438
	Interior Building Lighting	Entire Building	CFLH-006 CFLH-009		4	4	Incandescent lamps in porcelain sockets.	Replace lamps with LED.	9	EA						\$ 25.00	\$ 225	\$ 37	\$ 30	4 \$ 32	7 \$ 3	44 \$	389 \$	498
4.0	Mechanical System																							
4.1	Furnace	Basement		CFLH-M-1	2	2	The gas fired furnace with DX cooling coil is in poor condition.	Replace the furnace with like kind in 2023.	1	EA			\$ 3	3,800.00 \$	3,800			\$ 350			\$ 5,8	04 \$ 6,	,566 \$	8,405
	Condensing Unit	Outdoors	CFLH-066	CFLH-M-2	2	2		Replace the condensing unit with like kind in 2023.	1	EA			\$ 6	6,000.00 \$	6,000			\$ 200			\$ 9,	65 \$ 10,	,369 \$	13,273
5.0	Plumbing System																							
5.1	Water Heater	Basement	CFLH-031	CFLH-P-1	3	3	The 50 gallon electric water heater is in fair condition.	Replace the water heater with like kind in 2023.	1	EA			\$ 5	5,025.00 \$	5,025						\$ 7,6	75 \$ 8,	,683 \$	11,115
5.2	Plumbing Fixtures	Throughout			4	3	The plumbing fixtures are in poor condition.	Replace the fixtures in 2023.	1	LS			\$ 12	2,850.00 \$	12,850	-					\$ 196,2	70 \$ 222,	062 \$	284,258
												\$ 79,282		\$	27,675		\$ 7,625	\$ 587	\$ 116,44	\$ 125,40	\$ 350,6	63 \$ 397,8	866 \$	509,302
6.0	Site																							

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200

# 2018 Deficiency Priority





### Caughlin Farms Small House

**Building Information** Address: 3321 West South Boulevard

Building Area: 750 SF No. of Floors: 1

Year Built: 1937 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

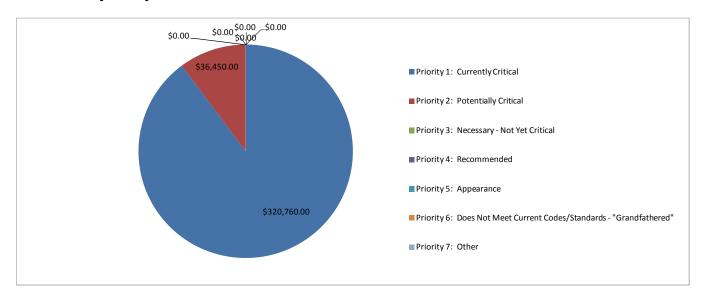
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

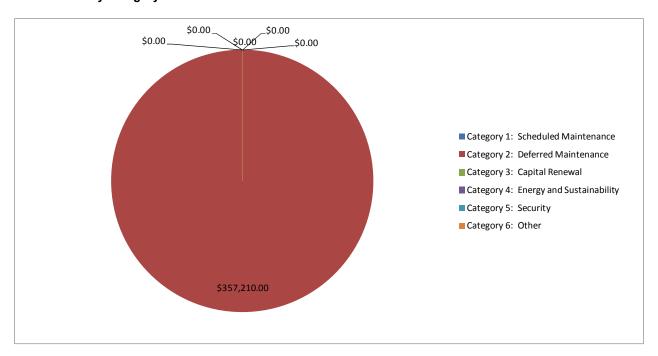
Category 5: Security Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority												Annu	al Maintenance	includes l	labor and	material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect		Mecha		Electr		Annual		018	2021	2023	202		2038
4.0	Building Exterior		No.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Projec	ct Cost	Project Cost	Project Cost	Project	Cost	Project Cost
	Handrail	Front Porch	Ī	Ī		6	There is no handrail or guardrail at the	Install 42 inch tall steel guardrail panels	20	LF	\$ 20.00	\$ 400	1				1	T,	540	\$ 582	\$ 61	16	691 \$	D 005
-					ь	ь	front porch (code violation).	and handrails. Paint black.	20									Þ						
1.2	Aluminum Siding, Trim and Ceiling	All Elevations	CFSH-045		5	1	Organic material covers the aluminum.	Pressure wash with a dirt, algae, mold and mildew stain removing solution.	1	LS	\$ 800.00	\$ 800						\$	1,080	\$ 1,163	\$ 1,22	2 \$	1,382	\$ 1,770
								Remove all windows and reconstruct with preservative-treated wood;																ı
								matching historic dimensions. Replace																
1.3	Windows	All Elevations	CFSH-059		2	2	The paint on the wood windows has delaminated from the wood; permitting	glass with 1/4 inch thick laminated glass. Allow wood to weather for one	5	EA	\$ 1,800.00	\$ 9,000						\$	12,150	\$ 13,084	\$ 13.74	7 \$	15,553	\$ 19,909
		7 III ZIOVAIIONO	0. 0.1 000		-	-	the weather to rot the wood.	year then coat with an exterior wood	Ü		1,000.00	ψ 0,000						ľ	12,100	.0,00	10,7 1	Ů	.0,000	10,000
								primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic																ļ
								enamel over primer.																
							The coint on the consed descriptions have	Replace the wood door frame with preservative-treated wood. Allow to																ı
1.4	Door Frame	Stair/Entry	CFSH-057		2	2	The paint on the wood door frames has delaminated from the wood; permitting	weather for one year then coat with an	1	EA	\$ 1,800.00	\$ 1,800						\$	2,430	\$ 2,617	\$ 2,74	9 \$	3,111	\$ 3,982
							the weather to rot the wood.	exterior wood primer for acrylic enamel.  Apply two finish coats of exterior low-																ļ
								luster acrylic enamel over primer. Replace with fiberglass screen, 18 x 14														+	$\rightarrow$	
1.5	Window Screen	West and South Windows	CFSH-055		2	2	The window screens are damaged beyond repair.	mesh, in the existing aluminum frame.	4	EA	\$ 200.00	\$ 800						\$	1,080	\$ 1,163	\$ 1,22	2 \$	1,382	\$ 1,770
-							веуона терап.	Secure with new vinyl gasketing. Remove roofing system, including										-				+	$\longrightarrow$	
								asphalt shingles, underlayment and																
								flashing. Remove the wood ceiling system. Install 3/4 inch thick																ļ
								preservative-treated plywood over the																ļ
		0. 1.75	CFSH-020					existing wood structure. Cover plywood withy underlayment and asphalt																
1.6	Roof	Stair/Entry	CFSH-060		1	2	The roof has collapsed over the stair.	shingles. Install metal flashing along	1	LS	\$ 6,400.00	\$ 6,400						\$	8,640	\$ 9,304	\$ 9,77	5 \$	11,060	\$ 14,158
								edges. Replace wood ceiling with gypsum board. Tape, mud and sand																
								joints. Prime with an interior gypsum																ļ
								board primer. Apply two finish coats of interior low-luster acrylic enamel over																ļ
							The asphalt shingles are in poor	Replace with asphalt shingles,									-	+				+	+	
	Asphalt Shingles	Roof			2	2	condition.	underlayment and flashings.	1,093	SF	\$ 4.00	\$ 4,372						\$	5,902	\$ 6,356	\$ 6,67	3 \$	7,555	\$ 9,671
2.0	Building Interior	Living Room	I	I			The carpeting and padding has been	L			I .		T				I	T			l	7	<del></del>	
2.1	Carpet	Foyer	CFSH-021		5	1	damaged by water and stained by	Replace with cut pile carpet (nylon) on padding.	1,576	SF	\$ 5.00	\$ 7,880						\$	10,638	\$ 11,456	\$ 12,03	6 \$	13,618	\$ 17,432
		Bedroom 1, et.al.	1				debris.										1	+	<del></del>			+	-+	
			CFSH-010				Make infiltered all forces they are first	Replace damaged areas with gypsum board. Tape, mud and sand joints.																
2.2	Water Damage	Bedroom 2	CFSH-010 CFSH-017		2	2	Water infiltrated from the roof and damaged the ceiling and wall finishes.	Prime with an interior gypsum board	1	LS	\$ 2,400.00	\$ 2,400						\$	3,240	\$ 3,489	\$ 3,66	6 \$	4,147	\$ 5,309
								primer. Apply two finish coats of interior low-luster acrylic enamel over primer.																
			1				The screen is missing from the outer	Replace missing screen. Remove all					1				1	1	<del></del>			+	-+	
23	Exterior Doors	Foyer	CFSH-044		5	1	door and its wood finish and the inner	loose paint and coat the wood with an adhesion promoting primer and two	1	ıs	\$ 1,000.00	\$ 1,000						\$	1,350	\$ 1,454	\$ 1.50	7 \$	1,728	\$ 2,212
2.5	Extend book	i oyo.	OI OI 1-044		J	'	door's wood finish has weathered from delaminated paint.	finish coats of exterior low-luster acrylic	'		Ψ 1,000.00	ψ 1,000						Ψ	1,550	Ψ 1,404	Ψ 1,32	"	1,720	2,212
3.0	Electrical System						asiaatou panti.	enamel over the primer.																
			I				Service conductors are very weathered,	Replace conductors and install in									I	T	$\overline{}$			T		
3.1	Service Cable	South Exterior Wall	CFSH-054		2	1	braided jacket has split, leaving insulation exposed.	conduit.	1	EA					\$ 750.00	\$ 750	)	\$	1,013	\$ 1,090	\$ 1,14	6 \$	1,296	\$ 1,659
			1				Main panel is in fair condition. House										1	1					-	
3.2	Panelboard. Possible 2-wire system.	Basement		CFSH-E-1	4	3	may have 2-wire system which should be replaced with 3-wire (grounded)	Plan on replacing main panel and updating wiring in 2028.	1	EA					\$ 6,000.00	\$ 6,000	D					\$	10,368	\$ 13,272
							system.															1		

# 2018 Deficiency Priority





### Caughlin Farms Large Barn

**Building Information** Address: 3325 West South Boulevard

Building Area: 1,800 SF No. of Floors: 2

Year Built: 1857 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fee

			Priority 7: 0	Other																		rk-ups and fees
								*Lower score equals higher priority			Aughitant		Mechai	ain al	Flacto						ncludes labor a	
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Architect Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Cost	2038 Project Cost
1.0	Building Exterior	<u> </u>				outogo.y					Offic Cost	Subtotal	Onit Cost	Subtotal	Unit Cost	Subtotal	mamonano			. reject cool		
	Windows	All Elevations	CFLB-010		2	2	The paint on the wood windows has delaminated from the wood; permitting the weather to rot the wood.	Remove all windows and reconstruct with preservative-treated wood; matching historic dimensions. Replace glass with 1/4 inch thick laminated glass. Allow wood to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	10	EA	\$ 2,400.00	\$ 24,000						\$ 32,400	\$ 34,891	\$ 36,658	\$ 41,475	\$ 53,091
1.2	Wood Siding and Trim	All Elevations	CFLB-009		1	2	The paint on the wood siding, window trim, louver, soffit and fascia has delaminated from the wood; permitting the weather to rot the wood.	Replace all wood siding, window trim, louver, soffit and fascia with preservative-treated wood; matching historic dimensions. Allow wood to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	2,000	SF	\$ 45.00	\$ 90,000						\$ 121,500	\$ 130,842	\$ 137,466	\$ 155,530	\$ 199,092
1.3	Gutters	North and South Elevations	CFLB-005		2	2	Due to the damaged wood fascia boards, sections of the gutters and downspouts have fallen from the building.	Replace all gutters and downspouts and cover gutters with leaf screens.	100	LF	\$ 30.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,184	\$ 6,636
1.4	Asphalt Shingles	Roof	CFLB-005 CFLB-021		1	2	The asphalt shingles are in poor condition and a section of the roof has collapsed.	Replace all wood roof planks with preservative-treated wood planks matching historic dimensions. Apply new asphalt shingles over a continuous underlayment and install metal flashing at all edge conditions.	2,232	SF	\$ 50.00	\$ 111,600						\$ 150,660	\$ 162,244	\$ 170,458	\$ 192,858	\$ 246,874
2.0	Building Interior																					
2.1	Sliding Wood Door	Basement Barn Storage 3	CFLB-006		1	2	The paint on the sliding wood doors has delaminated from the wood; permitting the weather to rot the wood. The door hardware is difficult to operate.	Replace the wood doors with preservative-treated wood door frames. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. Hang the doors on nylon rollers in stainless steel tracks. Install exterior grade locksets.	800	SF	\$ 45.00	\$ 36,000						\$ 48,600	\$ 52,337	\$ 54,986	\$ 62,212	\$ 79,637
3.0	Electrical System																					
	Not applicable.	L					<u> </u>			L			<u></u>					L				
4.0	Mechanical System	1	1		1	1				1			1					1				
	Not applicable.				<u> </u>								L									
5.0	Plumbing System  Not applicable.	1	T		I			I					I					ı				
Ь	i tot applicable.	1	<u> </u>	<u> </u>	<u> </u>	L	1		<b>-</b>	<u> </u>		\$ 264,600	<u> </u>	\$ -		\$ -	\$ -	\$ 357,210	\$ 384,676	\$ 404,150	\$ 457,259	\$ 585.330
												φ 204,000		φ -		φ -	φ -	\$ 331,210	φ 304,076	φ 404,150	φ 431,239	φ 505,330
6.0	Site																					
	Bench	Walking Path	CFLB-038		2	3	condition of the bench is good and in character with the farm.	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an oil-modified polyurethane.	9	EA	\$ 400.00	\$ 3,600						\$ 4,860	\$ 5,234	\$ 5,499	\$ 6,221	\$ 7,964
6.2	Wood Siding and Trim	Storage Shed Elevations	CFLB-042		3	1	The shed is made of wood and is weathering without protection (i.e. paint)	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an oil-modified polyurethane.	1	LS	\$ 2,200.00	\$ 2,200						\$ 2,970	\$ 3,198	\$ 3,360	\$ 3,802	\$ 4,867

### Caughlin Farms Large Barn

**Building Information** Address: 3325 West South Boulevard Building Area: 1,800 SF

No. of Floors: 2 Year Built: 1857 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

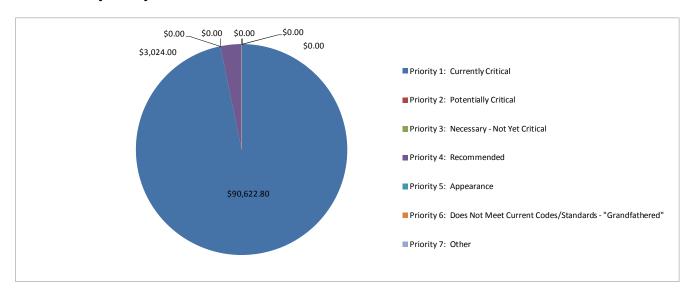
<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

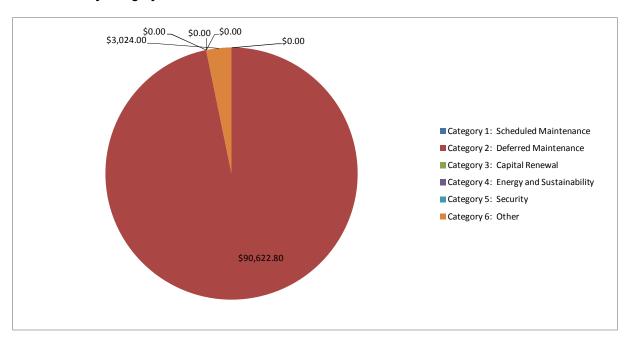
Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority										Annı	ual Maintenance	includes labor a	and material only
No	. Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Otv	Unit	Architectural	Mecl	anical	Elect		Annual	2018	2021	2023	2028	2038
140	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost Subtota	I Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
6.	3 Wood Siding and Trim	Water Piping Storage Shed	CFLB-046		3	1	The shed is made of wood and is weathering without protection (i.e. paint) and is covered in organic material. The condition of the shed is good and in character with the farm.			LS	\$ 800.00 \$ 8	00					\$ 1,080	\$ 1,163	3 \$ 1,222	2 \$ 1,382	2 \$ 1,770
6.	4 Wood Fencing	Site Perimeter	CFLB-049 CFLB-051		3	1	and is covered in organic material. The wood fence supports have rotted at their bottoms due to their adjacency to the soil and damaged from lawn.	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an oil-modified polyurethane and cover the bottoms of the wood fence supports with vinyl covers.		LF	\$ 8.00 \$ 5,5	20					\$ 7,992	\$ 8,607	7 \$ 9,042	2 \$ 10,230	) \$ 13,096
	_	_	•				_	_			\$ 12,5	20	\$ -		\$ -	\$ -	\$ 16,902	\$ 18,202	2 \$ 19,123	\$ 21,636	\$ 27,696

# 2018 Deficiency Priority





### Caughlin Farms Small Barn

**Building Information** Address: 3325 West South Boulevard

Building Area: 1,200 SF No. of Floors: 1

Year Built: 1857 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

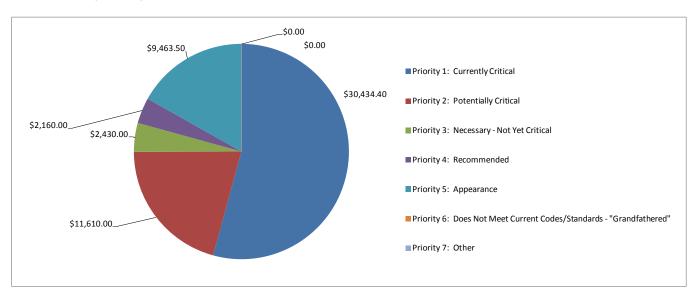
			•		Current Codes	s/Standards - "(	Grandfathered"	Category 6: Other															
			Priority 7: 0	Other																	st includes 35%		
								*Lower score equals higher priority											Annı	ıal Maintenan	ce includes labo	r and materi:	.I on
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Otv	Unit	Archite	ctural	Mecha	anical	Elect	rical	Annual	2018	2021	2023	2028	203	
140.	nem/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Co	st Project Co	ost Project	Cost
1.0	Building Exterior																						
1.1	Wood Siding and Trim	All Elevations	CFSB-007 CFSB-009		1	2	The paint on the wood siding, window trim, louver, soffit and fascia has delaminated from the wood; permitting the weather to rot the wood. Several damaged sections have been replaced with mismatched boards.	Replace all wood siding, soffit and fascia with preservative-treated wood; matching historic dimensions. Allow wood to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.		SF	\$ 45.00	\$ 61,200						\$ 82,620	\$ 88,973	\$ 93,4	.77 \$ 105,	761 \$ 13	35,38
1.2	Gutters	East and West Elevations	CFSB-008 CFSB-009		4	6	The barn does not have gutters and downspouts. Water has splashed up from grade and deteriorated the bottoms of the wood siding.	Add gutters and downspouts and cover gutters with leaf screens.	80	LF	\$ 28.00	\$ 2,240						\$ 3,024	\$ 3,257	\$ 3,4	421 \$ 3,8	871 \$	4,955
1.3	Asphalt Shingles	Roof	CFSB-004		1	2	The asphalt shingles are in poor condition.	Replace with asphalt shingles, underlayment and flashings.	357	SF	\$ 4.00	\$ 1,428	1					\$ 1,928	\$ 2,076	\$ 2,1	181 \$ 2,4	468 \$	3,159
2.0	Building Interior																						
	Sliding Wood Door	Barn	CFSB-001		1	2	The paint on the sliding wood door has delaminated from the wood; permitting the weather to rot the wood. The door hardware is difficult to operate.	Replace the wood door with preservative-treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. Hang the door on nylon rollers in stainless steel tracks. Install exterior grade locksels.	100	SF	\$ 45.00	\$ 4,500						\$ 6,075	\$ 6,542	\$ 6,8	373 \$ 7,7	777 \$	9,955
3.0	Electrical System																						
	Not applicable.																						
	Mechanical System		_																				
	Not applicable.																						
5.0	Plumbing System											,											
	Not applicable.																						
												\$ 69,368		\$ -		\$ -	\$ -	\$ 93,647	\$ 100,847	\$ 105,9	53 \$ 119,8	876 \$ 15	3,451
																	•						
š 0	Site																						

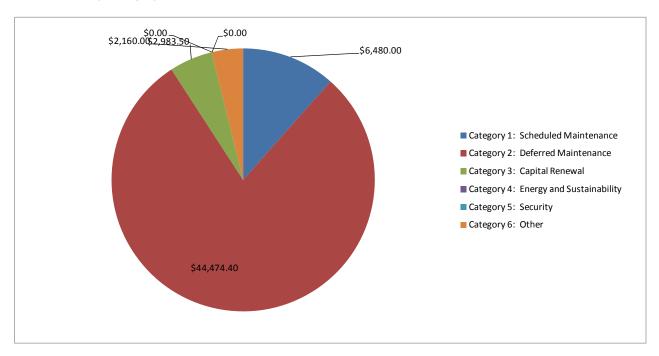
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INTEGRATED design SOLUTIONS architecture engineering interiors & technology

# 2018 Deficiency Priority





Note: Project Cost includes 35% mark-ups and fees

City of Troy Facility Condition Assessment April 2018

### Caughlin Farms Storage Garage

**Building Information** Address: 3325 West South Boulevard

Building Area: 660 SF No. of Floors: 1

Year Built: 1982 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

								*Lower score equals higher priority													Annual N	Maintenance	includes labor	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite			Mechanical		Electr		Annual	2018	202		2023	2028	2038
	·		No.	No.	Priority	Category				•	Unit Cost	Subtotal	Un	nit Cost Sub	total	Unit Cost	Subtotal	Maintenance	Project Cos	Project	Cost F	Project Cost	Project Cos	t Project Cost
	Building Exterior  Wood Siding, Trim, Doors, Soffits, Fascias	All Elevations	CFSG-002 CFSG-003		5	1	The paint has delaminated from the wood.	Remove all loose paint, sand to bare wood and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 4,800.00	3) \$ 4,800	0	Т					\$ 6,48	0 \$	6,978 \$	7,332	\$ 8,29	95 \$ 10,618
1.2	Attic Louver	North and South Elevations	CFSG-015		4	6	The attic vents at each gable side provide inadequate roofing ventilation.	Remove attic vents and infill with wood construction and finish boards matching adjacent construction.	2	EA	\$ 800.00	\$ 1,600	0						\$ 2,10	0 \$	2,326 \$	2,444	\$ 2,70	55 \$ 3,539
1.3	Gutters	East and West Elevations	CFSG-017		2	2	Due to the damaged wood fascia boards, sections of the gutters and downspouts have fallen to the ground.	Replace all gutters and downspouts and cover gutters with leaf screens.	60	LF	\$ 30.00	\$ 1,800	0						\$ 2,43	0 \$	2,617 \$	2,749	\$ 3,1	1 \$ 3,982
	Asphalt Shingles	Roof	CFSG-011		1	2	The asphalt shingles are in poor condition; resulting in water infiltration and damage to the interior finishes.	Replace with asphalt shingles, underlayment and flashings.	686	SF	\$ 4.00	\$ 2,744	4						\$ 3,70	4 \$	3,989 \$	4,191	\$ 4,74	\$ 6,070
2.0	Building Interior	T	<u> </u>									1												
2.1	Carpet	Living Room Kitchen			5	3	There is no carpeting in the building.	Add cut pile carpet (nylon) on padding.	362	SF	\$ 5.00	\$ 1,810	0						\$ 2,44	4 \$	2,631 \$	2,765	\$ 3,12	28 \$ 4,004
2.2	Floor Tile	Bathroom			5	3	There is no floor tile or base in the bathroom.	Add 2 x 2 floor tile and base over thinset on the concrete floor slab.	1	LS	\$ 400.00	0 \$ 400	0						\$ 54	0 \$	582 \$	611	\$ 69	91 \$ 885
2.3	Exterior Door	Living Room	CFSG-005		3	2	The door has weathered beyond reuse and the hardware is missing.	Replace with an unfinished pre-hung wood door with 6 glass lites and exterior grade cylinder hardware.	1	EA	\$ 1,800.00	\$ 1,800	0						\$ 2,43	0 \$	2,617 \$	2,749	\$ 3,1	1 \$ 3,982
2.4	Interior Door	Living Room Bathroom			1	2	The interior wood doors are water damaged.	Replace with unfinished pre-hung wood doors and cylinder hardware.	3	EA	\$ 600.00	\$ 1,800	0						\$ 2,43	0 \$	2,617 \$	2,749	\$ 3,1	1 \$ 3,982
2.5	Windows	All Elevations	CFSG-013 CFSG-014		2	2	The condition of the windows is poor.	Replace with vinyl double hung windows with 1 inch insulating glass, decorative colonial grilles and framed fiberglass screens (18 x 14 mesh). Rebuild wood jambs, sill and head with preservative-treated lumber, as required, for securing windows.	6	EA	\$ 800.00	\$ 4,800	0						\$ 6,48	0 \$	6,978 \$	7,332	\$ 8,29	95 \$ 10,618
2.6	Garage Door	Garage			2	2	The wood garage door is heavy and requires new hardware (torsion spring, torsion tube, cable drums, cables, etc.) to operate the door safely.	Replace garage door with a vinyl faced, insulated garage door (no windows) with bottom and side seals. Replace all garage door hardware. Install a chain drive electric garage door opener with battery backup and safety sensors.	1	LS	\$ 2,000.00	\$ 2,000	0						\$ 2,70	0 \$	2,908 \$	3,055	\$ 3,4	66 \$ 4,424
2.7	Interior Finishes	Garage Living Room Kitchen Bathroom	CFSG-022		1	2	All the interior finishes on the walls and ceilings are damaged from water infiltration and have fallen to the floor.	Replace all wall and ceiling finishes with gypsum board. Tape, mud and sand joints. Prime with an interior gypsum board primer. Apply two finish coats of interior low-luster acrylic enamel over primer. Insulate all walls with 3-1/2 inch thick batt insulation. Insulate the attic with 16 inch thick blanket insulation.	1	LS	\$ 18,000.00	\$ 18,000	0						\$ 24,36	0 \$ 2	26,168 \$	5 27,493	\$ 31,10	96 \$ 39,818
3.0	Electrical System																							
	No comments.																							
4.0	Mechanical System																							
4.1	Unit Heater	Garage		CFSG-M-1 CFSG-M-2 CFSG-M-3	2	2	The recessed wall mounted electric unit heaters are in poor condition.	Replace the unit heaters with like kind in 2023.	3	EA			\$	1,000.00 \$	3,000						\$	4,582	\$ 5,18	\$ 6,636
5.0	Plumbing System																							
5.1	Plumbing Fixtures	Throughout	CFSG-025		2	2	The plumbing fixtures are in poor condition.	Replace the fixtures in 2023.	1	LS			\$	4,550.00 \$	4,550						\$	6,950	\$ 7,80	\$ 10,066
												\$ 41,554	4	\$	7,550		\$ -	\$ -	\$ 56,09	3 \$ 6	0,411 \$	75,001	\$ 84,85	7 \$ 108,624



### Caughlin Farms Storage Garage

Item/Description

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 3325 West South Boulevard Priority 1: Currently Critical Building Area: 660 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 1982 Priority 4: Recommended Category 4: Energy and Sustainability Evaluation Date: April 2018 Priority 5: Appearance Category 5: Security Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Category 6: Other

> Photo No.

Location

Deficiency Priority Deficiency Category

Priority 7: Other

\*Lower score equals higher priority

Notes

Action

Qty.

nnual	2018	2021	2023	2028	2038
	Project Cost				

Electrical

Unit Cost Subtotal

Architectural

Unit Cost Subtotal

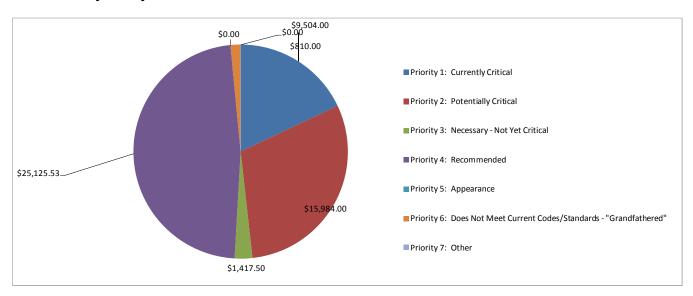
Unit Cost Subtotal

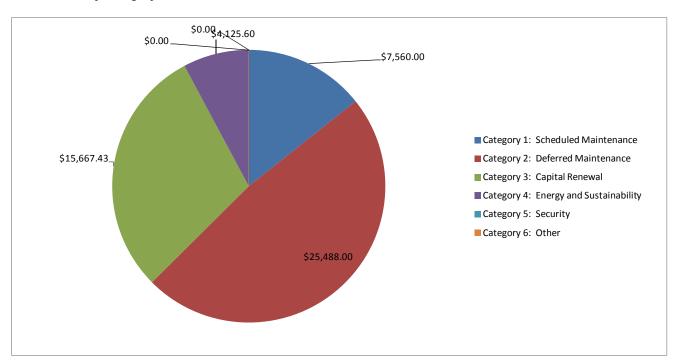
Note: Project Cost includes 35% mark-ups and fees

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200 troy, mi 48098 248-823-2100 www.ids-troy.com

# 2018 Deficiency Priority





### Caughlin Farms Portable Classrooms

**Building Information** Address: 3325 West South Boulevard

Building Area: 540 SF No. of Floors: 1

Year Built: 1982 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority													Annua	l Maintenance	includes labor	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite			Mechanical		Electr		Annual	2018		2021	2023	2028	2038
1.0	Building Exterior		No.	No.	Priority	Category				<u> </u>	Unit Cost	Subtotal	Unit 0	Cost Subto	otal L	Jnit Cost	Subtotal	Maintenance	Project Co	st Proje	ject Cost	Project Cost	Project Cos	t Project Cost
		Building Perimeter	CFPC-002		1	2	The wood skirt boards have rotted due to their adjacency to the soil and damaged due to lawn equipment.	Replace wood skirt boards with the following system: vinyl soffit (position vertically), building wrap (i.e. Tyvek), 3/4 inch preservative-treated plywood, 2 x 4 preservative-treated wood studs, stainless steel fasteners. Install vented vinyl soffit sections at south elevation. Trench under building perimeter and pour a 12 inch deep by 12 inch wide "rat woll"	128	SF	\$ 35.00	\$ 4,480		T	T				\$ 6,0	48 \$	6,513	\$ 6,843	\$ 7,7	12 \$ 9,910
1.2	Wood Siding	All Elevations	CFPC-002		4	1	The paint on the wood siding has delaminated from the wood.	Remove all loose paint and coat the wood siding with an adhesion promoting primer and two finish coats of exterior low-luster acrylic enamel over the primer.	1	LS	\$ 5,600.00	\$ 5,600							\$ 7,5	60 \$	8,141	\$ 8,553	\$ 9,6	77 \$ 12,388
1.3	Door Frame	Exterior Doors	CFPC-012		2	2	The paint on the wood door frames has delaminated from the wood; permitting the weather to rot the frames.	Replace the wood door frames with preservative-treated wood door frames. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	2	EA	\$ 1,800.00	\$ 3,600							\$ 4,8	60 \$	5,234	\$ 5,499	\$ 6,2	21 \$ 7,964
1.4	Wood Fascia	All Elevations	CFPC-011		1	2	The wood fascia paint has faded and sections of the wood fascia have been weather damaged.	Replace damaged wood fascia boards. Prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	128	LF	\$ 20.00	\$ 2,560							\$ 3,4	56 \$	3,722	\$ 3,910	\$ 4,4	24 \$ 5,663
1.5	Gutters	East and West Elevations	CFPC-009 CFPC-014		2	2	Due to the damaged wood fascia boards, sections of the gutters and downspouts have fallen to the ground.	Replace all gutters and downspouts and cover gutters with leaf screens.	128	LF	\$ 30.00	\$ 3,840	,						\$ 5,1	84 \$	5,583	\$ 5,869	\$ 6,6	86 \$ 8,495
1.6	Asphalt Shingles	Roof	CFPC-014		4	3	The asphalt shingles are in fair condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2023.	800	SF	\$ 4.00	\$ 3,200										\$ 4,888	\$ 5,5	30 \$ 7,079
2.0	Building Interior			1								T					T						T	
2.1	Carpet	Classroom Water Heater Closet/Furnace	CFPC-025		4	3	The carpet is in poor condition with tears along the seams.	Replace with carpet tiles.	901	SF	\$ 5.50	\$ 4,956							\$ 6,6	90 \$	7,204	\$ 7,569	\$ 8,5	\$ 10,962
2.2	Exterior Door	Classroom	CFPC-012 CFPC-019		2	2	The door hardware is not barrier-free compliant. Organic material and water infiltration have damaged the door's core material.	Replace the doors with fiberglass reinforced polyester (FRP) doors.	2	EA	\$ 2,200.00	\$ 4,400							\$ 5,9	40 \$	6,397	\$ 6,72	\$ 7,6	9,733
3.0	Electrical System											1						<del> </del>	<del>                                     </del>		-		1	
3.1	Emergency Egress Lighting	Entire Building	CFPC-023		6	3	Additional fixtures with emergency back up are required to comply with code.	Add emergency battery packs to select existing fixtures.	2	EA					\$	300.00	\$ 600	\$ 500	\$ 8	10 \$	872	\$ 916	\$ 1,0	37 \$ 1,327
3.2	Exit Signs	Entire Building	CFPC-018		3	3	Exit signs with battery backup are required.	Install exit signs with battery backup at exit doors.	2	EA					\$	525.00	\$ 1,050	\$ 500	\$ 1,4	18 \$	1,526	\$ 1,604	\$ 1,8	15 \$ 2,323
3.3	Panelboard (1972?). Possibly wired with 2-wire system.	Closet		CFPC-E-1	4	3	Panel is obsolete 'pushmatic'. Classroom may have 2-wire system which should be replaced with 3-wire (grounded) system.	Plan on replacing main panel and updating wiring.	1	EA					\$	5,000.00				50 \$	7,269			
	Interior Building Lighting	Entire Building			4	4	Recessed 2x4 with fluorescent lamps	Replace lamps with LED	10	EA			1		\$	250.00				75 \$	3,635			20 \$ 5,530
3.5	Exterior Building Lighting	Entry doors	CFPC-003		4	4	Original incandescent wall packs have yellowed.	Replace with LED fixtures	2	EA					\$	278.00	\$ 556	;	\$ 7	51 \$	808	\$ 849	\$ 9	\$ 1,230
4.0	Mechanical System						The COMPH are fixed furnees with DV	Deploys the furness with like kind in																
4.1	Furnace	Closet		CFPC-M-1	2	2	The 60 MBH gas fired furnace with DX cooling coil is in poor condition.	Replace the furnace with like kind in 2023.	1	EA			\$ 3	,800.00 \$	3,800			\$ 350				\$ 5,804	\$ 6,5	8,405
4.2	Condensing Unit	Outdoors		CFPC-M-2	2	2	The 2 ton condensing unit is in poor condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6	,000.00 \$	6,000			\$ 200				\$ 9,168	\$ 10,3	59 \$ 13,273

### Caughlin Farms Portable Classrooms

**Building Information** 

Address: 3325 West South Boulevard Building Area: 540 SF

No. of Floors: 1 Year Built: 1982

Evaluation Date: April 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

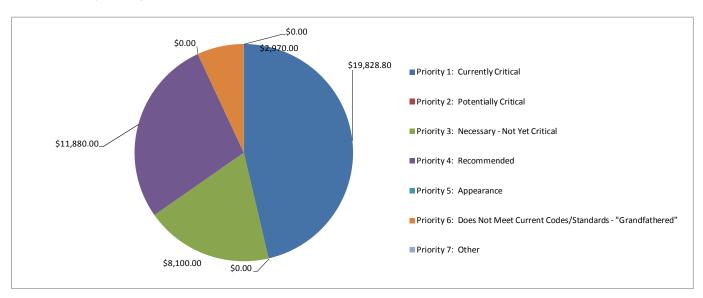
Category 5: Security Category 6: Other

\*Lower score equals higher priority

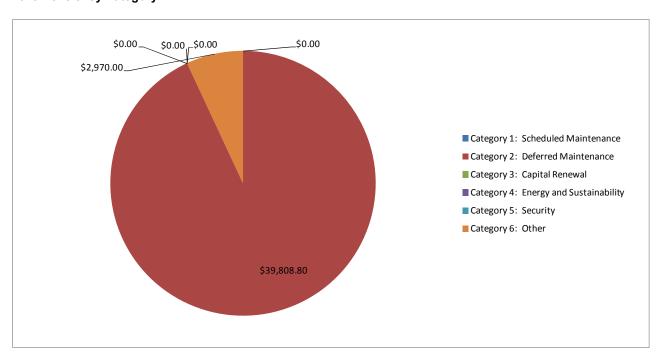
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu	ıral	Mecha	nical	Electr	rical	Annual	2018	2021	2023	2028	2038
NO.	iten//Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oille	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
5.0	Plumbing System																					
5.1	Water Heater	Closet		CFPC-P-1	2	2	The 30 gallon electric water heater is in poor condition.	Replace the water heater with like kind in 2023.	1	EA			\$ 5,025.00	\$ 5,025						\$ 7,675	\$ 8,683	3 \$ 11,115
5.2	Sink	Classroom			2	2	The sink is in poor condition.	Replace the sink in 2023.	1	EA			\$ 1,350.00	\$ 1,350						\$ 2,062	\$ 2,333	3 \$ 2,987
												32,636		\$ 16,175		\$ 9,706	\$ 1,583	\$ 52,841	\$ 56,904	\$ 89,378	\$ 101,123	\$ 129,446

6.0	Sit	te																			
6.1	Со	ontrol Joints	Concrete Ramp	CFPC-013	3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Remove soil and seal joints with an exterior grade silicone sealant.	25	LF	\$ 2.00	\$ 50					\$ 68 \$	73	\$ 76	\$ 86	\$ 11
6.2	: Ha	ındrail	Concrete Ramp	CFPC-012	3	2	The paint has delaminated from the steel handrails and corrosion has	Remove all paint and corrosion with power tools and apply an exterior ferrous-metal primer. Apply two finish coats of exterior low-luster acrylic paint over primer.	1	LS	\$ 1,600.00	\$ 1,600					\$ 2,160 \$	2,326	\$ 2,444	\$ 2,765	\$ 3,539
6.3	Wo	ood Stair	West Exterior Door	CFPC-001	1	2		Replace wood step with two stone steps set on 6 inches of compacted gravel fill.	1	LS	\$ 1,200.00	\$ 1,200					\$ 1,620 \$	1,745	\$ 1,833	\$ 2,074	\$ 2,655
6.4	Wo	ood Platform	West Exterior Door	CFPC-003	2		The wood platform is weathering without protection (i.e. paint) and is covered in organic material.		1	LS	\$ 800.00	\$ 800					\$ 1,080 \$	1,163	\$ 1,222	\$ 1,382	\$ 1,770
		•	•	·		<u> </u>	•					\$ 3,650	\$ -	·	\$ -	\$ -	\$ 4,928 \$	5,306	\$ 5,575	\$ 6,308	\$ 8,07

## 2018 Deficiency Priority



# 2018 Deficiency Category



### Caughlin Farms Toilet Facility

**Building Information** Address: 3325 West South Boulevard Building Area: 210 SF

No. of Floors: 1 Year Built: 2002

Evaluation Date: April 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

			Priority 7: C	Julei				*Lower score equals higher priority													•	e includes labo		s and fees sterial only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ectural	Mechani	cal	Elect	rical	Annual	2	2018	2021	2023	2028		2038
NO.	item/description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	e Proje	ect Cost	Project Cost	Project Cos	t Project Co	ost Pro	ject Cos
1.0	Building Exterior		-		-	-																		
1.1	Concrete Pavement	Ramp	CFTF-011		3	2	The ramp's concrete pavement has cracked in several sections.	Route the cracks open and fill with patching mortar.	1	LS	\$ 1,200.00	\$ 1,200						\$	1,620	\$ 1,745	\$ 1,8	33 \$ 2,	,074 \$	2,6
							oracinea in coverar economic.	Remove all paint with power tools and																
1.2	Handrail Paint	Concrete Ramp	CFTF-013		3	2	The paint has delaminated from the	apply an exterior wood primer for acrylic enamel. Apply two finish coats of	1	LS	\$ 800.00	\$ 800	,					\$	1,080	\$ 1,163	\$ 1,2	22 \$ 1,	,382 \$	1,7
							wood handrails.	exterior low-luster acrylic enamel over																
								primer. Remove all loose paint and coat the											$\rightarrow$					
								wood with an adhesion promoting primer and two finish coats of exterior																
							The paint on the wood siding, trim and	low-luster acrylic enamel over the																
1.3	Wood Siding, Trim and Ceiling	All Elevations	CFTF-007		4	2	ceiling has delaminated from the wood. The paint on the wood fascias has	primer. Replace all damaged wood fascias with preservative-treated wood	1	LS	\$ 8,800.00	\$ 8.800	,					s	11,880	\$ 12,793	\$ 13.4	11 \$ 15,	,207 \$	19,4
	3,		CFTF-018				delaminated from the wood; permitting	fascias. Allow to weather for one year			, .,								,	, , , ,	, , ,	,	, ,	
							the weather to rot the wood.	then coat with an exterior wood primer for acrylic enamel. Apply two finish																
								coats of exterior low-luster acrylic																
1.4	Asphalt Shingles	Roof	CFTF-003		1	2	The asphalt shingles are in poor	Replace with asphalt shingles,	672	SF	\$ 400	\$ 2,688						s	3,629	\$ 3,908	\$ 4.1	06 \$ 4,	,645 \$	5,9
	Building Interior	11001	0 000		·		condition.	underlayment and flashings.	0.2		ų	Ψ 2,000						<u> </u>	0,020	0,000	,,,	,,,	,σ.σ.φ	
2.0	Building interior	T	T	<u> </u>	I	ı	The exposed piping under lavatory						T T		Ι			Т	$\overline{}$					
2.1	Non-Insulated Lavatory Piping	Men's, Women's			6	6	countertops is exposed and can burn	Insulate piping.	4	EA	\$ 150.00	\$ 600	,					\$	810	\$ 872	\$ 9	6 \$ 1,	,037 \$	1,3
							the legs of those in wheelchairs (code violation).																	
2.2	Grab Bar	Men's, Women's			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in	Add third/vertical grab bar.	2	EA	\$ 800.00	\$ 1.600	, [					\$	2.160	\$ 2,326	\$ 2.4	14 \$ 2,	.765 \$	3,5
							barrier-free toilet stalls.					,,,,,,						<u> </u>			7 -,.	, , ,	,	
2.3	Electric Hand Dryers	Men's, Women's			4	3	The electric hand dryers are functional.	Plan on replacing electric hand dryers in 2023.	2	EA	\$ 800.00	\$ 1,600									\$ 2,4	14 \$ 2,	,765 \$	3,5
								Replace all wall and ceiling finishes with																
								gypsum board. Tape, mud and sand joints. Prime with an interior gypsum																
2.4	Interior Finishes	Men's	CFTF-030		1	2	All the interior finishes on the walls and ceilings have been damaged from water	board primer. Apply two finish coats of	1	LS	\$ 12.000.00	\$ 12,000	, [					\$	16,200	\$ 17,446	\$ 18.3	29 \$ 20,	.737 \$	26,5
			CFTF-031				infiltration.	interior low-luster acrylic enamel over primer. Insulate all walls with 3-1/2 inch			,	, ,,,,,,						ľ	10,200	,	,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,-
								thick batt insulation. Insulate the attic																
								with 16 inch thick blanket insulation.  Replace the ceiling with gypsum board.																
								Tape, mud and sand joints. Prime with																
25	Interior Ceiling Finish	Women's	CFTF-042		3	2	The interior finishes on the ceiling have	an interior gypsum board primer. Apply two finish coats of interior low-luster	1	LS	\$ 4,000,00	\$ 4,000	,1					s	5,400	\$ 5,815	\$ 61	0 \$ 6,	,912 \$	8,8
2.0	Thereof Gennig Fillion	Women's	0111 042			_	been damaged from water infiltration.	acrylic enamel over primer. Insulate the			Ψ 4,000.00	Ψ 4,000						ľ	0,400	ψ 0,010	Ψ 0,1	φ ο,	,512	0,0
								attic with 16 inch thick blanket																
	Electrical System	•											· · · · · · · · · · · · · · · · · · ·								•			
3.1	Panelboard	Chase		CFTF-E-1	4	3	Main panel is in fair condition.	Plan on replacing panel in 2028.	1	EA			<u>.                                    </u>		\$ 4,900.00	\$ 4,900			$oldsymbol{oldsymbol{oldsymbol{\Box}}}$			\$ 8,	,467 \$	10,8
	Mechanical System	T .	T	1	1	ı	The suspended electric furnace is in	Replace the furnace with like kind in				T	1				<u> </u>	T			T .	1.	Ι.	
4.1	Furnace	Plumbing Chase		CFTF-M-1	2	2	poor condition.	2023.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350				\$ 5,8	)4 \$ 6,	,566 \$	8,4
5.0	Plumbing System	T				1	The 20 gallon electric water heater is in	Replace the water heater with like kind																
5.1	Water Heater	Plumbing Chase		CFTF-P-1	2	2	poor condition.	in 2023.	1	EA			\$ 5,025.00	\$ 5,025							\$ 7,6	75 \$ 8,	,683 \$	11,1
5.2	Pressure Tank	Plumbing Chase		CFTF-P-2	4	4	The 30 gallon domestic water pressure tank is in fair condition.	Replace the pressure tank with like kind in 2028	1	EA			\$ 1,000.00	\$ 1,000								\$ 1,	,728 \$	2,2
5.3	Plumbing Fixtures	Throughout			4	3	The plumbing fixtures are in poor	Replace the fixtures in 2023.	1	LS		1	\$ 29,400.00	\$ 29,400						-	\$ 44,9	06 \$ 50	,807 \$	65,0
J.J		ougout			-	Ŭ	condition.					1	÷ 25,400.00	- 20,700		1	1				Ψ, σ		,Ψ	30,0



### Caughlin Farms Toilet Facility

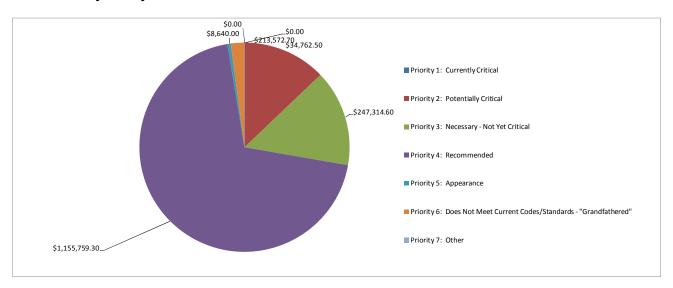
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 3325 West South Boulevard Priority 1: Currently Critical Building Area: 210 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 2002 Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: April 2018 Category 5: Security Category 6: Other

Priority 7: Other

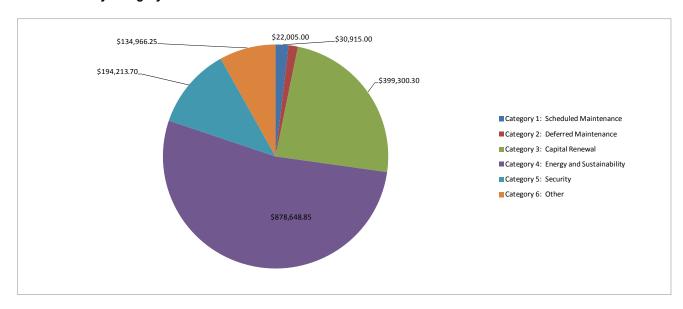
\*Lower score equals higher priority

No		Item/Description	Location	Photo	Equipment		Deficiency	Notes	Action	Qty.	Unit	Architec	tural	Mechar	nical	Electri		Annual	2018	2021	2023	2028	2038
NO	•	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
6.0	Site																						
	No comm	nents.																					
		_	·						_				\$ -	<u> </u>	\$ -	<u> </u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## 2018 Deficiency Priority



# 2018 Deficiency Category



### City Hall/Hall of Justice

**Building Information** Address: 500 West Big Beaver Road Building Area: 71,931 SF

No. of Floors: 3 Year Built: 1965, 1978 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

March   Marc									*Lower score equals higher priority												An	nual Mair	ntenance ir	cludes labor	and material o
Part	No.	Item/Description	Location					Notes	Action	Qty.	Unit														2038
Section   Control Plane   Co	4.0	Duilding Futuring		NO.	NO.	Priority	Category	<u> </u>	<u> </u>			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Projec	Cost	Project Cos	st Proj	ect Cost	Project Cost	Project Cos
Second   Second Heaves Marked Heaves   Second Heaves Angeled Heaves Angeled Heaves   Second Heaves Angeled Heave	1.0	Duniumy Exterior	1	1	1		i	Water has penetrated through the top of	f Replace damaged brick Remove	1	1	1		1		1	1	1	1				1		_
Section Across   Sect	1.1	Brink	Casand Floor West Flouration	CHH I 760		2	2				10	£ 6400.00	6 400						e	0.640		004	0.775	¢ 11.00	20 6 44
2   Section of the	1.1	Blick	Second Floor West Elevation	CI II 13-709		3	2	mortar joints through freeze and thaw		'	LS	\$ 0,400.00	φ 0,400						φ	0,040	φ 5,3	504 \$	9,773	φ 11,00	5 5 14,1
Part	4.0	0	D. T. Francisco				_	cycles. The urethane based sealant at the brick												4 400		44 6	4.005		
Second profession   Seco	1.2	Sealant Joints	Building Perimeter			4	3	walls has failed.		74	LF	\$ 15.00	1,110						\$	1,499	\$ 1,6	514 \$	1,695	\$ 1,91	18 \$ 2,4
Section   Sect	1.3	Roofing System	Roof			4	3	asphalt built-up roof with gravel surfacing.	with same in 2028.	37,056	SF	\$ 25.00	\$ 926,400											\$ 1,600,92	5 \$ 2,049,3
Author Could   Part   County	1.4	Roofing System	Roof			4	3			1,931	SF	\$ 14.00	\$ 27,034											\$ 46,71	18 \$ 59,8
2   September   Control									Same III 2020.											$\rightarrow$					+
Secretary Secr	15	Roof Coping	Roof	CHH I-582		3	6			2 078	l F	\$ 35.00	\$ 72.730						\$	98 186	\$ 1057	735 \$	111 088	\$ 125.61	36 \$ 160,8
According to the control of the cont		. too. coping		011110 002		Ů		been sealed with a urethane based		_,			1 - 1 - 1 - 1 - 1							30,100	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, 000	, , , , , ,	, , , ,
Execution   Final Process								Access to the south roof is via a roof	Add wall-mounted, galvanized steel																
Control   Cont	1.6	Ladders	Roof			4	6			30	VF	\$ 150.00	\$ 4,500						\$	6,075	\$ 6,5	542 \$	6,873	\$ 7,77	77 \$ 9,9
Part									elevations.																
Personal P																									
Bereiter 3  Bereiter 3  Bereiter 4  Bereiter 5  Bereiter 5  Bereiter 6  Bereiter 7  Bereiter 1  Bereiter 7  Bereiter 1  Bereiter 7  Bereiter 8  Bereiter 1  Bereiter 1  Bereiter 1  Bereiter 7  Bereiter 1  Bereiter 2  CH4L-995  A 4  A 3  The existing return stature console the elucidistic phase, power, only and undervileage peritors to be consolered and undervileage peritors to major peritors to a section of the peritors of the peri			Elevator 1					Pacammandad safaty tasting from the																	
Residence   Resi	1.7	Elevator Load Testing				4	1			1	LS	\$ 1,400.00	\$ 1,400						\$	1,890	\$ 2,0	35 \$	2,138	\$ 2,41	19 \$ 3,0
Browder   Company   Comp			Elevator 3																						
Bervator									leaks. A soft starter will add phase, over-																+
Soft Stanter																									
2.   Soft Starter																									
Elevator 3   Bevator 3   Bevator 3   Bevator 3   Bevator 6 and visible for power unit and pump   Flevator 2   Bevator 7   Bevator 3   Bevator 6 and 1   Bevator 7   Bevator 7   Bevator 7   Bevator 7   Bevator 7   Bevator 7   Bevator 8   Bevator 9   Bevator	10	Soft Stortor		CHH I 005		4	2			1	18	\$ 3,600,00	\$ 3600						œ	4 960	· ¢ · 5′	24 6	5 400	¢ 62′	21 \$ 7,9
Elevator   Power Unit and Pump   Elevator   2   Elevator   2   Elevator   2   Elevator   3   Elevator   3   Elevator   3   Elevator   3   Elevator   4   1   Dimensional power unit and pump have exceeded their expected services power unit and pump have exceeded their expected and exceed a pump have exceeded their expected services power unit and pump have excee	1.0	Soft Starter		CUU3-995		4	3			l '	LS	\$ 3,600.00	φ 3,600						Ф	4,000	φ 5,2	34 Þ	5,499	\$ 0,22	1 5 7,9
Elevator Power Unit and Pump   Elevator 2   Elevator 3   4   1   The existing elevator power unit and pump have exceeded their periode for power unit and pump have exceeded their periode for pump have exceeded their pump have e									the amount of energy used by the motor																
Elevator Power Unit and Pump   Elevator   2   1   2   2   2   2   3   3   2   3   3   3								elevator to service.																	
Elevator 3   Elevator 3			Flevator 2					The existing elevator power unit and	same											$\longrightarrow$					+
Elevator Modernization  Elevator 2 Elevator 3  Building Interior  1 9 Inch by 9 Inch Vinyl Floor Tile  Purchasing, Building Operations, et al Operations, et	1.9	Elevator Power Unit and Pump				4	1		Replace elevator power unit and pump.	1	LS	\$ 21,500.00	\$ 21,500						\$	29,025	\$ 31,2	257 \$	32,839	\$ 37,15	54 \$ 47,5
Service and Elevator 3   Safety features should be replaced in Safety features features features from the safety features featur																									
Building Interior  1 9 Inch by 9 Inch Vinyl Floor Tile	1.10	Elevator Modernization				4	3			1	LS	\$ 130,000.00	\$ 130,000												\$ 287,5
1.   9 Inch by 9 Inch Vinyl Floor Tile   Building Maintenance   4   6   Original Vinyl floor tiles.   Replace with 12 inch by 12 i	2.0	Building Interior					<u> </u>	2038.		<u> </u>															
Purchasing, Building Operations, et al Superations, et al Purchasing, Building Operations, et al Superations, but are showing signs of wear.  The carpet and carpet tiles are in acceptable condition, but are showing signs of wear.  Superations, et al Superat	2.1	-	Building Maintenance			4	6	Original vinyl floor tiles.		398	SF	\$ 2.50	\$ 995						\$	1,343	\$ 1,4	147 \$	1,520	\$ 1,7'	19 \$ 2,2
Operations, et al Operations,		· · · · · · · · · · · · · · · · · · ·	Purchasing Pullding					The carpet and carpet tiles are in						1						$\longrightarrow$			· ·		
East Corridor - First Floor, et al  The exposed piping under lavatory the legs of those in wheelchairs (code the legs of those in wheel	2.2	Carpet	Operations, et al	CHHJ-022		5	3		2028.	30,368	SF	\$ 5.50	0 \$ 167,024											\$ 288,63	37 \$ 369,4
The exposed piping under lavatory Piping  Unisex 1, Unisex 2, et al  The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code the legs of those the legs of	2.3	Terrazzo		CHHJ-495		5	2		to a natural finish and seal with	16	EA	\$ 400.00	\$ 6,400						\$	8,640	\$ 9,3	804 \$	9,775	\$ 11,06	50 \$ 14,1
the legs of those in wheelchairs (code the legs of those the legs of those in wheelchairs (code the legs of those the legs of the legs of those the legs of those the legs of the legs of those the legs			aı					The exposed piping under lavatory	impregnator sealer.											$\longrightarrow$					+
	2.4	Non-Insulated Lavatory Piping	Unisex 1, Unisex 2, et al			6	6		Insulate piping.	9	EA	\$ 150.00	\$ 1,350					ľ	\$	1,823	\$ 1,9	963 \$	2,062	\$ 2,33	33 \$ 2,9

INTEGRATED design SOLUTIONS architecture engineering interiors & technology

### City Hall/Hall of Justice

**Building Information** Address: 500 West Big Beaver Road Building Area: 71,931 SF

No. of Floors: 3 Year Built: 1965, 1978 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

			Priority 7: C	Jtner				*Lower score equals higher priority												e: Project Cost ual Maintenanc			
NI-	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes		04	Umit	Archite	ctural	Mechanical	Elect	rical	Annual		2018	2021	2023	2028		2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost Subtotal	Unit Cost	Subtotal	Maintenand	ce Pro	oject Cost	Project Cost	Project Cos	t Project C	ost F	Project Cost
2.5	Third Grab Bar	Unisex 1, Unisex 2, et al			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.		6	А	\$ 400.00	\$ 2,400					\$	3,240	\$ 3,48	9 \$ 3,66	66 \$ 4	4,147 \$	5,309
2.6	Shooting Range Equipment	Shooting Range			4	3	The Shooting Range equipment for operating targets and separating shooters has exceeded its useful life.	The equipment will be replaced in the City's Fiscal 2017-2018 operating budget.	1	EA	\$ -	\$ -					\$	-	\$	- \$	- \$	- \$	-
2.7	Shooting Range Infrastructure	Shooting Range	CHHJ-252 CHHJ-255		4	3	The Shooting Range infrastructure does not provide adequate sound deadening.	The infrastructure will be upgraded in the City's Fiscal 2018-2019 operating budget.	1	EA	\$ -	\$ -					\$	-	\$	- \$	- \$	- \$	-
2.8	Windows	Office 5, Office 6, Office 7, et al			4	4	The original aluminum window frames are non-thermally broken and have non-insulating glass.	Replace with windows having thermally broken, aluminum frames and one inch insulating glass units. Seal the window frame with exterior grade silicone sealant.	3,337	SF	\$ 65.00	\$ 216,905					\$	292,822	\$ 315,33	7 \$ 331,30	01 \$ 374	4,837 \$	6 479,823
2.9	Walk-Off Mat	East Entry, West Entry			4	3	The walk-off mat is in acceptable condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with walk-off carpet tiles in 2028.	300	SF	\$ 5.50	\$ 1,650									\$ 2	2,851 \$	3,650
2.10	Exterior Door and Frame	East Entry	CHHJ-780		2	2		Replace the door frame with a thickened wall aluminum frame. Replace the door with a fiberglass reinforced polyester door. Replace the threshold with a stainless steel threshold.	1	EA	\$ 3,500.00	\$ 3,500					\$	4,725	\$ 5,08	3 \$ 5,34	46 \$ €	6,048 \$	7,742
	Elevator Pit	Elevator 2, Elevator 3	СННЈ-993		2	6	There is water in the elevator pit (code violation).	Prior to correction, the elevator pit and its equipment must be inspected, under the code required service agreement, by a licensed elevator inspector. They must be provided pit access and be present during the entire correction process. Remove all standing water and oil from the pit's concrete surfaces. Route all cracks and defective construction joints and fill with a cementitious packing mortar compatible with a crystalline waterproofing system. Apply an 1/8 inch thick slurry coat of a crystalline waterproofing system over all concrete surfaces.	3	EA	\$ 6,000.00	\$ 18,000					\$	24,300	\$ 26,16	3 \$ 27,48	93 \$ 31	1,106 \$	39,818
3.0	Electrical System		ı	1			Additional fixtures with emergency back-			1	I					1				1		—	
3.1	Emergency Egress Lighting	Entire Building		0.00.5	6	3	up are required to comply with the current code.	Extend life safety circuits to select fixtures.	1	LS				\$ 22,000.00	\$ 22,000	)	\$	29,700	\$ 31,98	4 \$ 33,60	03 \$ 38	8,019 \$	48,667
3.2	Emergency Power	Boiler Room		CHHJ-E-3 thru CHHJ-E-7 CHHJ-E-22 CHHJ-E-23 CHHJ-E-24	4	3	separated as required by Code.	Relocate the indoor generator outdoors to provide ventilation. Add an second ATS and panel and separate equipment loads from life safety loads.	1	LS				\$ 28,300.00	\$ 28,300	\$ 80	00 \$	38,205	\$ 41,14	3 \$ 43,22	25 \$ 48	8,906 \$	62,603
3.3	Service Entrance Switchboard (1978)	Mechanical	CHHJ-622 CHHJ-954 CHHJ-955	CHHJ-E-1 CHHJ-E-2	3	3	There is rust at one end from a recurring leak. The switchboard is 40 years old, manufactured by Park Metal, and near the end of its life cvcle.	Replacement parts are becoming hard to find. Replace the switchboard.	1	EA				\$ 17,750.00	\$ 17,750	)	\$	23,963	\$ 25,80	5 \$ 27,11	11 \$ 30	0,674 \$	39,265
3.4	Secondary Distribution (1978)	Mechanical		CHHJ-E-8 thru CHHJ-E-15	3	3	Much of the equipment is 40 years old, manufactured by Westinghouse, and near the end of its life cycle.	Frank Adam is no longer in business and replacement parts are hard to find. Replace the distribution equipment.	28,772	SF				\$ 3.00	\$ 86,316	5	\$	116,527	\$ 125,48	6 \$ 131,83	39 \$ 149	9,164 \$	190,942
3.5	Switchboard (1965)	Electrical		CHHJ-E-16	2	3	The switchboard is 53 years old, manufactured by Frank Adam Electric, and is obsolete.	Replace switchboard with 1200 amp distribution panel.	1	LOT				\$ 7,225.00	\$ 7,225	5	\$	9,754	\$ 10,50	4 \$ 11,03	35 \$ 12	2,486 \$	15,983
3.6	Secondary Distribution (1965)	Electrical		CHHJ-E-17 thru CHHJ-E-21	2	3	Much of the equipment is 53 years old, manufactured by Frank Adam Electric, and is obsolete.	ITE is no longer in business and replacement parts are hard to find. Replace the distribution equipment.	43,159	SF				\$ 3.00	\$ 129,477	7	\$	174,794	\$ 188,23	4 \$ 197,76	63 \$ 223	3,751 \$	286,420

#### City Hall/Hall of Justice

**Building Information** Address: 500 West Big Beaver Road Building Area: 71,931 SF

No. of Floors: 3 Year Built: 1965, 1978 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

								*Lower score equals higher priority											Annua	l Maintenance	includes labo	or and material
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architec		Mechar		Elect		Annual	2018	2021	2023	2028	2038
			NO.	NO.	Priority	Category	Lights are manually controlled with				Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost		Project Cost	Project Co	
3.7	Lighting Control System	Entire Building			4	4	occupancy sensors in some areas.  LED lamps were installed in the original	Install occupancy sensors in all spaces.	71,931	SF					\$ 1.00	\$ 71,931	1	\$ 97,107	\$ 104,573	\$ 109,867	\$ 124,	305 \$ 159,
3.8	Interior Building Lighting	Entire Building			4	4	fluorescent fixtures in public areas. Fluorescent lamps remain in the rest.	Replace fluorescent fixtures with LED fixtures.	71,931	SF					\$ 5.00	\$ 359,655	5 \$ 1,439	\$ 485,534	\$ 522,867	\$ 549,337	\$ 621,	525 \$ 795,
3.9	Fire Alarm System	None Observed			4	5	There is no Fire Alarm System.	Install addressable fire alarm system with speakers and strobes.	71,931	SF					\$ 2.00	\$ 143,862	2	\$ 194,214	\$ 209,147	\$ 219,735	\$ 248,	\$ 318,
3.10	Exterior Building Lighting	Building Mounted			4	4	Downlights at entrance canopies.	Replace fixtures with LED fixtures.	8	EA					\$ 295.00	\$ 2,360	0	\$ 3,186	\$ 3,431	\$ 3,605	\$ 4,	078 \$ 5,
4.0	Mechanical System	•	•	•	•												•	•				
4.1	Boiler	Mechanical		CHHJ-M-1	3	3	The 999 MBH natural gas boiler in the mechanical room is in fair condition.	Replace the natural gas boiler and associated piping required in the next 10 years with a like kind.	1	LS			\$ 50,000.00	\$ 50,000			\$ 450				\$ 86,	406 \$ 110,
4.2	Boiler	Mechanical		CHHJ-M-2	3	3	The 999 MBH natural gas boiler in the mechanical room is in fair condition.	Replace the natural gas boiler and associated piping required in the next 10 years with a like kind.	1	LS			\$ 50,000.00	\$ 50,000			\$ 450				\$ 86,	406 \$ 110,
4.3	Boiler	Mechanical		CHHJ-M-3	3	3	The 1500 MBH natural gas boiler in the mechanical room is in fair condition.	Replace the natural gas boiler and associated piping required in the next 10 years with a like kind.	1	LS			\$ 60,000.00	\$ 60,000			\$ 450				\$ 103,	587 \$ 132,
4.4	Boiler	Mechanical		CHHJ-M-4	3	3	The 1500 MBH natural gas boiler in the mechanical room is in fair condition.	Replace the natural gas boiler and associated piping required in the next 10 years with a like kind.	1	LS			\$ 60,000.00	\$ 60,000			\$ 450				\$ 103,	587 \$ 132,
4.5	Circulation Pump	Mechanical		CHHJ-M-5	3	3	The 2/5 HP circulation pump serving the 999 MBH boiler is in fair condition.	Replace the pump in the next 10 years when the boiler is replaced with a like	1	LS			\$ 1,900.00	\$ 1,900			\$ 300				\$ 3,	283 \$ 4,
4.6	Circulation Pump	Mechanical		CHHJ-M-6	3	3	The 2/5 HP circulation pump serving the 999 MBH boiler is in fair condition.	Replace the pump in the next 10 years when the boiler is replaced with a like	1	LS			\$ 1,900.00	\$ 1,900			\$ 300				\$ 3,	283 \$ 4,
4.7	Circulation Pump	Mechanical		CHHJ-M-7	3	3	The 3/4 HP pump serving the hot water heating piping is in good condition.	Replace the pump in the next 10-15 years with a like kind.	1	LS			\$ 2,200.00	\$ 2,200			\$ 300				\$ 3,	302 \$ 4,
4.8	Circulation Pump	Mechanical		CHHJ-M-8	3	3	The pump serving the built up air handling unit in the mechanical room is in fair condition.	Replace the pump in the next 10 years with a like kind.	1	LS			\$ 2,200.00	\$ 2,200			\$ 300				\$ 3,	802 \$ 4,
4.9	Base Centrifugal Pump	Mechanical		CHHJ-M-9	3	3	The 7.5 HP base centrifugal pump in th mechanical room serving the hot water heating piping is in fair condition.	Replace the centrifugal pump within the next 15 years with a like kind.	1	LS			\$ 14,100.00	\$ 14,100			\$ 300				\$ 24,	366 \$ 31,
4.10	Base Centrifugal Pump	Mechanical		CHHJ-M-10	3	3	The 7.5 HP base centrifugal pump in th mechanical room serving the hot water heating piping is in fair condition.	Replace the centrifugal pump within the next 15 years with a like kind.	1	LS			\$ 14,100.00	\$ 14,100			\$ 300				\$ 24,	366 \$ 31,
4.11	Expansion Tank	Mechanical		CHHJ-M-11	3	3	The expansion tank in the corner of the mechanical room is in fair condition.	Replace the expansion tank with a like kind in the next 10 years.	1	LS			\$ 2,000.00	\$ 2,000							\$ 3,	456 \$ 4,
4.12	Cooling Tower	Outdoors		CHHJ-M-12	2	3	The outdoor cooling tower is in poor condition and running close to the end of its useful life.	Replace the cooling tower with a like kind in the next 5 years as the tower is very worn down.	1	LS			\$ 75,000.00	\$ 75,000			\$ 400			\$ 114,555	\$ 129,	508 \$ 165,
4.13	Chiller	Outdoors		CHHJ-M-13	2	3	The outdoor chiller assembly made up of 12 modules is in good condition.	If maintenance of the chiller assembly is kept up the chiller then the assembly should be replaced in the next 10 years.	1	LS			\$ 250,000.00	\$ 250,000			\$ 500				\$ 432,	028 \$ 553,
4.14	Terminal Units	Throughout			2	2	The terminals units throughout the building are in poor condition.	Replace the terminals units with a like kind and like size in the next 5 years.	24	EA			\$ 3,000.00	\$ 72,000						\$ 109,973	\$ 124,	424 \$ 159,
4.15	Fan Powered Boxes	Throughout			3	3	The fan powered boxes throughout the building are in poor condition.	Replace the fan powered boxes thorughout the building in the next 5 years.	3	EA			\$ 3,000.00	\$ 9,000						\$ 13,746	\$ 15,	553 \$ 19,
4.16	Air Handling Unit AHU-1	Mechanical		CHHJ-M-14	4	4	The 18K CFM air handing unit in the mechanical room is in good condition.	Replace the air handling unit and associated piping and in the next 15 years with a like unit.	1	LS			\$ 180,000.00	\$ 180,000			\$ 4,600					\$ 398,
4.17	Air Handling Unit AHU-2	Mechanical		CHHJ-M-15	4	4	The 23K CFM air handing unit in the mechanical room is in good condition.	Replace the air handling unit and associated piping and in the next 15 years with a like unit.	1	LS			\$ 230,000.00	\$ 230,000			\$ 4,600					\$ 508,
4.18	Air Handling Unit AHU-3	Mechanical		CHHJ-M-16	4	4	The 17K CFM air handing unit in the mechanical room is in good condition.	Replace the air handling unit and associated piping and in the next 15 years with a like unit.	1	LS			\$ 170,000.00	\$ 170,000			\$ 4,600					\$ 376,

### City Hall/Hall of Justice

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Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

			Priority 7: C	Julei				*Lower score equals higher priority											Project Cost			
			Photo	Equipment	Deficiency	Deficiency					Architec	tural	Mechanical	Elect	rical	Annual	2018	2021	2023	2028		2038
No.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost		ost Pr	oject Cost
4.19	Air Handling Unit	Mechanical		CHHJ-M-17	2	2	The built up air handling unit in the mechanical room is in poor condition and should be updated.	Replace the air handling unit and associated piping and motors with like kinds in the next 5 years.	1	LS			\$ 150,000.00 \$ 150,000			\$ 2,300			\$ 229,110	\$ 259	217 \$	331,819
4.20	Exhaust Fan	Mechanical		CHHJ-M-18	2	3	The ducted exhaust fan in the mechanical room is quite old and in fair condition.	Replace the exhaust fan and motor with like kinds in the next 5 years.	1	LS			\$ 70,000.00 \$ 70,000			\$ 2,300			\$ 106,91	3 \$ 120	968 \$	154,849
4.21	Exhaust Fans	Roof			3	3	The roof top exhaust fans are in fair condition and should be maintained.	Replace the exhaust fans with like kinds and size in the next 5 to 10 years.	5	EA			\$ 3,000.00 \$ 15,000			\$ 750			\$ 22,91	1 \$ 25	922 \$	33,182
4.22	Fan Coil Unit/Furnace			CHHJ-M-19	3	3	The fan coil unit has 5 tons of DX cooling and is in good condition.	Replace the fan coil unit with a like kind in the next 10-15 years.	1	LS			\$ 2,575.00 \$ 2,575			\$ 350				\$ 4	450 \$	5,696
4.23	Air Conditioning Unit	Data Room		CHHJ-M-20	3	3	The large air conditioning unit is in fair condition.	Replace the conditioning unit with a like kind in the next 10 years	1	LS			\$ 5,000.00 \$ 5,000			\$ 200			\$ 7,63	7 \$ 8	641 \$	11,061
4.24	Air-Cooled Condenser	Outdoors		CHHJ-M-21	3	3	The five ton cooling condenser is in fair condition using R-22.	Replace the outdoor condensing unit with a like kind and tonnage in the next 10 years.	1	LS			\$ 4,550.00 \$ 4,550			\$ 200				\$ 7	863 \$	10,066
4.25	Air-Cooled Condenser	Outdoors		CHHJ-M-22	3	3	The air cooled condensing unit using R- 407C is in fair condition.	Replace the condensing unit with a like kind in the next 10 years.	1	LS			\$ 5,000.00 \$ 5,000			\$ 200				\$ 8	641 \$	11,061
4.26	Air-Cooled Condenser	Roof		CHHJ-M-23	3	3	The air cooled condensing unit on the roof is in fair condition.	Replace the condensing unit with a like kind in the next 10 years.	1	LS			\$ 4,550.00 \$ 4,550			\$ 200				\$ 7	863 \$	10,066
4.27	Unit Heater	Mechanical		CHHJ-M-24	4	4	The hot water heating unit heater is in fair condition.	Replace the unit heater and associated piping with a like kind in the next 10 years.	1	LS			\$ 5,700.00 \$ 5,700							\$ 9	850 \$	12,609
4.28	Heat Exchanger	Mechanical		CHHJ-M-25	2	2	The heat exchanger is in poor condition and should be maintained.	Replace the heat exchanger in the next 5 years with a like kind or better.	1	LS			\$ 35,000.00 \$ 35,000						\$ 53,45	9 \$ 60	484 \$	77,425
4.29	Heat Exchanger	Mechanical		CHHJ-M-26	2	2	The heat exchanger is in poor condition and should be maintained.	Replace the heat exchanger in the next 5 years with a like kind or newer.	1	LS			\$ 35,000.00 \$ 35,000						\$ 53,45	9 \$ 60	484 \$	77,425
4.30	Air Compressor	Mechanical		CHHJ-M-27	3	3	The large air compressor is in fair condition.	Replace the air compressor in the next 10 years with a like kind.	1	LS			\$ 5,000.00 \$ 5,000							\$ 8	641 \$	11,061
4.31	Air Compressor	Mechanical		CHHJ-M-28	3	3	The large air compressor is in fair condition.	Replace the air compressor in the next 10 years with a like kind.	1	LS			\$ 5,000.00 \$ 5,000							\$ 8	641 \$	11,061
4.32	Finned Tube Radiation	Throughout			3	3	The finned tube radiators were in fair condition.	Replace the finned tube and piping in the next 20 years with a like kind.	1,000	LF			\$ 75.00 \$ 75,000								\$	165,910
4.33	Controls	Throughout			3	3	The controls system is in fair condition.	Replace the system in the next 10 years.	72,000	SF			\$ 2.00 \$ 144,000					\$ 209,348	\$ 219,94	6 \$ 248	848 \$	318,547
5.0	Plumbing System		-						_													
5.1	Water Heater	Mechanical		CHHJ-P-1	4	4	The 40 MBH 50 gallon natural gas water heater is in good condition and was recently installed.	associated piping with a like kind in the next 10 years.	1	LS			\$ 5,050.00 \$ 5,050							\$ 8	727 \$	11,171
5.2	Domestic Water Heater	Mechanical		CHHJ-P-2	2	2	The 376 MBH natural gas domestic water heater and piping is in fair condition.	Replace the domestic water heater and associated piping and recirculation pump with a like kind in the next 10 years.	1	LS			\$ 22,700.00 \$ 22,700						\$ 34,672	2 \$ 39	228 \$	50,215
5.3	Storage Tank	Mechanical		CHHJ-P-3	4	4	The large storage tank in the mechanical room is in fair condition.	Replace the storage tank with a like kind in the next 10 years.	1	LS			\$ 2,500.00 \$ 2,500							\$ 4	321 \$	5,531
5.4	Storage Tank	Mechanical		CHHJ-P-4	4	4	The large storage tank for hot water heating in the mechanical room is in fair condition.	Replace the storage tank with a like kind in the next 10 years.	1	LS			\$ 2,500.00 \$ 2,500							\$ 4	321 \$	5,531
5.5	Sump Pump SP-1	Mechanical		CHHJ-P-5	3	3	The type of sump pump cannot be determined, and should therefore be field verified for the exact type, but looked to be in fair condition.	Replace the sump pump with a like kind in the next 10 years.	1	LS			\$ 5,000.00 \$ 5,000							\$ 8	641 \$	11,061
5.6	Sump Pump SP-2	Mechanical		CHHJ-P-6	3	3	The type of sump pump cannot be determined, and should therefore be field verified for the exact type, but looked to be in fair condition.	Replace the sump pump with a like kind in the next 10 years.	1	LS			\$ 5,000.00 \$ 5,000							\$ 8	641 \$	11,061
5.7	Plumbing Fixtures	Throughout			3	3	The existing plumbing fixtures are in fair condition but could use some maintence.	years for bathrooms with like kinds, and update water coolers/drinking fountains.	1	LS			\$ 185,000.00 \$ 185,000							\$ 319	701 \$	409,244
5.8	Fire Protection	Throughout			3	3	The fire protection service and sprinkler piping is in fair condition.	Replace the system in the next 10 years with a like kind.	72000	SF			\$ 4.00 \$ 288,000								697 \$	
												\$ 1,612,898	\$ 2,321,525		\$ 868,876	\$ 27,039	\$ 1,660,049	\$ 1,997,039	\$ 2,844,579	\$ 6,944,	077 \$	10,625,530

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200

#### City Hall/Hall of Justice

**Building Information** Address: 500 West Big Beaver Road Building Area: 71,931 SF

No. of Floors: 3 Year Built: 1965, 1978 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

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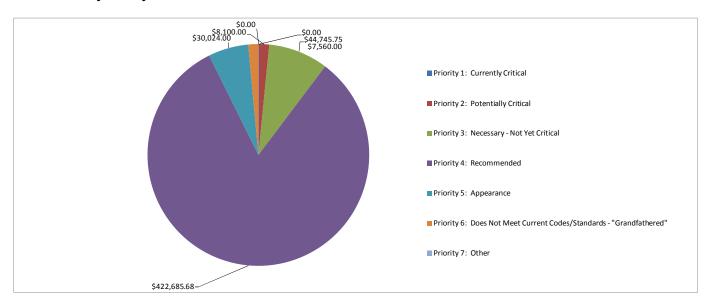
Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

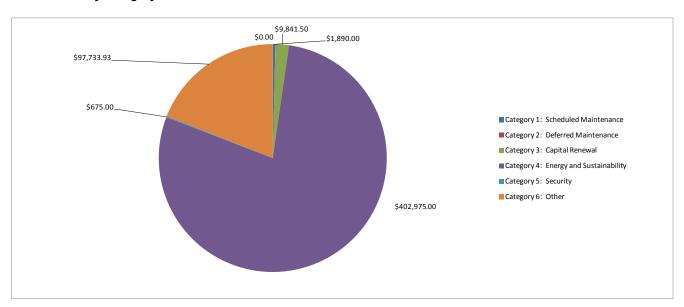
Category 5: Security Category 6: Other

			Photo	Equipment	Deficiency	Deficiency		*Lower score equals higher priority			Archited	tural	Mecl	nanical	Elec	trical	Annual	2018	2021	2023	includes labor a	2038
о.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance					
.0	Site																					
.1	Asphalt Pavement	Parking Lot	CHHJ-585		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in fair condition overall.	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	69,695	SF	\$ 4.00	\$ 278,780								\$ 425,809	\$ 481,764	i4 \$ 61
.2	Control Joints	Concrete Pavement	CHHJ-817		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	2,354	LF	\$ 2.00	\$ 4,708						\$ 6,35	6 \$ 6,845	\$ 7,191	\$ 8,131	36 \$
.3	Screen Wall	Mechanical Unit	CHHJ-732		4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Replace damaged limestone caps. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rack out damaged mortar at bricks and tuck point with new	1	LS	\$ 4,200.00	\$ 4,200						\$ 5,67	5 \$ 6,106	\$ 6,415	\$ 7,25	58 \$
.4	Screen Wall	Refuse Container	CHHJ-755		4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point	1	LS	\$ 2,600.00	\$ 2,600						\$ 3,51	) \$ 3,780	\$ 3,971	\$ 4,493	93 \$
.5	Seat Walls	Main Entrance Planters	CHHJ-806 CHHJ-809		4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	with new mortar Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point	1	LS	\$ 5,400.00	\$ 5,400						\$ 7,29	) \$ 7,851	\$ 8,248	\$ 9,33:	32 \$ 1
.6	Privacy Gates	Refuse Container	CHHJ-751		4	3	The wood gates, though functional, have weathered and the locking hardware has been damaged.	Plan on replacing the wood gates with prefinished aluminum gates and new locking hardware in 2021.	1	LS	\$ 4,800.00	\$ 4,800							\$ 6,978	\$ 7,332	\$ 8,295	95 \$ 1
	Concrete Stair	Parking Lot	CHHJ-761		3	3	The concrete stair to the police parking lot has spalled and cracked around the handrail supports.	Plan on replacing the concrete stairs and resetting the handrail in 2023.	1	LS	\$ 6,200.00	\$ 6,200								\$ 9,470	\$ 10,719	15 \$
8	Site Lighting	Parking Lot and Walkway			4	4	LED heads installed on existing poles.	Plan on replacing in 2038.	10	EA					\$ 1,200.0	0 \$ 12,000	0					\$
9	Site Lighting	Plaza			4	4	Wall packs and flood lights have out of date lamps.	Replace with LED fixtures.	20	EA					\$ 1,000.0	0 \$ 20,000	0 \$ 200	\$ 27,00	\$ 29,076	\$ 30,548	\$ 34,562	S2 \$
•		•										\$ 306,688		\$ -		\$ 32,000	) ¢ 200	\$ 49,820	\$ 60.635	\$ 498.984	\$ 564.555	5 \$

## 2018 Deficiency Priority



# 2018 Deficiency Category



## City Hall/Police Addition

**Building Information** Address: 500 West Big Beaver Road

Building Area: 49,750 SF
No. of Floors: 2 Year Built: 2003

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

								*Lower score equals higher priority												Annual	Maintenance	includes labor	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect		Mechar		Electr		Annual	2018		2021	2023	2028	2038
	·		No.	No.	Priority	Category			.,		Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Co	st Proje	ect Cost	Project Cost	Project Cost	Project Cost
	Building Exterior Sealant Joints	Building Perimeter	CHPD-728		4	3		Replace with an exterior grade silicone sealant.	486	LF	\$ 15.00	\$ 7,290	Ī				l	\$ 9,8	342 \$	10,598	\$ 11,135	\$ 12,598	8 \$ 16,126
1.2	Roofing System	Roof			3	3	walls has failed. The roofing system is a 3-ply modified asphalt built-up roof with gravel	Warranty expires August 22, 2023. Replace with same in 2028.	24,000	SF	\$ 25.00	\$ 600,000										\$ 1,036,869	9 \$ 1,327,280
1.3	Roof Coping	Roof	CHPD-854 CHPD-863		3	6	surfacing. Where there is a metal roof coping, the splice joints are loose or have been sealed with a bituminous sealant and have corroded fasteners. The corner sections are not fully welded and have been sealed with a urethane based sealant (degrades in sunlight).	Replace with a cleat based coping system and concealed splice plates sealed with butyl sealant.	947	LF	\$ 35.00	\$ 33,145						\$ 44,7	746 \$	48,186	\$ 50,626	\$ 57,27	8 \$ 73,321
1.4	Elevator Load Testing	Elevator 1			4	1	Recommended safety testing from the elevator service contractor.	To verify the integrity of the in-ground hydraulic elevator piston seals, a full load needs to be applied to the car for a pre-determined amount of time. A certified elevator technician will inspect the seals around the piston for any leaks.	1	LS	\$ 1,400.00	\$ 1,400						\$ 1,8	390 \$	2,035	\$ 2,138	\$ 2,41!	9 \$ 3,097
1.5	Elevator Modernization	Elevator 1			4	3	The existing elevator car finishes, power unit, pump, motor, controls and safety features should be replaced in 2038.	Replace all hydraulic elevator serviceable components and car finishes.	1	LS	\$ 130,000.00	\$ 130,000											\$ 287,577
2.0	Building Interior																						
2.1	Carpet	Office 1, Office 2, et.al.	CHPD-115		5	3	The carpet and carpet tiles are in acceptable condition, but are showing signs of wear.	Plan on replacing with carpet tiles in 2028.	23,654	SF	\$ 5.50	\$ 130,097										\$ 224,822	2 \$ 287,791
2.2	Vinyl Composition Tile (VCT)	East Corridor	CHPD-081		4	6	The VCT has delaminated from the concrete floor slab.	Remove VCT and perform a moisture test on the concrete floor slab. If acceptable, install new VCT. If unacceptable, apply a penetrating sealer to the concrete before installing the VCT.	1,063	SF	\$ 1.50	\$ 1,595						\$ 2,1	53 \$	2,318	\$ 2,435	\$ 2,75	5 \$ 3,527
2.3	Vinyl Composition Tile (VCT)	Tactical Support Team, Storage 2	CHPD-457		4	6	The VCT has been severely worn down throughout.	Remove VCT and perform a moisture test on the concrete floor slab. If acceptable, install new VCT. If unacceptable, apply a penetrating sealer to the concrete before installing the VCT.	452	SF	\$ 1.50	\$ 678						\$ 9	915 \$	986	\$ 1,036	\$ 1,172	2 \$ 1,500
2.4	Vinyl Composition Tile (VCT)	Forensic Evidence Lab	CHPD-302		4	6	The VCT has been severely worn down in certain areas of the Lab and the joints are difficult to sanitize.	Replace the VCT with a resilient sheet flooring system with welded seams and an integral base.	523	SF	\$ 6.00	\$ 3,138						\$ 4,2	236 \$	4,562	\$ 4,793	\$ 5,423	3 \$ 6,942
2.5	Casework Doors	Forensic Evidence Lab	CHPD-300		5	6	The plastic laminate face sheet has delaminated from the wood base and upper cabinet doors.	Salvage cabinet door hardware. Replace all cabinet doors with plastic laminate doors. Reinstall salvaged cabinet door hardware.	52	EA	\$ 120.00	\$ 6,240						\$ 8,4	124 \$	9,072	\$ 9,531	\$ 10,78	3 \$ 13,804
2.6	Third Grab Bar	Women's 1, Men's 1, et.al.			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	14	EA	\$ 400.00	\$ 5,600						\$ 7,5	\$ \$	8,141	\$ 8,553	\$ 9,67	7 \$ 12,388
2.7	Walk-Off Mat	West Vestibule	CHPD-477		4	3	The walk-off mat is in acceptable condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with walk-off carpet tiles in 2028.	116	SF	\$ 5.50	\$ 638				-						\$ 1,10	2 \$ 1,411
2.8	Rubber Flooring	Fitness - First Floor, Fitness - Second Floor	CHPD-519		4	3	The rubber flooring is in acceptable condition.	Plan to replace rubber flooring with new rubber flooring in 2028.	1031	SF	\$ 2.00	\$ 2,062								j		\$ 3,564	4 \$ 4,562
2.9	Architectural Woodwork	Control Room	CHPD-612 CHPD-613		5	6	The plastic laminate has been damaged on the base cabinet doors and countertop.	Replace base cabinets with wood base cabinets. Replace the countertop with solid surface countertop and backsplash.	80	LF	\$ 200.00	\$ 16,000						\$ 21,6	500 \$	23,261	\$ 24,438	\$ 27,650	0 \$ 35,394

# City Hall/Police Addition

**Building Information** Address: 500 West Big Beaver Road Building Area: 49,750 SF
No. of Floors: 2

Year Built: 2003

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical

Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

								*Lower score equals higher priority										Annu	al Maintenance	includes labor	and mater	al only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mechai		Electi		Annual	2018	2021	2023	2028	203	
	·		No.	No.	Priority	Category					Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	t Project	Cost
	Elevator Pit	Elevator 4	CHPD-933		2	6	There is water in the elevator pit (code violation).	Prior to correction, the elevator pit and tis equipment must be inspected, under the code required service agreement, by a licensed elevator inspector. They must be provided pit access and be present during the entire correction process. Remove all standing water and oil from the pit's concrete surfaces. Route all cracks and defective construction joints and fill with a cementitious packing mortar compatible with a crystalline waterproofing system. Apply an 1/8 inch thick slurry coat of a crystalline waterproofing system over all concrete surfaces.	1	EA	\$ 6,000.00 \$ 6,000						\$ 8,100	\$ 8,723	\$ 9,164	\$ 10,36	\$ \$	13,273
	Electrical System	I		ı			2003 construction should comply with			1		I				T	1.	Ι.	1.	1.	T.	
3.1	Emergency Egress Lighting	Entire Building		OURD F	4	3	code minimum illumination.	Plan on replacing in 2038.	1	SF					\$ -		\$	\$ -	\$	- \$	- \$	
3.2	Emergency Power Building (2003)	Electrical Room Outdoor CAT Diesel Generator		CHPD-E-2 CHPD-E-3 CHPD-E-4 CHPD-E-5 CHPD-E-6	4	3	Equipment is 15 years old and in fair condition.	Plan on replacing in 2038.	1	LS				\$ 75,000.00	\$ 75,000	\$ 1,500					\$ 1	65,910
3.3	Emergency Power Communications Center (2017)	Electrical Room Outdoor Generac Natural Gas Generator		CHPD-E-9 thru CHPD-E-14	4	3	Equipment is new and in excellent condition.	Plan on replacing in 2048.	1	LS				\$ 65,000.00	\$ 65,000	\$ 1,000						
3.4	Outdoor Primary Switch	West Exterior			4	3	Serves Police Addition and Hall of Justice transformers.	Plan on replacing in 2038.	1	EA				\$ 35,700.00	\$ 35,700						\$	78,974
3.5	Service Entrance Switchboard (2003)	Electrical Room		CHPD-E-1	4	3	Equipment is 15 years old and in very good condition.	Plan on replacing in 2053.	1	LS				\$ 2,175.00	\$ 2,175							
3.6	Secondary Distribution (2003)	Entire Building		CHPD-E-15 thru CHPD-E-40	4	3	Equipment is 15 years old and in very good condition.	Plan on replacing in 2053.	49,750	SF				\$ 5.00	\$ 248,750							
3.7	Lighting Control System	Entire Building			4	4	Lights are manually controlled with occupancy sensors in some areas.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	49,750	SF				\$ 1.00	\$ 49,750		\$ 67,163	\$ 72,327	\$ 75,988	\$ 85,97	74 \$ 1	10,054
3.8	Interior Building Lighting	Entire Building			4	4	Fluorescent lamps in recessed fixtures.	Fluorescent fixtures should be replaced with LED fixtures.	49,750	SF				\$ 5.00	\$ 248,750	\$ 1,244	\$ 335,813	\$ 361,633	\$ 379,94	\$ 429,86	8 \$ 5	550,268
3.9	Fire Alarm Control Panel	Communications Center		CHPD-E-41	4	5	The fire alarm system is original to the building with adequate strobe and speaker coverage.	Install system software updates and replace the batteries in 5-year increments.	1	LS				\$ 500.00	\$ 500		\$ 675	\$ 727	\$ 764	\$ 86	\$4 \$	1,106
3.10	Exterior Building Lighting	Building Mounted			4	4	Original HID fixtures should be replaced with LED fixtures.	Plan on replacing in 2038.	7	EA				\$ 495.00	\$ 3,465						\$	7,665
4.0	Mechanical System															•						
4.1	Rooftop Unit RTU-1	Roof		CHPD-M-1	2	2	The 60 ton DX multizone VAV rooftop unit is in poor condition.	Replace the rooftop unit with like kind in the next 5 years.	1	EA		\$ 210,000.00	\$ 210,000			\$ 3,800			\$ 320,754	\$ 362,90	3 \$ 4	164,547
4.2	Rooftop Unit RTU-2	Roof		CHPD-M-2	2	2	The 60 ton DX multizone VAV rooftop unit is in poor condition.	Replace the rooftop unit with like kind in the next 5 years.	1	EA		\$ 210,000.00	\$ 210,000			\$ 3,800			\$ 320,754	\$ 362,90	3 \$ 4	464,547
4.3	Rooftop Unit RTU-3	Roof		CHPD-M-3	2	2	The 15 ton DX single zone rooftop unit is in poor condition.	Replace the rooftop unit with like kind in the next 5 years.	1	EA		\$ 53,000.00	\$ 53,000			\$ 1,900			\$ 80,953	\$ 91,59	1 \$ 1	117,244
4.4	Rooftop Unit RTU-4	Roof		CHPD-M-4	2	2	The 10 ton DX multizone VAV rooftop unit is in poor condition.	Replace the rooftop unit with like kind in the next 5 years.	1	EA		\$ 35,000.00	\$ 35,000			\$ 1,900			\$ 53,459	\$ 60,48	4 \$	77,425
4.5	Energy Recovery Wheel ERW-1	Roof		CHPD-M-5	2	2	The energy recovery unit associated with RTU-4 is in poor condition.	Replace the energy recovery unit with like kind in the next 5 years.	1	EA		\$ 25,000.00	\$ 25,000			\$ 1,900			\$ 38,18	\$ 43,20	3 \$	55,303
4.6	Exhaust Fans	Roof			3	3	The roof mounted exhaust fans are in fair condition. The building consists of both downblast and upblast fans.	Replace the exhaust fans with like kind in the next 5 to 10 years.	5	EA		\$ 3,000.00	\$ 15,000			\$ 750			\$ 22,91	\$ 25,92	22 \$	33,182
4.7	Air Conditioning Unit and Condensing Unit	Ceiling of Storage 21		CHPD-M-6	3	3	The 2 ton DX air conditioning unit and its associated condensing unit are in fair condition.	Replace the units with like kind in the next 10 years.	1	LS		\$ 6,000.00	\$ 6,000			\$ 400				\$ 10,36	\$8 \$	13,272

#### City Hall/Police Addition

**Building Information** Address: 500 West Big Beaver Road Building Area: 49,750 SF

No. of Floors: 2 Year Built: 2003

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

\*Lower score equals higher priority

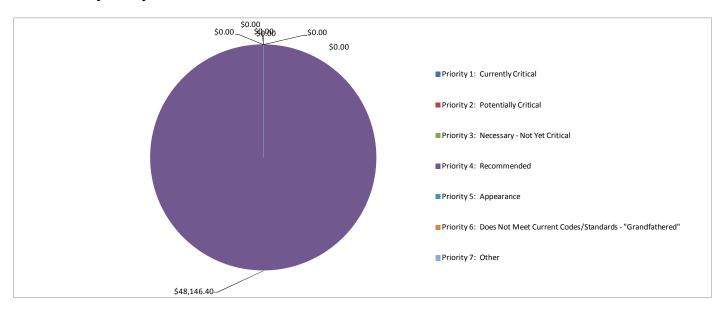
Category 5: Security Category 6: Other

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

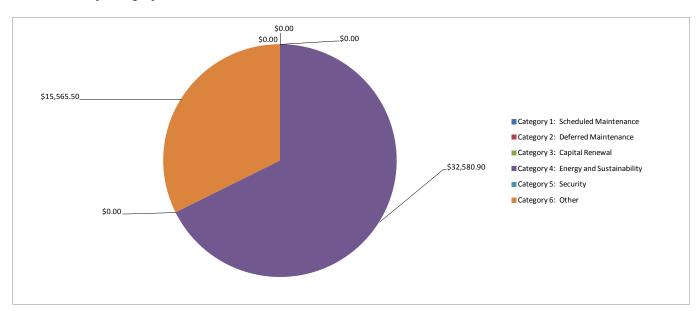
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	ctural	Mechai	nical	Electi	rical	Annual	2018	2021	2023	2028	2038
140.	nem pesempuon	Education	No.	No.	Priority	Category	140105	Action	Qty.	Omit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
4.8	Air Conditioning Unit and Condensing Unit	Ceiling of Men's 4 Locker		CHPD-M-7	3	3	The 5 ton DX air conditioning unit and its associated condensing unit are in fair condition.	next to years.	1	LS			\$ 8,000.00	\$ 8,000			\$ 400				\$ 13,825	\$ 17,697
4.9	Fan Coil Unit	Service Garage		CHPD-M-8	3	3	The suspended hot water heating fan coil unit is in fair condition.	Replace the fan coil unit with like kind in the next 10 years.	1	EA			\$ 8,000.00	\$ 8,000			\$ 350				\$ 13,825	\$ 17,697
4.10	Boiler	Mechanical		CHPD-M-9	3	3	The 650 MBH gas fired boiler is in fair condition.	Replace the boiler system with a high efficient condensing unit in the next 10 years.	1	EA			\$ 42,000.00	\$ 42,000			\$ 450				\$ 72,581	\$ 92,910
4.11	Boiler	Mechanical		CHPD-M-10	3	3	The 650 MBH gas fired boiler is in fair condition.	Replace the boiler system with a high efficient condensing unit in the next 10 years.	1	EA			\$ 42,000.00	\$ 42,000			\$ 450				\$ 72,581	\$ 92,910
4.12	Base Centrifugal Pump	Mechanical		CHPD-M-11	3	3	The 3 HP inline split coupled centrifugal secondary hot water heating pump is in fair condition.	Replace the pump with like kind in the next 10 years.	1	EA			\$ 10,000.00	\$ 10,000			\$ 300				\$ 17,281	\$ 22,121
4.13	Base Centrifugal Pump	Mechanical		CHPD-M-12	3	3	The 3 HP inline split coupled centrifugal secondary hot water heating pump is in fair condition.	Replace the pump with like kind in the next 10 years.	1	EA			\$ 10,000.00	\$ 10,000			\$ 300				\$ 17,281	\$ 22,121
4.14	Terminal Units	Throughout			3	3	The terminal units are in fair condition.	Replace the terminal units with like kind in the next 10 years.	24	EA			\$ 3,000.00	\$ 72,000							\$ 124,424	\$ 159,274
4.15	Fan Powered Boxes	Throughout			3	3	The fan powered terminal units are in poor condition.	Replace the fan powered terminal units with like kind in the next 10 years.	2	EA			\$ 3,000.00	\$ 6,000							\$ 10,368	\$ 13,272
4.16	Finned Tube Radiation	Throughout			3	3	The sloped top hot water finned tube radiators are in fair condition.	Replace the finned tube with like kind in the next 20 years.	1,200	LF			\$ 75.00	\$ 90,000								\$ 199,092
4.17	Controls	Throughout			3	3	Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five vears.	50,000	SF			\$ 2.50	\$ 125,000					\$ 181,725	\$ 190,925	\$ 216,014	\$ 276,517
5.0	Plumbing System			_		_																
5.1	Domestic Water Heater	Mechanical		CHPD-P-1	3	3	The 300 MBH gas fired water heater is in fair condition.	Replace the water heater with a high efficient condensing model in the next 10 years.	1	EA			\$ 20,000.00	\$ 20,000			\$ 450				\$ 34,562	\$ 44,243
5.2	Storage Tank	Mechanical			3	3	The 432 gallon domestic hot water storage tank is in fair condition.	Replace the storage tank with like kind in the next 10 years.	1	EA			\$ 10,000.00	\$ 10,000							\$ 17,281	\$ 22,121
5.3	Plumbing Fixtures	Throughout			3	3	The plumbing fixtures are in fair condition.	Replace the fixtures in the next 10 years.,	1	LS			\$ 275,000.00	\$ 275,000							\$ 475,231	\$ 608,336
5.4	Fire Protection	Throughout			3	3	The fire protection service and sprinkler piping are in fair condition.	Replace the system in the next 20 years.	50,000	SF			\$ 4.00	\$ 200,000								\$ 442,427
<u>-</u>	•	-	-	-	-	-	-	-	-	-		\$ 943,883	-	\$ 1,472,000	-	\$ 729,090	\$ 20,894	\$ 513,115	\$ 734,294	\$ 1,608,483	\$ 3,965,817	\$ 6,258,226
6.0	Site																					
							The asphalt pavement in the parking lot	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt														
6.1	Asphalt Pavement	Parking Lot	CHPD-759 CHPD-820		4	3	has cracked in several locations, but does drain and is in fair condition overall.	and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear	107,611	SF	\$ 4.00	\$ 430,444								\$ 657,460	\$ 743,856	\$ 952,198
6.2	Concrete Pavement	Fuel Station	CHPD-808		4	2	The concrete pavement has cracked and been filled in with asphalt.	course and striping. Replace concrete pavement with 8 inch thick concrete on a 6 inch compacted gravel base.	1,012	SF	\$ 15.00	\$ 15,180						\$ 20,493	\$ 22,069	\$ 23,186	\$ 26,233	\$ 33,580
6.3	Control Joints	Concrete Pavement			3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterior time of the surrounding.	Replace sealant or seal joints with an exterior grade silicone sealant.	1,800	LF	\$ 2.00	\$ 3,600						\$ 4,860	\$ 5,234	\$ 5,499	\$ 6,221	\$ 7,964

terioration of the surrounding ncrete because of water infiltrat

## 2018 Deficiency Priority



# 2018 Deficiency Category



## Sanctuary Lake Cart Building

**Building Information** Address: 1446 East South Boulevard

Building Area: 5,160 SF No. of Floors: 1 Year Built: 2003

Evaluation Date: April 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

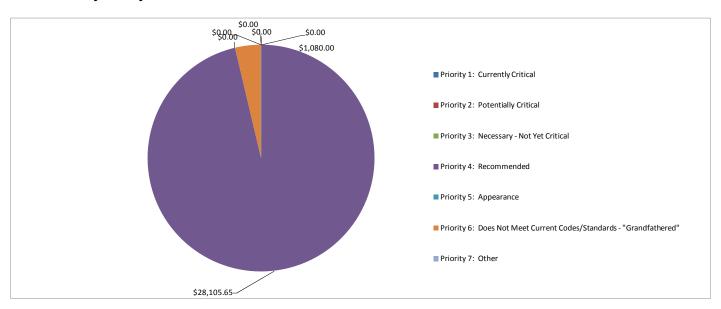
Priority 5: Appearance Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

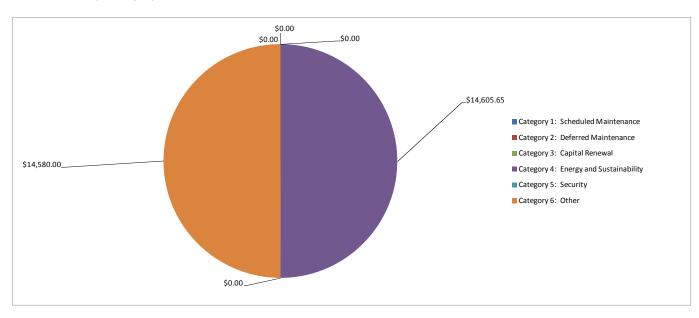
Category 5: Security
Category 6: Other

			Priority 7: (		Current Codes	/Otandards - C	Standiatricica	Category 6. Other											Note	Project Cost	includes 35% m	nark-ups and f
			r nonty 7.	Julei				*Lower score equals higher priority													e includes labor	
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu	ıral	Mecha	nical	Ele	ctrical	Annual	2018	2021	2023	2028	2038
	·	2004.1011	No.	No.	Priority	Category		Acuen	Ψ.,	J	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Co
1.0	Building Exterior	-		1	1		1	1							1		-				—	—
1.1	Asphalt Shingles	Roof			4	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	5,000	SF	\$ 4.00	\$ 20,000									\$ 34,56	52 \$ 44,2
2.0	Building Interior																					
2.1	Wood Structure	Cart Shed	SLCB-004		4	6	The unfinished surfaces of the wood structure and roof are unprotected from moisture in the unconditioned space. Additionally, a finish will provide better light reflectance in the space.	waterborne acrylic dry fall paint system.	5,000	SF	\$ 2.00	\$ 10,000						\$ 13,500	\$ 14,538	\$ 15,27	4 \$ 17,28	31 \$ 22, <i>1</i>
2.2	Plywood Partitions and Wood Framing	Cart Shed	SLCB-005		4	6	The wood wall framing and the plywood over it are unprotected from moisture in the unconditioned space. Additionally, a finish will provide better light reflectance in the space.	acrylic enamel. Apply two finish coats	680	SF	\$ 2.25	\$ 1,530						\$ 2,066	\$ 2,224	\$ 2,33	.7 \$ 2,64	14 \$ 3,3
3.0	Electrical System																					
3.1	Service Entrance Panelboards	Southeast Corner		SLCB-E-1	7	6	Panelboard was installed in 2003.	Replace the panelboards in 34 years.	3	EA												
3.2	Lighting Control System	Panelboard		ļ	4	4	Lights are manually controlled.	Install occupancy sensors.	6	EA					\$ 389.0	0 \$ 2,33	34	\$ 3,151	\$ 3,393	\$ 3,56	5 \$ 4,03	33 \$ 5,1
3.3	Interior Building Lighting	Entire Building			4	4	Lighting consists of fluorescent strip fixtures.	Replace with LED fixtures.	40	EA					\$ 545.0	0 \$ 21,80	00 \$ 88	\$ 29,430	\$ 31,693	\$ 33,29	7 \$ 37,67	73 \$ 48,2
4.0	Mechanical System																					
4.1	Fan	Cart Shed		SLCB-M-1	3	3	The sidewall louvered fan is in fair condition.	Replace the fan with like and kind in 2023.	1	EA			\$ 2,200.00	\$ 2,200						\$ 3,36	3,80	01 \$ 4,8
5.0	Plumbing System									-												
	No comments.																\$ 150					
												\$ 31,530		\$ 2,200		\$ 24,13	4 \$ 238	\$ 48,146	\$ 51,848	\$ 57,833	\$ 99,99	5 \$ 128,0
6.0	Site																					
	No comments.																					

## 2018 Deficiency Priority



# 2018 Deficiency Category



### Sanctuary Lake Maintenance Building

**Building Information** Address: 1442 East South Boulevard

Building Area: 5,160 SF No. of Floors: 1

Year Built: 2003 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 4: Recommended

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

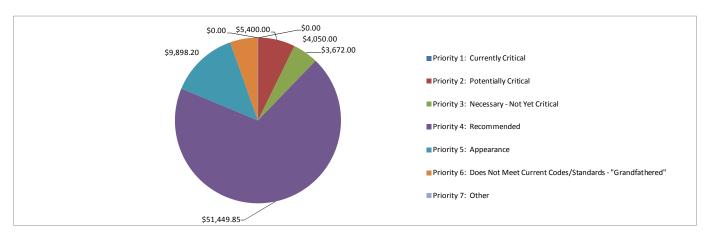
Category 5: Security Category 6: Other

\*Lower score equals higher priority

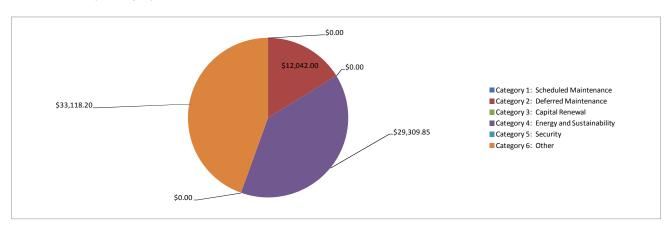
								*Lower score equals higher priority											Annu	ai Maintenance	includes lab	or and mate	eriai oni
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural	Mechar	nical	Elec	trical	Annual	2018	2021	2023	2028		2038
		Location	No.	No.	Priority	Category	140105	Action	Giy.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Co	ost Proje	ct Cost
1.0	Building Exterior																						
	Asphalt Shingles	Roof			4	3	The asphalt shingles were installed in 2003 and are in acceptable condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	5,000	SF	\$ 4.00	\$ 20,000									\$ 34	,562 \$	44,243
2.0	Building Interior																						
2.1	Wood Structure	Maintenance Shed	SLMB-021		4	6	moisture in the unconditioned space. Additionally, a finish will provide better light reflectance in the space.	Paint the wood structure with a waterborne acrylic dry fall paint system.	5,000	SF	\$ 2.00	\$ 10,000						\$ 13,500	\$ 14,538	\$ 15,274	\$ 17	7,281 \$	22,121
2.2	Third Grab Bar	Men's Toilet/Locker Women's Toilet/Locker			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	2	EA	\$ 400.00	\$ 800						\$ 1,080	\$ 1,163	\$ 1,222	2 \$ 1	,382 \$	1,770
3.0	Electrical System																						
3.1	Service Entrance Panelboard	Break Room		SLMB-E-1	7	6	Panelboard was installed in 2003.	Replace the panelboard in 2023.	1	EA					\$ 5,600.00	\$ 5,60	0			\$ 8,553	3 \$ 9	,677 \$	12,387
3.2	Lighting Control System	Panelboard			4	4	Lights are manually controlled.	Install occupancy sensors.	11	EA					\$ 389.00	\$ 4,27	Э	\$ 5,777	\$ 6,221	\$ 6,536	\$ 7	,395 \$	9,466
	* * *	Entire Building			4	4	Lighting consists of surface and recess mounted 2 x 4 fluorescent fixtures.	Replace with LED fixtures.	12	EA					\$ 545.00	\$ 6,54	\$ 40	\$ 8,829	\$ 9,508	\$ 9,989	\$ 11	,302 \$	14,467
4.0	Mechanical System		_	_	_				_						_						•		
4.1	Furnace	Break Room Plenum		SLMB-M-1	3	3	The 66 MBH horizontally suspended gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2028.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350	)			\$ 6	\$,567 \$	8,406
4.2	Condensing Unit	Outdoors		SLMB-M-2	3	3	The 2 ton condensing unit is in fair condition.	Replace the condensing unit with like kind in 2028.	1	EA			\$ 6,000.00	\$ 6,000			\$ 200	)			\$ 10	,368 \$	13,272
4.3	Exhaust Fan	Maintenance Shed		SLMB-M-3	3	3	The sidewall louvered fan is in fair condition.	Replace the fan with like kind in 2023.	1	EA			\$ 2,200.00	\$ 2,200			\$ 150	)		\$ 3,360	\$ 3	\$,801	4,866
		Repair/Storage			3	3	The gas fired infrared tube heater is in good condition.	Replace the infrared heater with like kind in 2028.	1,000	SF			\$ 3.00	\$ 3,000							\$ 5	5,184 \$	6,636
5.0	Plumbing System																						
5.1	Water Heater	Maintenance Shed		SLMB-P-1	3	3	good condition.	Replace the water heater with like kind in 2028.	1	EA			\$ 5,025.00	\$ 5,025							\$ 8	3,684 \$	11,116
5.2	Plumbing Fixtures	Throughout			4	3	The plumbing fixtures are in fair condition.	Replace the fixtures in 2028.	1	LS			\$ 17,000.00	\$ 17,000							\$ 29	,378 \$	37,607
												\$ 30,800		\$ 37,025		\$ 16,419	\$ 740	\$ 29,186	\$ 31,430	\$ 44,934	\$ 145,	,582 \$	186,357

6.0	Site																	
	No comments.																	
		-	-	-	-	-	-	_	=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## 2018 Deficiency Priority



## 2018 Deficiency Category



#### Sanctuary Lake Pro Shop and Club House

**Building Information** 

Address: 1450 East South Boulevard Building Area: 3,750 SF

No. of Floors: 1 Year Built: 2003

Evaluation Date: April 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical

Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security

Category 6: Other

			Priority 7: 0	Other				*Lower score equals higher priority													Project Cost ir Maintenance			
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu	ıral	Mecha	nical	Elect	rical	Annual	2018		021	2023	2028		2038
	•	Location	No.	No.	Priority	Category	Notes	Action	Qiy.	L J	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Co	st Projec	ct Cost	Project Cost	Project Co	st Proje	ject Cost
	Building Exterior  Window	North Dormer	SLPS-112		2	6	The horizontal vinyl cap fell off the wood mullion and exposed the wood to the weather. The wood has rotted beyond repair.	Replace upper window section.	1	LS	\$ 1,000.00	\$ 1,000						\$ 1,3	350 \$	1,454	\$ 1,527	\$ 1,7	728 \$	2,212
1.15	Asphalt Shingles	Roof			4	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	6,190	SF	\$ 4.00	\$ 24,760										\$ 42,7	788 \$	54,772
1.16	Wood Structure	Golf Ball Dispenser Shed			4	6	The unfinished surfaces of the wood structure and roof are unprotected from moisture.	Prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 800.00	\$ 800						\$ 1,0	980 \$	1,163	\$ 1,222	\$ 1,6	382 \$	1,770
1.17	Asphalt Shingles	Roof Over Golf Ball Dispenser Shed			4	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	157	SF	\$ 4.00	\$ 628										\$ 1,0	085 \$	1,389
1.18	Door	Starters Shed	SLPS-163		4	2	The wood door jambs have rotted due to weathering.	Replace the wood jambs with preservative-treated wood jambs. Allow to weather for one year then prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 1,200.00	\$ 1,200						\$ 1,6	\$20 \$	1,745	\$ 1,833	\$ 2,0	074 \$	2,655
1.19	Wood Trim	Starters Shed	SLPS-157		4	2	The wood fascia trim paint has delaminated from the wood.	Strip paint from wood trim and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer	1	LS	\$ 1,600.00	\$ 1,600						\$ 2,1	60 \$	2,326	\$ 2,444	\$ 2,7	765 \$	3,539
1.20	Window Sealant Joints	Starters Shed	SLPS-161		4	6	The urethane based sealant around the windows has failed.	Replace with an exterior grade silicone sealant.	5	EA	\$ 400.00	\$ 2,000						\$ 2,7	700 \$	2,908	\$ 3,055	\$ 3,4	456 \$	4,424
1.21	Wood Trim	Pump House 1	SLPS-161		4	2	The wood fascia trim paint has delaminated from the wood.	Strip paint from wood trim and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over	1	LS	\$ 1,600.00	\$ 1,600						\$ 2,1	60 \$	2,326	\$ 2,444	\$ 2,7	765 \$	3,539
1.22	Asphalt Shingles	Pump House 1			4	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	280	SF	\$ 4.00	\$ 1,120										\$ 1,5	936 \$	2,478
1.23	Wood Trim	Pump House 2	SLPS-187		4	2	The wood fascia trim paint has delaminated from the wood.	Strip paint from wood trim and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 1,200.00	\$ 1,200						\$ 1,6	\$20 \$	1,745	\$ 1,833	\$ 2,0	074 \$	2,655
1.24	Asphalt Shingles	Pump House 2			4	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	120	SF	\$ 4.00	\$ 480										\$ 8	829 \$	1,062
1.25	Building Corners	South Restroom	SLPS-204 SLPS-205		4	6	The aluminum trim corners have been damaged by golf carts.	Replace damaged aluminum corners. Excavate soil at each building corner and pour a 1 foot square, 42 inch deep concrete footing. Secure a 24 inch tall, 8 inch diameter, 12 gauge, stainless steel, floor-mounted corner guard to the concrete.	4	EA	\$ 1,200.00	\$ 4,800						\$ 6,4	80 \$	6,978	\$ 7,332	\$ 8,2	295 \$	10,618
1.26	Window Glass	South Restroom	SLPS-203		4	6	The glass has been damaged at one window.	Replace damaged glass with UV stable polycarbonate sheets with a hard coating.	1	EA	\$ 800.00	\$ 800						\$ 1,0	980 \$	1,163	\$ 1,222	\$ 1,3	382 \$	1,770
1.27	Asphalt Shingles	South Restroom			2	2	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	200	SF	\$ 4.00	\$ 800										\$ 1,5	383 \$	1,770
1.28	Building Corners	West Restroom			4	6	The aluminum trim corners have been damaged by golf carts.	Replace damaged aluminum corners. Excavate soil at each building corner and pour a 1 foot square, 42 inch deep concrete footing. Secure a 24 inch tall, 8 inch diameter, 12 gauge, stainless steel, floor-mounted corner guard to the concrete.	2	EA	\$ 1,200.00	\$ 2,400						\$ 3,2	\$40 \$	3,489	\$ 3,666	\$ 4,	147 \$	5,309
1.29	Asphalt Shingles	West Restroom			4	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	200	SF	\$ 4.00	\$ 800										\$ 1,5	383 \$	1,770

### Sanctuary Lake Pro Shop and Club House

**Building Information** 

Address: 1450 East South Boulevard Building Area: 3,750 SF No. of Floors: 1

Year Built: 2003 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

auale higher priority

								*Lower score equals higher priority											Annu	al Maintenance	includes labor	r and m	aterial only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	tural	Mecha	nical	Electr	ical	Annual	2018	2021	2023	2028		2038
140.	nem/Description	Location	No.	No.	Priority	Category	Hotes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cos	st Pro	roject Cost
2.0	Building Interior																						
		Club House Pro Shop						Plan on replacing the carpet with carpet															
2.1	Carpet	Office 1	SLPS-040		5	3	The carpet is in good condition.	tiles in 2028.	1,761	SF	\$ 5.50	\$ 9,686									\$ 16,73	738 \$	21,426
		Office 2 Kitchen					The visual composition tile (VCT) flooring	Replace the VCT with a resilient sheet													<del>                                     </del>	+	
2.2	Flooring	Pantry	SLPS-065		5	6	The vinyl composition tile (VCT) flooring system has cracked and the seams	flooring system with welded seams and	611	SF	\$ 7.00	\$ 4,277						\$ 5,774	\$ 6,218	\$ 6,533	3 \$ 7,39	391 \$	9,461
		Corridor Kitchen					have opened up due to standing water.	an integral base.													<del>                                     </del>	+	
2.3	Ceiling	Pantry	SLPS-070		5	6	The lay-in ceiling panels are stained and damaged.	Replace the panels with washable, vinyl coated acoustical lay-in ceiling panels.	611	SF	\$ 5.00	\$ 3,055						\$ 4,124	\$ 4,441	\$ 4,666	\$ 5,2	279 \$	6,758
		Corridor Men's 1					damaged.	coated acoustical lay-in ceiling pariets.													<del>                                     </del>	+	
		Women's 1					The current Michigan Building Code																
2.4	Third Grab Bar	Men's 2			6	6	2015 requires a third/vertical grab bar in	Add third/vertical grab bar.	6	EA	\$ 400.00	\$ 2,400						\$ 3,240	\$ 3,489	\$ 3,666	\$ 4,1	147 \$	5,309
		Women's 2 Men's 3					barrier-free toilet stalls.																
		Women's 3 Men's 2					The expected piping under leveter														<del>                                     </del>	+	
2.5	Non Insulated Layeton, Dining	Women's 2			6	6	The exposed piping under lavatory countertops is exposed and can burn	Insulate piping.	4	FΔ	\$ 150.00	\$ 600						\$ 810	\$ 872	\$ 916	5 \$ 1,03	37 \$	1,327
2.5	Non-Insulated Lavatory Piping	Men's 3			6	0	the legs of those in wheelchairs (code	insulate piping.	4	EA	\$ 150.00	\$ 600						\$ 610	φ 0/2	φ 910	\$ 1,00	3/ \$	1,327
		Women's 3					There are gaps between the doors and	Remove the wood jamb and insert													+	+	
26	Exterior Door and Frame	Club House	SLPS-110		2	6	the threshold permitting unconditioned air and insects into the building.	insulation. Reinstall wood jamb. Add an astragal and coordinator to the	1	EA	\$ 2,400,00	\$ 2,400						\$ 3,240	\$ 3,489	¢ 2666	5 \$ 4,14	147 \$	5,309
2.0	Exterior Door and Frame	Club i louse	3LF3-110		2	0	Additionally, a draft can be felt through	doors. Add a bottom weather resistant		LA	φ 2,400.00	Ψ 2,400						\$ 3,240	φ 5,409	φ 3,000	φ 4,1*	47 φ	5,509
			-				one jamb.	sweep to each door. Remove all loose paint, sand to bare		-			1									+	
							The paint on the wood window trim has	wood and prime with an exterior wood															
2.7	Window Trim	Starters Shed	SLPS-166		3	2	delaminated from the wood.	primer for acrylic enamel. Apply two	5	EA	\$ 400.00	\$ 2,000						\$ 2,700	\$ 2,908	\$ 3,055	\$ 3,45	156 \$	4,424
								finish coats of exterior low-luster acrylic enamel over primer.															
								Remove all loose paint, sand to bare wood and prime with an exterior wood															
2.8	Walls	Starters Shed	SLPS-167		3	2	The paint on the wood panel walls has delaminated from the wood.	primer for acrylic enamel. Apply two	240	SF	\$ 3.00	\$ 720						\$ 972	\$ 1,047	\$ 1,100	\$ 1,24	244 \$	1,593
							dolarimated from the wood.	finish coats of exterior low-luster acrylic enamel over primer.															
							The edges of the hollow metal doors	Plan to replace frames with aluminum													1.	+	
2.9	Exterior Door and Frame	Pump Room 1	SLPS-171		4	3	and frames are corroding. The hardware is difficult to operate.	frames and doors with fiberglass reinforced polyester doors in 2028.	3	EA	\$ 3,000.00	\$ 9,000									\$ 15,55	553 \$	19,910
							The edges of the hollow metal door and	Plan to replace frame with aluminum													Ī		
2.10	Exterior Door and Frame	Pump Room 2	SLPS-189		4	3	frame are corroding. The hardware is difficult to operate.	frame and door with a fiberglass reinforced polyester doors in 2028.	1	EA	\$ 3,000.00	\$ 3,000									\$ 5,18	184 \$	6,636
							The asphalt shingle roof over the Club	Replace damaged asphalt shingles and															
2.11	Water Damaged Ceiling	Club House	SLPS-027		2	2	House has been damaged and water has infiltrated through the roof and	underlayment. Replace the wood substrate if water damaged. Replace	1	LS	\$ 600.00	\$ 600						\$ 810	\$ 872	\$ 916	\$ \$ 1,03	37 \$	1,327
	· · · · · · · · · · · · · · · · · · ·		SLPS-138			_	damaged the acoustical lay-in ceiling	the damaged ceiling panels and clean	-		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	*						,	*		,,,,,	-	.,
3.0	Electrical System						panels.	the affected mechanical diffuser.														$\bot$	
	Service Entrance Equipment	Storage	T	SLPS-E-1	7	3	Equipment is from 2003.	Plan on replacing equipment in 2053.	1	EA					\$ 10,800.00	\$ 10,800	1				T	$\top$	
3.2		Kitchen	-	SLPS-E-2 SLPS-E-3	7	3	Panelboard is from 2003.	Plan on replacing panel in 2053.	1	EA			<del>                                     </del>		\$ 5,600.00	\$ 5,600		1			+	+	
			1			3	The equipment appears in very good		<u> </u>	EA			<del>                                     </del>				1	<del>                                     </del>			+	+	
3.3	Service Entrance Disconnect	Pump House 1		SLPS-E-7	′	3	condition.	Plan on replacing in 2053.	1	EA					\$ 1,500.00	\$ 1,500	,				<del></del>	+	
3.4	Pump Starters	Pump House 1		SLPS-E-8	7	3	The starters appear in very good condition.	Plan on replacing in 2038.	2	EA					\$ 2,800.00	\$ 5,600	)					\$	12,387
3.5	Service Entrance Disconnect	Pump House 2		SLPS-E-12	7	3	The equipment appears in good condition.	Plan on replacing panel in 2038.	1	EA		_			\$ 1,500.00	\$ 1,500	)					\$	3,318
3.6	Pump Starters	Pump House 2		SLPS-E-13	7	3	The starters appear in good condition.	Plan on replacing starters in 2038.	2	EA			1		\$ 1,175.00	\$ 2,350	)				+	\$	5,198
3.7		Entire Building		SLPS-E-4	4	4	T-8 Fluorescent and Incandescent.	Retrofit fixtures with LED components.	62	EA					\$ 250.00	\$ 15,500	_	\$ 20,925	\$ 22,534	\$ 23,675	\$ 26,78	86 \$	34,288
3.8	Emergency Lighting	Entire Building			4	1	There are sufficient emergency battery	Replace the units in 2043. Replace the	8	EA					\$ 535.00	\$ 4,280	\$ 500			_			
	31 3 3 1 3			<u> </u>	<u> </u>	<u> </u>	packs.	batteries on a 5 year schedule.		<u> </u>			L			,_00							

### Sanctuary Lake Pro Shop and Club House

**Building Information** 

Address: 1450 East South Boulevard Building Area: 3,750 SF

No. of Floors: 1 Year Built: 2003

Evaluation Date: April 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

			Priority 7:					*Lower score equals higher priority												Project Cost inc Maintenance in			
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	tural	Mechani	cal	Electrical		Annual	2018	2021	2023	2028		2038
	neil/Description	Location	No.	No.	Priority	Category		Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost Sul	btotal	Maintenance	Project Cost Pr	oject Cost	Project Cost	Project C	Cost Pr	oject Co
3.8	Exterior Lighting	Entry and Patio			4	4	Original fixtures with compact fluorescent lamps.	Replace with LED lamps.	30	EA					\$ 25.00 \$	750	\$ 150	\$ 1,013 \$	1,090	\$ 1,146	\$ 1	1,296 \$	1,6
3.9	Interior Lighting	Pump House 1 and 2			4	4	Fluorescent strip and incandescent socket relamped with fluorescent.	Replace with LED strips.	9	EA					\$ 545.00 \$	4,905	\$ 66	\$ 6,622 \$	7,131	\$ 7,492	\$ 8	8,476 \$	10,
3.10	Exterior Lighting	Pump House 1 and 2			4	4	Original incandescent socket relamped with fluorescent.	Replace with LED fixture.	2	EA					\$ 278.00 \$	556	\$ 25	\$ 751 \$	808	\$ 849	\$	961 \$	1,
4.0	Mechanical System																						
4.1	Furnace	Mechanical		SLPS-M-1	3	3	The 110 MBH gas fired furnace with DX cooling coil is in fair condition.	2023.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350			\$ 5,804	\$ 6	6,566 \$	8,4
4.2	Furnace	Mechanical		SLPS-M-2	3	3	The 110 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350			\$ 5,804	\$ 6	6,566 \$	8,
4.3	Furnace	Mechanical		SLPS-M-3	3	3	The 60 MBH horizontally suspended gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350			\$ 5,804	\$ 6	6,566 \$	8,4
4.4	Condensing Unit	Outdoors		SLPS-M-4	3	3	The 5 ton condensing unit is in fair condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.00	\$ 6,000			\$ 200			\$ 9,165	\$ 10	0,369 \$	13,
4.5	Condensing Unit	Outdoors		SLPS-M-5	3	3	The 5 ton condensing unit is in fair condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.00	\$ 6,000			\$ 200			\$ 9,165	\$ 10	0,369 \$	13,2
4.6	Condensing Unit	Outdoors		SLPS-M-6	3	3	The 5 ton condensing unit is in fair condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.00	\$ 6,000			\$ 200			\$ 9,165	\$ 10	0,369 \$	13,
4.7	Makeup Air Unit	Roof		SLPS-M-7	3	3	The roof mounted makeup air unit is in fair condition.	Replace the make up air unit with like kind in 2023.	1	EA			\$ 28,500.00	\$ 28,500			\$ 300			\$ 43,531	\$ 49	9,251 \$	63,
4.8	Exhaust Fan	Roof		SLPS-M-8	3	3	The roof mounted upblast exhaust fan is in fair condition.	Replace the exhaust fan with like kind in 2028.	1	EA			\$ 2,200.00	\$ 2,200							\$ 3	3,802 \$	4,
4.9	Exhaust Fan	Roof		SLPS-M-9	3	3	The roof mounted upblast exhaust fan is in fair condition.	Replace the exhaust fan with like kind in 2028.	1	EA			\$ 2,200.00	\$ 2,200							\$ 3	3,802 \$	4,
5.0	Plumbing System																						
5.1	Water Heater	Mechanical		SLPS-P-1	3	3	The 250 MBH 80 gallon gas fired water heater is in fair condition.	Replace the water heater with like kind in 2023.	1	EA			\$ 14,500.00	\$ 14,500						\$ 22,147	\$ 25	5,057 \$	32,0
5.2	Pump	Pump House 1		SLPS-P-2	3	3	The close coupled foot mounted end suction 75 HP irrigation pump is in fair condition.	Replace the pump with like kind in 2028.	1	EA			\$ 22,000.00	\$ 22,000			\$ 300				\$ 38	8,019 \$	48,6
5.3	Pump	Pump House 1		SLPS-P-3	3	3	The close coupled foot mounted end suction 75 HP irrigation pump is in fair condition.	Replace the pump with like kind in 2028.	1	EA			\$ 22,000.00	\$ 22,000			\$ 300				\$ 38	8,019 \$	48,
5.4	Pump	Pump House 2		SLPS-P-4	3	3	condition.	Replace the pump with like kind in 2028.	1	EA			\$ 6,000.00	\$ 6,000			\$ 300				\$ 10	0,368 \$	13,
5.5	Pump	Pump House 2		SLPS-P-5	3	3	condition.	Replace the pump with like kind in 2028.	1	EA			\$ 6,000.00	\$ 6,000			\$ 300				\$ 10	0,368 \$	13,
5.6	Pressure Tank	Pump House 2		SLPS-P-6	3	3	The domestic water tank is in fair condition.	Replace the tank in 2028.	1	EA			\$ 3,000.00	\$ 3,000							\$ 5	5,184 \$	6,
5.7	Plumbing Fixtures	Throughout			3	3	Plumbing fixtures are in fair condition.	Replace the fixtures in 2028.	1	LS			\$ 86,750.00	\$ 86,750							\$ 149	9,914 \$	191,
5.8	Fire Protection	Throughout			4	3	The fire protection piping is in good condition.	Replace the system in 2028.	4,000	SF			\$ 4.00	\$ 16,000							\$ 27	7,649 \$	35
												\$ 83,726		\$ 238,550	\$	53,341	\$ 4,201	\$ 74,470 \$	80,196	\$ 194,839	\$ 594	1,445 \$	781

6.0	Site														
6.1	Asphalt Pavement	Customer Parking Lot	SLPS-006	4	3	has cracked in a few locations, but does flow to the drains and is in good	recompanies are areas age country,	113,000	SF	\$ 4.00 \$ 452,000					\$ 999,884
6.2	Asphalt Pavement	Maintenance/Staff Parking Lot	SLPS-147	4	3	has cracked in a few locations, but does flow to the drains and is in good	recompacting the drainage course,	13,315	SF	\$ 4.00 \$ 53,260					\$ 117,818

### Sanctuary Lake Pro Shop and Club House

**Building Information** 

Address: 1450 East South Boulevard Building Area: 3,750 SF

Year Built: 2003

No. of Floors: 1

Evaluation Date: April 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

								*Lower score equals higher priority										Annu	iai iviaintenance	includes labor	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural	Mechanical	Elect	rical	Annual	2018	2021	2023	2028	2038
140.	nem/bescription	Location	No.	No.	Priority	Category	Hotes	Action	Gty.	Oilit	Unit Cost	Subtotal	Unit Cost Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
6.3	Asphalt Pavement	Cart Paths	SLPS-213		4	3	The asphalt paved golf cart paths are in good condition. There are only a few sections with dips low enough to pond water.	Plan removing both layers of asphalt, recompacting the drainage course, adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	28,293	SF	\$ 4.00	\$ 113,172									\$ 250,351
6.4	Control Joints	Concrete Pavement			3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	1,200	LF	\$ 2.00	\$ 2,400					\$ 3,240	3,489	\$ 3,666	\$ 4,14	7 \$ 5,309
6.5	Concrete Pavement	Sidewalk Wheelchair Ramp	SLPS-005		2	3	The top surface of the concrete pavement has cracked and will spall within 10 years.	Plan on replacing the concrete pavement and roll-off curb in 2028 with 4 inch thick concrete on a 6 inch compacted gravel base. Seal joints with an exterior grade silicone sealant.	120	SF	\$ 50.00	\$ 6,000								\$ 10,366	3 \$ 13,272
6.6	Brick Pavers	Main Entrance			4	1	The brick pavers are in good shape and have not settled unevenly.	Inspect and reset brick pavers annually. Plan on salvaging and cleaning brick pavers, recompacting sub-grade, adding filler where needed, replacing edging with concrete and resetting brick pavers in 2028.	312	SF	\$ 10.00	\$ 3,120								\$ 5,39	1 \$ 6,901
6.7	Ramp	Pro Shop Entrance	SLPS-141		6	6	The entrance to the Prop Shop does no have a barrier-free ramp.	Cut and remove the asphalt pavement 6 feet out from the concrete step. Pre-drill the concrete step along its edge and place 8 inch long, number 4 reinforcement steel each 16 inches on center to a depth of 4 inches and secured with non-shrink/non-metallic grout. Pour a new 1:12 sloped concrete slab up to the concrete step slab on a 6 inch compacted gravel base. Seal joints with an exterior grade silicone sealant. Note, handrails not required for ramp vertical heights of 6 inches or	1	LS	\$ 3,400.00	\$ 3,400					\$ 4,590	0 \$ 4,943	\$ 5,193	\$ 5,870	5 \$ 7,521
6.8	Sign Wall	Property Entrance	SLPS-002		2	2	The mortar joints have deteriorated between the bricks on the south side of the sign wall.	Tuck point mortar into the joints and tool to match the existing mortar profile.	1	LS	\$ 400.00	\$ 400					\$ 540	\$ 582	\$ 611	\$ 69	1 \$ 885
6.9	Screen Wall	Refuse Container	SLPS-143		4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the block wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Add new limestone cap sections where removed sections are damaged. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point with new mortar.	1	LS	\$ 2,600.00	\$ 2,600					\$ 3,510	0 \$ 3,780	\$ 3,971	\$ 4,49	3 \$ 5,752
6.10	Privacy Gate	Refuse Container			4	3	The wood gate, though functional, has weathered.	Plan on replacing the wood gate with prefinished aluminum gates and new locking hardware in 2023.	1	LS	\$ 2,400.00	\$ 2,400							\$ 3,666	\$ 4,14	7 \$ 5,309
6.11	Screen Wall	Yard Material Storage	SLPS-146		4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the block wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Add new limestone cap sections where removed sections are damaged. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point with new mortar.	1	LS	\$ 3,900.00	\$ 3,900					\$ 5,26	5 \$ 5,670	\$ 5,957	\$ 6,74	0 \$ 8,627

#### Sanctuary Lake Pro Shop and Club House

**Building Information** Address: 1450 East South Boulevard

Building Area: 3,750 SF

Year Built: 2003 Evaluation Date: April 2018

No. of Floors: 1

**Deficiency Priorities** Priority 1: Currently Critical

Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

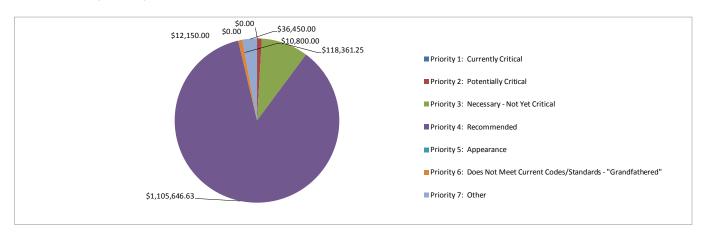
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

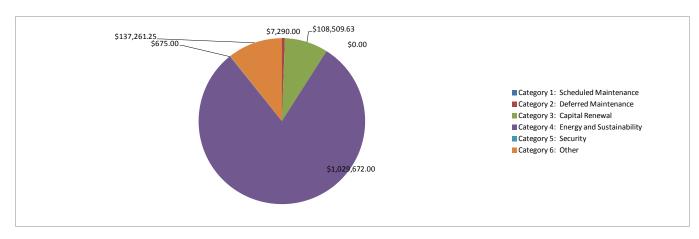
\*Lower score equals higher priority

No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural	Mechanic	al	Electi	rical	Annual	2018	2021	2023	2028	2038
NO.	iteni/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
6.12	Screen Wall	Emergency Generator	SLPS-149		4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the block wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Add new limestone cap sections where removed sections are damaged. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point with new mortar	1	LS	\$ 2,600.00	\$ 2,600						\$ 3,510	\$ 3,780	\$ 3,971	\$ 4,493	\$ \$ 5,752
6.13	Picnic Table	Maintenance Building Grounds			4	1	The picnic table has wood tops and benches that have weathered.	Refinish all wood surfaces with an oil- modified polyurethane.	1	EA	\$ 600.00	\$ 600						\$ 810	\$ 872	\$ 916	\$ 1,037	\$ 1,327
6.14	Site Lighting	Parking Lot		SLPS-E-5	4	4	HID "shoebox"	Replace with LED on existing poles.	15	EA					\$ 1,200.00	\$ 18,000	\$ 150	\$ 24,300	\$ 26,168	\$ 27,493	31,106	\$ 39,818
	_	_					_	·				\$ 645,852	9	\$ -		\$ 18,000	\$ 150	\$ 45,765	\$ 49,284	\$ 55,445	\$ 78,490	\$ 1,468,527

## 2018 Deficiency Priority



# 2018 Deficiency Category



Page 16.3

### **Community Center**

**Building Information** Building Area: 127,120 SF No. of Floors: 2

Address: 3179 Livernois Road Year Built: 2002 Evaluation Date: March 2018

**Deficiency Priorities** Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"
Priority 7: Other

Deficiency Categories

Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

guals higher priority

								*Lower score equals higher priority											Annua	al Maintenance	includes labor a	nd material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect	ural	Mecha	nical	Electr	ical	Annual	2018	2021	2023	2028	2038
	·		No.	No.	Priority	Category		1000			Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior																					
1.1	Exterior Wall	Dining Room 402			4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Grind out 1/2 inch of the limestone cap mortar joints and fill with an exterior grade silicone sealant.	1	LS	\$ 2,400.00	\$ 2,400						\$ 3,240	\$ 3,489	\$ 3,666	\$ 4,147	\$ 5,309
1.2	Roof Coping	Roof	CC-444		3	6	The metal roof coping splice joints are loose and have corroded fasteners. The corner sections are not fully welded and have been sealed with a urethane based sealant (degrades in sunlight).	Replace with a cleat based coping system and concealed splice plates sealed with butyl sealant.	2,505	LF	\$ 35.00	\$ 87,675						\$ 118,361	\$ 127,462	\$ 133,915	\$ 151,512	\$ 193,949
1.3	Building Expansion Joint	Roof	CC-510 CC-545		4	2	The roofing expansion joint material has weathered and deteriorated.	Replace in 2021 with 60-mil thick, non- reinforced, EPDM bellows over the existing curbs.	156	LF	\$ 60.00	\$ 9,360							\$ 13,608	\$ 14,296	\$ 16,175	\$ 20,706
1.4	Roofing System	Roof			4	3	The roofing system is a 3-ply modified asphalt built-up roof with gravel surfacing.	Warranty expires in 2022. Replace with same in 2028.	85,144	SF	\$ 25.00	\$ 2,128,600									\$ 3,678,464	\$ 4,708,745
1.5	Roofing System	Roof			4	3	The roofing system is an EPDM single- ply roofing system.	The warranty expired March 16, 2018. Replace with same in 2023.	27,000	SF	\$ 14.00	\$ 378,000								\$ 525,374	\$ 594,413	\$ 760,899
1.6	Elevator Modernization	Elevator			4	3	The existing elevator car finishes, power unit, pump, motor, controls and safety features should be replaced in 2038.	Replace all hydraulic elevator serviceable components and car finishes.	1	LS	\$ 130,000.00	\$ 130,000										\$ 287,577
2.0	Building Interior																					
2.1	Carpet	Banquet Room 304 Banquet Room 305 Meeting Room 301 Office 1, et.al.	CC-101		5	3	The carpet and carpet tiles are in acceptable condition, but are showing signs of wear.	Plan on replacing with carpet tiles in 2028.	20992	SF	\$ 5.50	\$ 115,456									\$ 199,522	\$ 255,404
2.2	Walk-Off Mat	Vestibule 1, et.al.			4	3	The walk-off mat is in good condition, but will be expensive to replace when worn.	Plan on replacing walk-off mat with walk off carpet tiles in 2028.	760	SF	\$ 5.50	\$ 4,180									\$ 7,224	\$ 9,247
2.3	Wood Flooring	Banquet Room 304 Banquet Room 305			4	3	The wood flooring is in good condition, but is showing signs of wear.	Plan to refinish wood flooring in 2028 with machine sanding, fill and repair of seams and defects and two coats of urethane.	2661	SF	\$ 2.50	\$ 6,653									\$ 11,496	\$ 14,716
2.4	Resilient Flooring	Preschool 201 Preschool 202 Kids Corner			4	3	The resilient flooring is in good condition, but is showing signs of wear.	Plan to replace resilient flooring in 2028.	2458	SF	\$ 3.00	\$ 7,374									\$ 12,743	\$ 16,312
2.5	Rubber Flooring	Fitness Room Activity Room 601 Cardio Room 602			4	3	The rubber flooring is in good condition, but is showing signs of wear.	Plan to replace resilient flooring in 2028.	7,839	SF	\$ 3.00	\$ 23,517									\$ 40,640	\$ 52,023
2.6	Wood Athletic Flooring	Gymnasium Aerobic Studio A Aerobic Studio D			4	3	The wood flooring is in good condition.	Plan to refinish wood flooring in 2038 with machine sanding, fill and repair of seams and defects and two coats of urethane.	21,351	SF	\$ 2.50	\$ 53,378						\$ 72,060	\$ 77,600	\$ 81,529	\$ 92,242	\$ 118,078
2.7	Third Grab Bar	Toilet Men's 3 Women's 3, et.al.			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	20	EA	\$ 400.00	\$ 8,000						\$ 10,800	\$ 11,630	\$ 12,219	\$ 13,825	\$ 17,697
2.8	Exterior Door and Frame	Kitchen Office 2	CC-050		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	EA	\$ 3,000.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,184	\$ 6,636
2.9	Electric Hand Dryers	Toilet Men's 3 Women's 3, et.al.			4	3	The electric hand dryers are in good condition.	Plan on replacing electric hand dryers in 2028.	20	EA	\$ 800.00	\$ 16,000									\$ 27,649	\$ 35,394

### **Community Center**

**Building Information** Address: 3179 Livernois Road Building Area: 127,120 SF

No. of Floors: 2 Year Built: 2002 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"
Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security

Category 6: Other

guals higher priority

								*Lower score equals higher priority											Annua	l Maintenance	includes labor and	I material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited		Mechai		Elect		Annual	2018	2021	2023	2028	2038
			No.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
	Elevator Pit	Elevator	CC-855		2	6	There is water in the elevator pit (code violation).	Prior to correction, the elevator pit and its equipment must be inspected, under the code required service agreement, by a licensed elevator inspector. They must be provided pit access and be present during the entire correction process. Remove all standing water and oil from the pit's concrete surfaces. Route all cracks and defective construction joints and fill with a cementitious packing mortar compatible with a crystalline waterproofing system. Apply an 1/8 inch thick slurry coat of a crystalline waterproofing system over all concrete surfaces.	1	EA	\$ 6,000.00	\$ 6,000						\$ 8,100	\$ 8,723	\$ 9,164	\$ 10,369	\$ 13,273
3.0	Electrical System	ı	1		T T	1	Normal lighting fightures with Central	Maintain the fixtures in working						ı		ı	1	T				
3.1	Emergency Egress Lighting	Entire Building			7	3	Normal lighting fixtures with Central Battery Inverter back-up.	condition.	1	LS					\$ 2,000.00	\$ 2,000		\$ 2,700	\$ 2,908	\$ 3,055	\$ 3,456	\$ 4,424
3.2	Emergency Power	Electrical Room		CC-E-19 CC-E-43	7	3	Central Battery Inverters provide emergency power to select fixtures.	Regularly test the inverters and plan to replace the batteries every 5 to 7 years.	1	LS					\$ 25,000.00	\$ 25,000	\$ 2,500	\$ 33,750	\$ 36,345	\$ 38,185	\$ 43,203	\$ 55,303
3.3	Service Entrance Substation (2002)	Electrical Room		CC-E-1 CC-E-2 CC-E-3	7	6	The substation is 16 years old and has 34 years of its life cycle left.	Plan on replacing the substation in 2052.	1	EA					\$ 150,000.00	\$ 150,000	\$ 1,000					
3.4	Secondary Distribution (2002)	Entire Building		CC-E-4 thru CC-E-41	7	6	The equipment is 16 years old and has 34 years of its life cycle left.	Plan on replacing the equipment in 2052.	40	EA					\$ 5,000.00	\$ 200,000						
3.5	Lighting Control System	Entire Building			4	4	Lights are manually controlled with occupancy sensors in some areas.	Install occupancy sensors in all spaces and daylight sensors where appropriate.	127,120	SF					\$ 1.00	\$ 127,120		\$ 171,612	\$ 184,807	\$ 194,163	\$ 219,678	\$ 281,206
3.6	Interior Building Lighting	Entire Building		CC-E-45	4	4	Lighting varies from fluorescent T-8 and T-5 lamps to HID lamps in high ceiling spaces.	Replace fixtures with LED fixtures or retrofit with LED lamps.	127,120	SF					\$ 5.00	\$ 635,600	\$ 3,178	\$ 858,060	\$ 924,037	\$ 970,816	\$ 1,098,389	\$ 1,406,031
3.7	Fire Alarm Control Panel	Electrical Room			4	5	The Fire Alarm system is from 2002 and the building has adequate strobe and horn coverage.	Install system software updates and replace the batteries in 5-year increments.	1	LS					\$ 500.00	\$ 500		\$ 675	\$ 727	\$ 764	\$ 864	\$ 1,106
4.0	Mechanical System		<del> </del>			T								T		1		<del> </del>			<u> </u>	
4.1	Cabinet Unit Heaters	Stairwells and Vestibules			3	3	The hot water recessed cabinet unit heaters are in fair condition.	Replace the cabinet unit heaters with like kind in the next 5 to 10 years.	10	EA			\$ 3,000.00	\$ 30,000			\$ 2,000			\$ 45,822	\$ 51,843	\$ 66,364
4.2	Unit Heaters	Throughout			3	3	The unit heaters are in fair condition. There are both hot water and electric type.	Replace the unit heaters with like kind in the next 5 to 10 years.	7	EA			\$ 3,000.00	\$ 21,000						\$ 32,076	\$ 36,291	\$ 46,455
4.3	Terminal Units	Throughout			3	3	The terminal units with hot water reheat coils are in fair condition.	Replace the terminal units with like kind in the next 5 to 10 years.	14	EA			\$ 3,000.00	\$ 42,000						\$ 64,151	\$ 72,581	\$ 92,910
4.4	Fan Powered Boxes	Throughout			3	3	The fan powered terminal units with hot water reheat coils are in fair condition.	Replace the fan powered terminal units with like kind in the next 5 to 10 years.	36	EA			\$ 3,000.00	\$ 108,000						\$ 164,960	\$ 186,637	\$ 238,911
4.5	Exhaust Fans	Throughout			3	3	The roof mounted exhaust fans are in fair condition. The building consists of both downblast and upblast fans.	Replace the exhaust fans with like kind in the next 5 to 10 years.	16	EA			\$ 3,750.00	\$ 60,000			\$ 2,400			\$ 91,644	\$ 103,687	\$ 132,728
4.6	Supply Fan	Roof		CC-M-1	3	3	The centrifugal roof supply fan is in fair condition.	Replace the supply fan with like kind in the next 5 to 10 years.	1	EA			\$ 5,000.00	\$ 5,000		<u> </u>	\$ 150			\$ 7,637	\$ 8,641	\$ 11,061
4.7	Air Conditioning Unit	Communication Room		CC-M-2	3	3	The portable 3 ton air conditioning unit is in fair condition.	Replace the AC unit with like kind in the next 5 to 10 years.	1	EA			\$ 5,000.00	\$ 5,000			\$ 150			\$ 7,637	\$ 8,641	\$ 11,061
4.8	Door Air Curtain	Receiving Dock		CC-M-3	3	3	The loading dock electric door air curtain is in fair condition.	Replace the door air curtain with like kind in the next 5 to 10 years.	1	EA			\$ 4,000.00	\$ 4,000						\$ 6,109	\$ 6,912	\$ 8,848
4.9	Boiler - Hot Water Heating	Mechanical Room		CC-M-4	3	3	The 2499 MBH gas fired boiler and its associated 3/4 HP primary circulation pump are in fair condition. The system generates building heating hot water.	Replace the boiler system with a high efficient condensing unit in the next 5 to 10 years.	1	LS			\$ 80,000.00	\$ 80,000			\$ 450			\$ 122,192	\$ 138,249	\$ 176,970
4.10	Boiler - Hot Water Heating	Mechanical Room		CC-M-5	3	3	The 2499 MBH gas fired boiler and its associated 3/4 HP primary circulation pump are in fair condition. The system generates building heating hot water.	Replace the boiler system with a high efficient condensing unit in the next 5 to 10 years.	1	LS			\$ 80,000.00	\$ 80,000			\$ 450			\$ 122,192	\$ 138,249	\$ 176,970

## **Community Center**

**Building Information** Address: 3179 Livernois Road Building Area: 127,120 SF No. of Floors: 2

Year Built: 2002 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"
Priority 7: Other

Deficiency Categories

Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security

Category 6: Other

\*Lower score equals higher priority

o. 11 Ho	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency					Architect	tural	Mechan	ical	Electri	ical		0010	2021	2022	2028	0000
11 Ho	·	Location	No				Notes	Action	Qty.	Unit	Architect	lurai	Wechan	licai	Electri	ICai	Annual	2018	2021	2023	2028	2038
11 Ho			NO.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
	ot Water Heating Pump	Mechanical Room		CC-M-6	3	3	The 5 HP base mounted end suction hot water heating secondary pump is in fair condition.	Replace the heating pump with like kind in the next 5 to 10 years.	1	EA			\$ 15,000.00	\$ 15,000			\$ 300			\$ 22,911	\$ 25,922	\$ 33,182
12 Ho	ot Water Heating Pump	Mechanical Room		CC-M-7	3	3	The 5 HP base mounted end suction hot water heating secondary pump is in fair condition.	Replace the heating pump with like kind in the next 5 to 10 years.	1	EA			\$ 15,000.00	\$ 15,000			\$ 300			\$ 22,911	\$ 25,922	\$ 33,182
13 Bo	oiler - Pool Water	Pool Mechanical Room		CC-M-8	3	3	The 715 MBH gas fired pool water boiler is in fair condition.	Replace the boiler with a high efficiency condensing unit in the next 5 to 10 years.	1	LS			\$ 50,000.00	\$ 50,000			\$ 450			\$ 76,370	\$ 86,406	\$ 110,606
14 Bo	oiler - Pool Water	Pool Mechanical Room		CC-M-9	4	3	The gas fired pool water boiler is in good condition.	Replace the boiler with a high efficiency unit in the next 20 years.	1	LS			\$ 50,000.00	\$ 50,000			\$ 450				;	\$ 110,607
15 Po	pol Pumps	Pool Mechanical Room			3	3	The close coupled inline centrifugal pool water pumps are in fair condition. Pumps range in size from 7.5 to 20 HP.	Replace the pumps in the next 5 to 10 years.	1	LS			\$ 60,000.00	\$ 60,000			\$ 1,200			\$ 91,644	\$ 103,687	\$ 132,728
16 Ro	poftop Unit - RTU-1-1 / ERV-1-1	Roof		CC-M-10	3	2	The 36 ton DX cooling, 600 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 150,000.00	\$ 150,000			\$ 1,900			\$ 229,110	\$ 259,217	\$ 331,819
17 Ro	poftop Unit - RTU-1-2 / ERV-1-2	Roof		CC-M-11	3	2	The 22 ton DX cooling, 400 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition.	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 100,000.00	\$ 100,000			\$ 1,900			\$ 152,740	\$ 172,811	\$ 221,213
18 Ro	poftop Unit - RTU-2-1 / ERV-2-1	Roof		CC-M-12	3	2	The 26 ton DX cooling, 600 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition.	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 115,000.00	\$ 115,000			\$ 1,900			\$ 175,651	\$ 198,733	\$ 254,395
19 Ro	poftop Unit - RTU-2-2 / ERV-2-2	Roof		CC-M-13	3	2	The 46 ton DX cooling, 1000 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition.	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 185,000.00	\$ 185,000			\$ 1,900			\$ 282,569	\$ 319,701	\$ 409,244
20 Ro	poftop Unit - RTU-3-1 / ERV-3-1	Roof		CC-M-14	3	2	The 26 ton DX cooling, 600 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition.	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 115,000.00	\$ 115,000			\$ 1,900			\$ 175,651	\$ 198,733	\$ 254,395
21 Ro	poftop Unit - RTU-4-1 / ERV-4-1	Roof		CC-M-15	3	2	The 32 ton DX cooling, 600 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition.	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 135,000.00	\$ 135,000			\$ 1,900			\$ 206,199	\$ 233,295	\$ 298,637
22 Ro	poftop Unit - RTU-5-1 / ERV-5-1	Roof		CC-M-16	3	2	The 35 ton DX cooling, 1250 MBH gas fired heating RTU and its associated remote condensing unit and energy recovery unit are in fair condition.	Replace the three separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 150,000.00	\$ 150,000			\$ 1,900			\$ 229,110	\$ 259,217	\$ 331,819
23 Ro	poftop Unit - RTU-5-2 / ERV-5-2	Roof		CC-M-17	3	2	The 35 ton DX cooling, 1250 MBH gas fired heating RTU and its associated energy recovery unit are in fair condition.	Replace the two separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 150,000.00	\$ 150,000			\$ 1,900			\$ 229,110	\$ 259,217	\$ 331,819
24 Ro	poftop Unit - RTU-6-1 / ERV-6-1	Roof		CC-M-18	3	2	The 45 ton DX cooling, 1250 MBH gas fired heating RTU and its associated remote condensing unit and energy recovery unit are in fair condition.	Replace the three separate units with a combined rooftop unit in the next 5 to 10 years.	1	LS			\$ 185,000.00	\$ 185,000			\$ 1,900			\$ 282,569	\$ 319,701	\$ 409,244
25 De	ehumidification Unit - DHU-3-1	Roof		CC-M-19	4	3	The 60 ton DX cooling, 1080 MBH gas fired heating rooftop dehumidifcation unit is in good condition.	Replace the dehumidification unit with like kind in the next 20 years.	1	EA			\$ 300,000.00	\$ 300,000			\$ 1,900					\$ 663,639
26 Ma	ake-up Air Unit - MAU-4-1	Roof		CC-M-20	3	3	The 13 ton DX cooling, 390 MBH gas fired heating rooftop make-up air unit is in good condition.	Replace the make-up air unit with like kind in the next 20 years.	1	EA			\$ 45,000.00	\$ 45,000			\$ 1,900				!	\$ 99,546
27 Air	r-Cooled Condensing Unit	Roof		CC-M-21	3	2	The custom module refrigeration system rooftop condenising unit is in fair condition.	Replace the condensing unit with like kind in the next 5 to 10 years.	1	EA			\$ 10,000.00	\$ 10,000			\$ 200			\$ 15,274	\$ 17,281	\$ 22,121
28 Cc	ontrols	Throughout			3	3	Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	125,000	SF			\$ 2.00	\$ 250,000					\$ 363,451	\$ 381,850	\$ 432,029	\$ 553,033

### **Community Center**

**Building Information** Address: 3179 Livernois Road Building Area: 127,120 SF

No. of Floors: 2 Year Built: 2002 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"
Priority 7: Other <u>Deficiency Categories</u> Category 1: Scheduled Maintenance

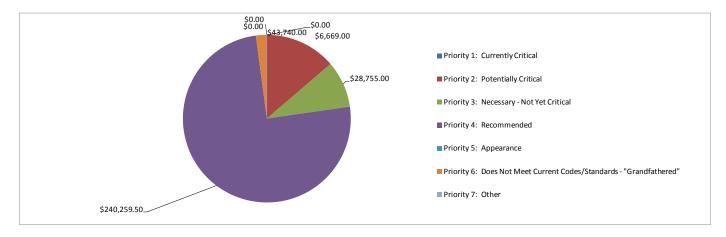
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

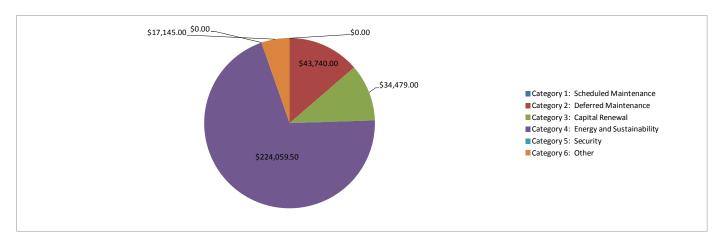
			Priority 7: C	otner													Note:	Project Cost ir	iciudes 35% ma	ark-ups and rees
		tem/Description   Location         Notes   Action   Qtv.   Unit															Annual	Maintenance	includes labor a	and material only
No.	Itom/Decerinties	Location	Photo	Equipment	Deficiency	Deficiency	Neteo	Action	Ohi	Unit	Architectural	Mecha	nical	Electrical	Annual	2018	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	notes	Action	Qty.	Onit	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
5.0	Plumbing System																			
5.1	Fire Pump	ump Fire Pump Room CC-P-1 3 3 The 20 HP inline centrifugal fire pump is Replace the fire pump in the next 5 to 1 EA \$40,000.00 \$40,000 \$300																\$ 61,096	\$ 69,124	\$ 88,485
5.2	Fire Protection	Throughout			3		The fire protection service and sprinkler piping is in fair condition.	Replace the system in the next 10 years.	125000	SF		\$ 4.00	\$ 500,000						\$ 864,058	3 \$ 1,106,067
5.3	Plumbing Fixtures	Throughout			3	3	The plumbing fixtures are in fair condition.	Replace the fixtures in the next 10 years.	125000	SF		\$ 5.00	\$ 625,000						\$ 1,080,072	1,382,583
5.4	Water Heater	Mechanical Room		CC-P-2	3	3	The 625 MBH gas fired domestic water heater and associated 1/4 HP circulation pump are in fair condition.	Replace the water heater system with high efficient unit in the next 5 to 10 years.	1	LS		\$ 50,000.00	\$ 50,000		\$ 450			\$ 76,370	\$ 86,406	\$ 110,606
5.5	Water Heater	Mechanical Room		CC-P-3	3	3	The 625 MBH gas fired domestic water heater and associated 1/4 HP circulation pump are in fair condition.	Replace the water heater system with high efficient unit in the next 5 to 10 years.	1	LS		\$ 50,000.00	\$ 50,000		\$ 450			\$ 76,370	\$ 86,406	\$ 110,606
5.6	Domestic Circulation Pumps	Mechanical Room			3	3	The domestic hot water return inline circulation pumps are in fair condition.	Replace the pumps in the next 5 to 10 years.	3	EA		\$ 2,000.00	\$ 6,000					\$ 9,165	\$ 10,369	\$ 13,273
		•			•	•					\$ 2,979,592	•	\$ 3,786,000	\$ 1,140,220	\$ 37,278	\$ 1,283,408	\$ 1,759,148	\$ 5,452,816	\$ 12,091,229	\$ 16,639,164

6.0	Site																				
6.1	Asphalt Pavement	Parking Lot	CC-576	4	3	The asphalt pavement in the parking lot has cracked in several locations, but does flow to the drains and is in good condition overall.	Plan on removing both layers of asphalt, recompacting the drainage course, adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	300,000	SF	\$ 4.00	\$ 1,200,000					\$ 1,6	620,000	\$ 1,744,563	\$ 1,832,881	5 2,073,737	7 \$ 2,654,559
6.2	Control Joints	Concrete Pavement	CC-571	3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	2,732	LF	\$ 2.00	\$ 5,464					\$	7,376	\$ 7,944	\$ 8,346	9,442	2 \$ 12,087
6.3	Rubber Flooring	Outdoor Play Area		4	1	The rubber flooring is in good condition, but is showing signs of wear.	Plan to replace resilient flooring in 2028.	3,267	SF	\$ 3.00	\$ 9,801								\$	16,937	7 \$ 21,681
6.4	Brick Pavers	Main Entrance Patio		4	1		inspect and reset brick pavers annually. Plan on salvaging and cleaning brick pavers, re-compacting sub-grade, adding filler where needed, replacing edging with concrete and setting brick pavers in 2028.	1,500	SF	\$ 10.00	\$ 15,000								S	5 25,922	2 \$ 33,182
6.5	Screen Wall	Outdoor Play Area	CC-177 CC-178	4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar. Efforescence covers multiple areas of the bricks.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Add new limestone cap sections where removed sections are damaged. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point with new mortar. Clean brick with a possectific pleaning agent.	1	LS	\$ 8,000.00	\$ 8,000					\$	10,800	\$ 11,630	\$ 12,219 \$	3 13,825	5 \$ 17,697
6.6	Screen Wall	Refuse Container	CC-530	4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar. Efflorescence covers multiple areas of the bricks.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Add new limestone cap sections where removed sections are damaged. Bake the limestone cap or	1	LS	\$ 3,200.00	\$ 3,200					\$	4,320	\$ 4,652	\$ 4,888	5,530	7,079
6.7	Site Lighting	Parking lots		4	4	LED heads on painted steel poles. Paint is peeling on at least one pole.	Plan to replace fixtures and some poles in 20 years.	45	EA			\$ 1,	200.00 \$	54,000	\$ 450	)					\$ 119,455
				 <u> </u>		and is peening on at least one pole.	iii 20 yeals.				\$ 1,241,465	\$ -	\$	54,000	\$ 450	\$ 1.6	42.496	\$ 1.768.789	\$ 1,858,334	2,145,393	\$ 2,865,740

## 2018 Deficiency Priority



# 2018 Deficiency Category



Page 17.3

### Troy Racquet Club

**Building Information** Address: 3400 Civic Center Drive Building Area (Main Building): 3,421 SF Building Area (Mechanical Building): 1,498 SF No. of Floors: 1

Year Built (Original Building): 1980 Year Built (Addition): 2000 Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

⊏vaiua	ation Date: March 2018		Priority 7: 0	Jiriei				*Lower score equals higher priority												•		nark-ups and fe and material o
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mecha	ınical	Elec	trical	Annual	2018	3	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qiy.	Onit	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	e Project	Cost P	Project Cost	Project Cost	Project Cost	t Project Co
1.0	Building Exterior												1		1						1	
1.1	Flooring	Courts 1, 2 and 3 Courts 4, 5, 6, 7 and 8			4	3	The flooring system is in good condition	Plan to refinish flooring in 2028.	51,086	SF	\$ 3.00 \$ 153,258										\$ 2,648,46	69 \$ 3,390,2
1.2	Garage Door	Mechanical House	RC-153		2	2	The wood garage door trim has rotted and fallen off. The masonry jambs and sill are damaged or missing.	Replace the wood garage door trim with preservative-treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low- luster acrylic enamel over primer. Replace garage door resilient seals.	1	LS	\$ 1,800.00 \$ 1,800						\$	2,430 \$	2,617	\$ 2,749	\$ 3,11	11 \$ 3,6
1.3	Wood Fascia	Mechanical House	RC-148		2	2	The wood fascia panels have severely weathered and have rotted beyond repair.	Replace wood fascia panels with painted metal wall panels.	1	LS	\$ 12,000.00 \$ 12,000						\$ 1	\$ \$	17,446	\$ 18,329	\$ 20,73	37 \$ 26,5
1.4	Gutters	Mechanical House	RC-149		2	2	Gutter sections and downspouts are	Replace entire gutter/downspout	1	LS	\$ 2,200.00 \$ 2,200						\$	2,970 \$	3,198	\$ 3,360	\$ 3,80	02 \$ 4,8
1.5	Roofing System	Mechanical House Roof			3	3	The roof has a modified bituminous roofing system in fair condition.	Plan to replace in 2023 with flood and gravel modified bituminous roofing system with a 30 year warranty.	1,498	SF	\$ 25.00 \$ 37,450									\$ 57,201	\$ 64,71	18 \$ 82,8
	Roofing System	Main Building Roof			3	3	The roof has a modified bituminous roofing system in fair condition.	Plan to replace in 2023 with flood and gravel modified bituminous roofing system with a 30 year warranty.	3,421	SF	\$ 25.00 \$ 85,525									\$ 130,631	\$ 147,79	96 \$ 189,1
2.0	Building Interior	Trans.			•		I				Ī		1		1	•					1	
2.1	Carpet	Main Room Men's Women's, et.al.			5	3	The carpet and carpet tiles are in good condition, but are showing signs of wear.	Plan on replacing with carpet tiles in 2028.	1924	SF	\$ 5.50 \$ 10,582										\$ 18,28	87 \$ 23,4
2.2	Third Grab Bar	Restroom			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	1	EA	\$ 400.00 \$ 400						\$	540 \$	582	\$ 611	\$ 69	91 \$ 8
2.3	Non-Insulated Lavatory Piping	Men's			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation)	Insulate piping	2	EA	\$ 150.00 \$ 300						\$	405 \$	436	\$ 458	\$ 51	18 \$ 6
2.4	Floor	Mechanical House	RC-161		2	2	The concrete floor slab has cracked and sunk inside the building.	Remove damaged concrete sections. Fill depressed sub-grade with course aggregate and compact. Drill and epoxy set #4 reinforcement bars into the existing concrete slab. Pour a new 6 inch thick concrete floor slab.	500	SF	\$ 20.00 \$ 10,000						\$ 1	3,500 \$	14,538	\$ 15,274	\$ 17,28	81 \$ 22,1
2.5	Exterior Doors and Frames	Mechanical House	RC-155 RC-163		2	2	The bottoms of the hollow metal doors and frames are corroded. There are no thresholds; preventing wildlife from entering the building.	Replace frames with aluminum frames. Replace doors with fiberglass reinforced polyester doors. Add thresholds.	2	EA	\$ 3,200.00 \$ 6,400						\$	8,640 \$	9,304	\$ 9,775	\$ 11,06	60 \$ 14,1
2.6	Sliding Doors	Mechanical House	RC-164 RC-171		4	6	The wood sliding doors do not close and secure the building from wildlife or vandalism.	Replace the wood sliding doors with an aluminum coiling overhead door. Add louvers to the exterior walls for mechanical equipment fresh air intake.	1	LS	\$ 12,000.00 \$ 12,000						\$ 1	6,200 \$	17,446	\$ 18,329	\$ 20,73	37 \$ 26,5
3.0	Electrical System		-	-	•					•						•	•				•	•
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures with emergency back up are required.	Install Emergency battery fixtures in Lockers	4	EA				\$ 535.00	\$ 2,140	\$ 500	0 \$	2,889 \$	3,111	\$ 3,269	\$ 3,69	98 \$ 4,7
3.2	Emergency Exit Lighting	Entire Building			6	3	Replace existing and add new fixtures with emergency battery back-up are required.	Install Exit signs.	4	EA				\$ 525.00	\$ 2,100		\$	2,835 \$	3,053	\$ 3,208	\$ 3,62	29 \$ 4,6
3.3	Emergency Power	Mechanical House		RC-E-7 RC-E-8	3	3	The generator is original.	Plan on replacing generator in 2028.	1	EA				\$ 15,900.00	\$ 15,900						\$ 27,47	77 \$ 35,1
3.4	Service Entrance Switchboard (1980)	Electrical Room		RC-E-1	3	3	The switchboard is 38 years old, does not have required working space, and near the end of its life cycle	Relocate the water heater and replace the switchboard.	1	EA				\$ 5,800.00	\$ 5,800		\$	7,830 \$	8,432	\$ 8,859	\$ 10,02	23 \$ 12,8
3.5	Secondary Distribution (1980)	Entire Building		RC-E-2 RC-E-4 RC-E-6	3	3	Much of the equipment is 38 years old, does not have the required working space, and near the end of its life cycle	Reposition the panels and replace them.	4	EA				\$ 3,875.00	\$ 15,500		\$ 2	20,925 \$	22,534	\$ 23,675	\$ 26,78	86 \$ 34,2
3.6	Lighting Control System	Entire Building			4	4	Lights are manually controlled.	Install occupancy sensors in rooms and timers for courts.	10	EA				\$ 389.00	\$ 3,890		\$	5,252 \$	5,655	\$ 5,942	\$ 6,72	22 \$ 8,6

### Troy Racquet Club

**Building Information** Address: 3400 Civic Center Drive Building Area (Main Building): 3,421 SF Building Area (Mechanical Building): 1,498 SF No. of Floors: 1

Year Built (Original Building): 1980 Year Built (Addition): 2000 Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

Category 6: Other

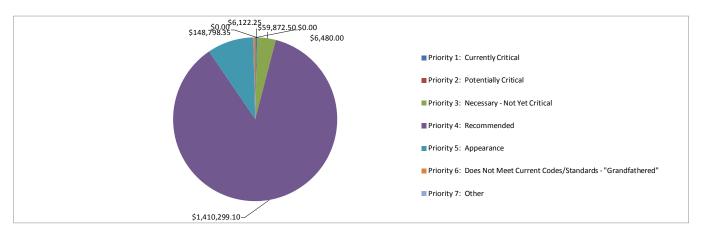
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security

uals higher priority

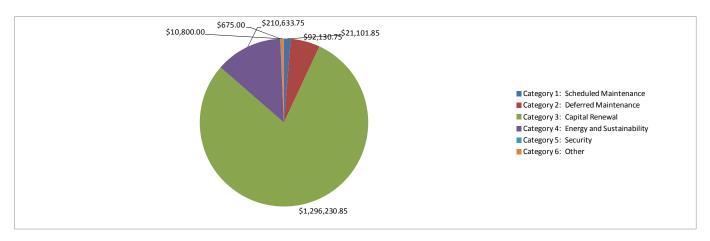
A   A   Fluorescent lighting with T-8 lamps and Replace fixtures with LED fixtures or downlights with C-L lamps. Interior Court Lighting   S   Courts   RC-E-9   A   A   Interior Court Lighting   Replace Interior with LED fixtures on existing goles in 2039   S   S   S   S   S   S   S   S   S									*Lower score equals higher priority											Annua	al Maintenance	ncludes labor	and material o
Priority Classified	No.	Item/Description	Location	Photo				Notes	Action	Qty.	Unit												2038
Section   Sect		·		No.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Co
Section Count Lighting   Source Building Lighting Interests   Source Building Lighting	3.7	Interior Building Lighting	Entire Building			4	4			4,919	SF					\$ 5.00	\$ 24,595	\$ 98	\$ 33,203	\$ 35,756	\$ 37,566	\$ 42,50	3 \$ 54,4
Section Count Lygring   Source   Section Count Lygring   Section Section Count Lygring   Section Count Lygring   Section Count Lygring   Section Section Count Lygring   Section Count Lygring   Section Count Lygring   Section Count Lygring   Section Section Count Lygring   Section Section Count Lygring   Section Section Count Lygring   Section Count Lygring   Section Count Lygring   Section Count Lygring   Section Count Lygring   Sec	3.8	Interior Court Lighting	8 Courts		RC-E-9	4	4	Indirect HID lighting		68	EA					\$ 2,000.00	\$ 136,000	\$ 27,200	\$ 183,600	\$ 197,717	\$ 207,727	\$ 235,02	4 \$ 300,8
A	3.9	Exterior Court Lighting	8 Courts		RC-E-10	4	4	New fixtures with HID lamps	poles in 2038	30	EA					\$ 1,200.00	\$ 36,000	\$ 7,200					\$ 79,6
4.1 Rooftop Unit Rooft RC-029 RC-M-1 2 2 The 5 ton DX multicone VAV rooftop unit six hoper condition.  4.2 Furnace/Condensing Unit CloseVRoof RC-M-2 2 2 The 6 ton DX multicone VAV rooftop unit six hoper condition.  4.3 Exhaust Fans Roof RC-M-3 4 3 The roof mounted downlost centrifugal exhaust fans are in good condition.  4.4 Air Handling Unit Mechanical House RC-M-5 2 2 The 60 MBH gas fired air handling unit and fans with like kind in the next 1 to 15 years.  4.5 Air Handling Unit Mechanical House RC-M-5 2 2 The 60 MBH gas fired air handling unit and fans with like kind in the next 5 years.  5.0 Plumbing System  5.1 Water Heater Storage 4 RC-P-1 3 3 The 199 MBH 98 gallon gas fired water heater is in fair condition.  6.2 Plumbing Fixtures Throughout RC-P-1 3 Superior of the fixed air handlers in fair condition.  6.3 In the 199 MBH 98 gallon gas fired water heater in tin fair condition.  7. The 199 MBH 98 gallon gas fired water heater in fired proving condition.  8. The 199 MBH 98 gallon gas fired water heater in fired proving condition.  8. The 199 MBH 98 gallon gas fired water heater with like kind in the next 5 years.  9. The 199 MBH 98 gallon gas fired water heater with like kind in the next 5 years.  9. Throughout RC-P-1 3 Superior of the fired proving condition.  9. Throughout RC-P-1 3 Superior of the fired proving condition.  9. Throughout RC-P-1 3 Superior of the fired proving condition.  9. The 199 MBH 98 gallon gas fired water heater with like kind in the next 5 to 10 years.  9. Replace the water heater with like kind in the next 5 to 10 years.  9. Replace the water heater with like kind in the next 5 to 10 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the fixtures in the next 10 to 20 years.  9. Replace the rooften y	3.10	Exterior Building Lighting		RC-154	RC-E-10	4	4			3	EA					\$ 495.00	\$ 1,485	\$ 50	\$ 2,005	\$ 2,159	\$ 2,268	\$ 2,56	6 \$ 3,2
4.7 Funder Condensing Unit Closet/Roof RC-M-2 2 2 unit is in poor condition. The next 5 years. 1 EA \$1,500.00 \$1,5	4.0	Mechanical System																	· ·				
4.2   Furnace/Condensing Unit   Closet/Roof   RC-M-2   2   associated 2.5 ton condensing unit with like kind in the next   1   LS   S   9,800   S   9,800   S   550   S   14,247   S   14,989   S   16,936   S   14,989   S   14,989   S   16,936   S   14,989   S   16,936   S   14,989   S   14	4.1	Rooftop Unit	Roof	RC-029	RC-M-1	2	2	unit is in poor condition.		1	EA			\$ 17,500.00	\$ 17,500			\$ 1,900		\$ 25,442	\$ 26,730	\$ 30,24	2 \$ 38,7
Rc-M-3   4   3   The roof mounted downblast centrifugal exhaust fans with like kind in the next 10 to 15 years.   Replace the exhaust fans with like kind in the next 5 years.   1   LS   \$ 3,000.00   \$ 6,000   \$ 3,000.00   \$	4.2	Furnace/Condensing Unit	Closet/Roof		RC-M-2	2	2	associated 2.5 ton condensing unit are	condensing unit with like kind in the next	1	LS			\$ 9,800.00	\$ 9,800			\$ 550		\$ 14,247	\$ 14,969	\$ 16,93	6 \$ 21,6
4.4 Air Handling Unit Mechanical House RC-M-4 2 2 unit and utility set fans are in poor with like kind in the next 5 years.  4.5 Air Handling Unit Mechanical House RC-M-5 2 2 unit and utility set fans are in poor with like kind in the next 5 years.  The 2500 MBH gas fired air handling unit and fans with like kind in the next 5 years.  The 2500 MBH gas fired air handling unit and fans with like kind in the next 5 years.  1 LS \$ 60,000.00 \$ 60,000 \$ 2,300 \$ 3,45,300 \$ 3,	4.3	Exhaust Fans	Roof		RC-M-3	4	3	The roof mounted downblast centrifugal		2	EA			\$ 3,000.00	\$ 6,000			\$ 300				\$ 10,36	8 \$ 13,2
4.5 Air Handling Unit Mechanical House RC-M-5 2 2 unit and utility set fans are in poor condition.  Figure 1 Air Handling Unit and Infant Signary 1 LS Signary 1	4.4	Air Handling Unit	Mechanical House		RC-M-4	2	2	unit and utility set fans are in poor		1	LS			\$ 60,000.00	\$ 60,000			\$ 2,300		\$ 87,228	\$ 91,644	\$ 103,68	7 \$ 132,7
5.1 Water Heater Storage 4 RC-P-1 3 3 The 199 MBH 98 gallon gas fired water heater with like kind in the next 5 to 10 years.  5.2 Plumbing Fixtures Throughout Throughout Storage 4 RC-P-1 3 3 The 199 MBH 98 gallon gas fired water heater with like kind in the next 5 to 10 years.  4 3 Plumbing fixture (water closest, urinal, lavatories, showers, sink and electric water cooler) are in good condition.  8 15,274 \$ 17,281 \$ 1,000.00 \$ 10,000 \$ 10,	4.5	Air Handling Unit	Mechanical House		RC-M-5	2	2	unit and utility set fans are in poor		1	LS			\$ 100,000.00	\$ 100,000			\$ 2,300		\$ 145,380	\$ 152,740	\$ 172,81	1 \$ 221,2
5.1 Water Fleater Storage 4 RC-P-1 3 3 heater is in fair condition.  5.2 Plumbing Fixtures Throughout 4 3 lavatories, showers, sink and electric water cooler) are in good condition.  5.2 Plumbing Fixtures 4 3 lavatories, showers, sink and electric water cooler) are in good condition.	5.0	Plumbing System																					
5.2 Plumbing Fixtures Throughout 4 3 lavatories, showers, sink and electric water cooler) are in good condition. Replace the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years. Suppose the fixtures in the next 10 to 20 years.	5.1	Water Heater	Storage 4		RC-P-1	3	3			1	EA			\$ 10,000.00	\$ 10,000		•				\$ 15,274	\$ 17,28	1 \$ 22,1
\$ 331,915 \$ 248,300 \$ 243,410 \$ 42,398 <b>\$ 319,424 \$ 616,281 \$ 850,586 \$ 3,744,727 \$</b>	5.2	Plumbing Fixtures	Throughout			4	3	lavatories, showers, sink and electric	•	1	LS			\$ 45,000.00	\$ 45,000							\$ 77,76	5 \$ 99,5
								·					\$ 331,915		\$ 248,300		\$ 243,410	\$ 42,398	\$ 319,424	\$ 616,281	\$ 850 <u>,</u> 586	\$ 3,744,72	\$ 4,873,2

6.0	Sit	te									_									
6.1	l As	sphalt Pavement	Parking Lot	RC-174 RC-175	4	3	The asphalt pavement in the parking lot has cracked in a few locations, but does flow to the drains and is in good condition overall.	recompacting the drainage course,	32,330	SF	\$ 4.0	0 \$ 129,320	10							\$ 286,073
6.2	2 Co	ontrol Joints	Concrete Pavement	RC-131	3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	300	LF	\$ 2.0	0 \$ 600	00			\$ 810	\$ 872	\$ 916 \$	1,037	\$ 1,327
6.3	3 S∈	eat Walls	Main Entrance Planters	RC-129	4	2	The mortar joints have deteriorated between the limestone can sections:	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Rake out damaged mortar at bricks and tuck point with new mortar.	1	LS	\$ 3,200.0	0 \$ 3,200	100			\$ 4,320	\$ 4,652	\$ 4,888 \$	5,530	\$ 7,079
6.4	ł Co	ontrol Joints	Mechanical Building Concrete Pavement	RC-150 RC-154	3	2	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	20	LF	\$ 2.0	0 \$ 40	00			\$ 54	\$ 58	\$ 61 \$	69	\$ 88
		-	•					•				\$ 133,160	so \$ -	\$ -	\$ -	\$ 5,184	\$ 5,583	\$ 5,865 \$	6,636	\$ 294.568

## 2018 Deficiency Priority



## 2018 Deficiency Category



#### District Court 52-4

**Building Information** Address: 520 West Big Beaver Road

Building Area: 32,400 SF No. of Floors: 1 Year Built: 1998

Evaluation Date: January 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			Priority 6: 1		Current Codes	/Standards - "(	Grandfathered"	*Lower score equals higher priority													Project Cost i Maintenance			
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural		Mechan	ical	Elect		Annual	2018		2021	2023	2028	8	2038
1.0.			No.	No.	Priority	Category			٦.,.	J	Unit Cost Su	btotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Proj	ject Cost	Project Cost	Project C	Cost Pro	oject Cost
	Building Exterior Steel Framing	Main Entrance Portico	DC-031	1	5	2	The paint on the steel members is	Remove paint and prime/paint with a	1	LS	\$ 15,000.00 \$	15,000				Ī	1	\$ 20,250	) \$	21,807	\$ 22,91	1 8 2	25,922 \$	33,182
	-	Main Entrance and Secured					failing and delaminating from the steel.  The EIFS has discolored from organic	high-performance coating. Wash all EIFS surfaces and apply a	<u> </u>													1		
1.2	Exterior Insulation Finish System (EIFS)	Parking	DC-034		5	1	debris.	coating system with an organic repellant.	1,083	SF	\$ 12.00 \$	12,996						\$ 17,545	5 \$	18,894	\$ 19,850	\$ 22	22,459 \$	28,749
1.3	Concrete Columns	Main Entrance Portico	DC-035		5	1	The concrete has discolored from organic debris.	Wash all concrete surfaces and apply a coating system with an organic repellant.	14	EA	\$ 150.00 \$	2,100						\$ 2,835	5 \$	3,053	\$ 3,208	3 \$	3,629 \$	4,645
1.4	Brick	West Elevation Below Skylights	DC-044 DC-046		3	2	The brick joints are no longer bonding to the bricks and organic material is growing from the joints.	Remove bricks. Repair backup wall system and apply a rubberized asphalt flashing full height of cavity. Install new galvanized brick anchors and install new brick. Add stainless steel flashing and weep/vents at the base of the brick wall	615	SF	\$ 50.00 \$	30,750						\$ 41,513	3 \$	44,704	\$ 46,968	3 \$ 50	53,140 \$	68,023
1.5	Sealant Joints	Building Perimeter	DC-043		4	3	The urethane based sealant at the brick walls has failed.	Remove the urethane based sealant.  Reseal with exterior grade silicone sealant.	400	LF	\$ 15.00 \$	6,000						\$ 8,100	\$	8,723	\$ 9,164	4 \$ 10	10,369 \$	13,273
1.6	Roofing System	Roof			4	3	The roof has a flood and gravel modified bituminous roofing system.	Warranty expires in May 8, 2047.	32,000	SF														
2.0	Building Interior		_				_																	
2.1	Water Damaged Skylight Panels	Administration Offices	DC-175		4	2	The interior gypsum panel has been damaged by water infiltration from the top of the skylight.	Replace the flashing and sealant at the top of the skylight where it meets the roof. Replace the damaged gypsum panel with gypsum wallboard and paint.	67	LF	\$ 35.00 \$	2,345						\$ 3,166	5 \$	3,409	\$ 3,582	2 \$ 4	4,052 \$	5,187
2.2	Water Damaged Skylight Panels	Administrative Assistant	DC-180		4	2	The interior gypsum panel has been damaged by water infiltration from the top of the skylight.	Replace the flashing and sealant at the top of the skylight where it meets the roof. Replace the damaged gypsum panel with gypsum wallboard and paint.	11	LF	\$ 35.00 \$	385						\$ 520	\$	560	\$ 588	\$	665 \$	852
2.3	Water Damaged Skylight Panels	Archive File Room	DC-187		4	2	The interior gypsum panel has been damaged by water infiltration from the top of the skylight.	Replace the flashing and sealant at the top of the skylight where it meets the roof. Replace the damaged gypsum panel with gypsum wallboard and paint.	11	LF	\$ 35.00 \$	385						\$ 520	\$	560	\$ 588	\$	665 \$	852
2.4	Water Damaged Skylight Panels	Court Administrator	DC-249		4	2	The interior gypsum panel has been damaged by water infiltration from the top of the skylight.	Replace the flashing and sealant at the top of the skylight where it meets the roof. Replace the damaged gypsum panel with gypsum wallboard and paint.	11	LF	\$ 35.00 \$	385						\$ 520	\$	560	\$ 588	3 \$	665 \$	852
2.5	Grey Sheet Carpet	Courtrooms, et.al.	DC-274		5	3	The sheet carpet is severely worn and buckled at high traffic areas.	Replace with carpet tiles.	14,350	SF	\$ 5.50 \$	78,925						\$ 106,549	\$	114,741	\$ 120,550	\$ 13	36,391 \$	174,593
2.6	Gypsum Board Ceiling	Lobby	DC-430 DC-431		1	2	Roof leaks have damaged the gypsum board ceiling soffit along the windows.	New roof has been installed. Replace damaged gypsum board and paint.	1	LS	\$ 3,200.00 \$	3,200						\$ 4,320	\$	4,652	\$ 4,888	\$	5,530 \$	7,079
2.7	Water Damaged Skylight Panels	Lobby	DC-438		4	2	The interior gypsum panel has been damaged by water infiltration from the top of the skylight.	Replace the flashing and sealant at the top of the skylight where it meets the roof. Replace the damaged gypsum panel with gypsum wallboard and paint.	86	LF	\$ 35.00 \$	3,010						\$ 4,064	4 \$	4,376	\$ 4,597	\$	5,202 \$	6,659
2.8	Efflorescence	Lobby Brick at Skylight	DC-439		5	6	Efflorescence has formed on the face brick inside the building under the skylight.	Remove efflorescence with a non-acidic cleaning agent	1	LS	\$ 1,200.00 \$	1,200						\$ 1,620	\$	1,745	\$ 1,833	\$	2,074 \$	2,655
2.9	Gypsum Board Ceiling	Lobby	DC-447		1	2	Roof leaks above the transaction counters have damaged the gypsum board ceiling soffit along the windows.	New roof has been installed. Replace damaged gypsum board and paint.	1	LS	\$ 800.00 \$	800						\$ 1,080	\$	1,163	\$ 1,222	2 \$	1,382 \$	1,770
2.10	Water Damaged Skylight Panels	Lounge	DC-462		4	2	The interior gypsum panel has been damaged by water infiltration from the top of the skylight.	Replace the flashing and sealant at the top of the skylight where it meets the roof. Replace the damaged gypsum panel with gypsum wallboard and paint.	11	LF	\$ 35.00 \$	385						\$ 520	\$	560	\$ 588	3 \$	665 \$	852
2.11	Third Grab Bar	Toilet Rooms			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar ir barrier-free toilet stalls.	n Add third/vertical grab bar.	12	EA	\$ 400.00 \$	4,800						\$ 6,480	\$	6,978	\$ 7,332	<b>!</b> \$	8,295 \$	10,618
	Gypsum Board	Offices, et.al.	DC-496		3	2	Gypsum board has been damaged by moisture, furnishings and thermal expansion.	Remove damaged portion and replace with impact resistant grade gypsum board and paint.	1	LS	\$ 10,000.00 \$	10,000						\$ 13,500	\$	14,538	\$ 15,274	\$ 1	17,281 \$	22,121
2.13	Red Sheet Carpet	Corridor 1, et.al.			5	3	The red sheet carpet is new.	Replace with carpet tile in 2038.	10,800	SF	\$ 5.50 \$	59,400											\$	131,401

#### District Court 52-4

**Building Information** Address: 520 West Big Beaver Road

Building Area: 32,400 SF No. of Floors: 1

Year Built: 1998 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

								*Lower score equals higher priority											Annua	al Maintenance	includes labor	and mate	rial only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Architectural		nanical	_	ectrical Subtota	Annua Maintena		2018 roject Cost	2021 Project Cost	2023 Project Cost	2028 Project Cost		038 ect Cost
2.14	Pink Sheet Carpet	Judge 2, Judge 3	NO.	NO.	Filolity	3	The pink sheet cornet is now	Replace with carpet tile in 2038.	520	SF	Unit Cost         Subtotal           \$ 5.50         \$ 2,86		Subtotal	Unit Cos	Subtota	Walliteria	lice Fi	Toject Cost	riojeci cosi	Froject Cost	Froject Cost	r r oje	6.326
3.0		Juage 2, Juage 3			5	<u> </u>	The pink sheet carpet is new.	Replace with carpet tile in 2036.	320	31	φ 5.50 φ 2,80	0										1.0	6,326
	Emergency Egress Lighting	Administration Offices			1	1	Emergency Battery Unit (EBU) in Cashier not working.	All EBU should be routinely tested and results recorded. Replace battery or entire unit.	1	EA		T	T	\$ 53	5.00 \$	535 \$ 2,	500 \$	722	778	\$ 817	\$ 92	25 \$	1,183
3.2	Emergency Egress Lighting Power	Storage 1			3	2	Central Inverter System (CIS) not labeled.	CIS should be routinely tested and results recorded.	1	EA				\$ 1,60	.00 \$ 1	600	\$	2,160	2,326	\$ 2,444	\$ 2,76	\$ \$	3,539
3.3	General Lighting	Courts, Judge's Chambers, Corridors			4	4	Compact fluorescent downlights are inefficient, have short life and require frequent relamping.	There are standard LED retrofit kits for existing fluorescent downlights.	30	EA				\$ 10	.00 \$ 3	000	\$	4,050	4,361	\$ 4,582	\$ 5,18	34 \$	6,636
3.4	General Lighting	Courts			4	4	U-lamps in 2x2 fixtures are inefficient.	There are standard LED retrofit kits for existing fluorescent fixtures.	75	EA				\$ 27	5.00 \$ 20	625 \$	264 \$	27,844	29,985	\$ 31,503	\$ 35,64	2 \$	45,625
3.5	Service Entrance Switchboard	Electrical 3	DC-330 DC-331	DC-E-1	3	6	Rack installed in Code required working space in front of section 3	Remove rack to provide 36" minimum clearance.	1	LS				\$ 2,00	.00 \$ 2	000	\$	2,700	2,908	\$ 3,055	\$ 3,45	6 \$	4,424
3.6	Lighting Control System	Entire Building			4	4	All lighting is manually switched.	Install occupancy sensors to turn lights of when unoccupied.	32,400	SF				\$	.00 \$ 32	400	\$	43,740	47,103	\$ 49,488	\$ 55,99	1 \$	71,673
3.7	Interior Building Lighting	Entire Building (except courts above)			4	4	2 x 4 recessed fluorescent.	Replace with LED fixtures.	20,000	SF				\$	5.00 \$ 100	\$ 000	400 \$	135,000	145,380	\$ 152,740	\$ 172,81	1 \$	221,213
3.8	Fire Alarm Control Panel	Corridor 2		DC-E-15	4	5	Internal calendar has wrong date and time.	Program system to correct date and time so recorded history can be matched to events for analysis.  Replace batteries in 5-year increments.	1	LS				\$ 50	.00 \$	500	\$	675	727	\$ 764	\$ 86	64 \$	1,106
4.0	Mechanical System																						
4.1	RTU-1	Roof	DC-072	DC-M-1	4	3	Existing Mammoth 11 zone constant volume DX multi-zone rooftop unit is in fair condition, but approaching the end of its useful life. Associated roof mounted ductwork is in fair condition.	Replace with like and kind multi-zone unit. Special care should be taken to line up existing zones precisely with the replacement unit in order to reuse all existing infrastructure. A portion of the associated roof mounted ductwork should be replaced as well.	1	LS		\$ 216,000.C	0 \$ 216,00	0 \$ 56	\$	562 \$ 1,	900 \$	292,359	314,838	\$ 330,777	\$ 374,24	4 \$	479,064
4.2	RTU-2	Roof	DC-085	DC-M-2	4	3	Existing Mammoth 10 zone constant volume DX multi-zone rooftop unit is in fair condition, but approaching the end of its useful life. Associated roof mounted ductwork is in fair condition.	Replace with like and kind multi-zone unit. Special care should be taken to line up existing zones precisely with the replacement unit in order to reuse all existing infrastructure. A portion of the associated roof mounted ductwork should be replaced as well.	1	LS		\$ 243,000.C	0 \$ 243,00	56	2.00 \$	562 \$ 1,	900 \$	328,809	354,091	\$ 372,017	\$ 420,90	3 \$	538,791
4.3	RTU-3	Roof		DC-M-3	4	3	Existing Mammoth constant volume rooftop unit is in fair condition, but approaching the end of its useful life. Associated roof mounted ductwork is in fair condition.	Replace with like and kind CAV unit. Special care should be taken to line up existing ductwork precisely with the replacement unit in order to reuse all existing infrastructure.	1	LS		\$ 270,000.0	0 \$ 270,00	56	3.00 \$	562 \$ 1,	900 \$	365,259	393,344	\$ 413,257	\$ 467,56	52 \$	598,519
4.4	Domestic Water Heater	Pump Room		DC-M-4	4	3	199 MBH natural gas A. O. Smith unit is in good condition.	Replace with like and kind at the interval to the right.	1	LS		\$ 10,000.0	0 \$ 10,00	0			\$	13,500	14,538	\$ 15,274	\$ 17,28	31 \$	22,121
4.5	HWH Pumps	Pump Room		DC-M-5	4	3	Existing base mounted end suction Bell & Gossett 175 gpm pumps are in fair condition and approaching the end of their useful life.	Replace with like and kind in five to ten years or as increased maintenance dictates.	2	EA		\$ 4,500.0	9,00	28	.00 \$	560 \$	600 \$	12,906	13,898	\$ 14,602	\$ 16,52	21 \$	21,148
4.6	Boilers	Boiler Room		DC-M-6 DC-M-7	4	3	Existing standard efficiency 1,200 MBH output Bryan Flextube Boilers built in 1998 are in very good condition and should last another ten plus years with regular maintenance and water treatment.	Replace with high efficiency boilers at end of life. Add dedicated combustion intake and condensate neutralization as required.	2	EA		\$ 35,000.0	0 \$ 70,00	0 \$ 28	.00 \$	560 \$	900 \$	- \$	-	\$ -	\$ 121,93	5 \$	156,087
4.7	Roof Exhaust Fans	Roof			4	3	Existing three roof mounted exhaust fans are in fair condition. Approximately 300-750 CFM each.	Replace with like and kind. Connect to the BAS.	3	EA		\$ 3,500.0	0 \$ 10,50	0 \$ 28	.00 \$	840 \$	450 \$	- 5	-	\$ 17,321	\$ 19,59	97 \$	25,085
4.8	Terminal Boxes with hydronic heat	Southwest Portion of Building			4	3	Existing 25 terminal units are in fair condition.	Replace with like and kind after 10 year period. Install with new DDC controls and connect to existing BAS.	25	EA		\$ 3,000.0	0 \$ 75,00	D			\$	- 3	-	\$ -	\$ 129,60	8 \$	165,910

#### District Court 52-4

**Building Information** Address: 520 West Big Beaver Road

Building Area: 32,400 SF
No. of Floors: 1

Year Built: 1998 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

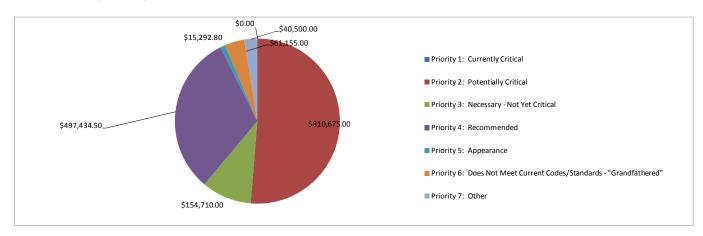
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

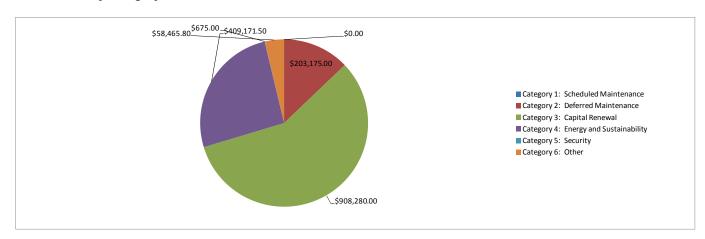
				Priority 7.	Other																	ark-ups and lees
	No.   Item/Description   Location     '															and material only						
	_	Itom/Deparintion	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Otre	Unit	Archite	ctural	Mecha	ınical	Electrical	Annual	2018	2021	2023	2028	2038
N	0.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost Subtotal	Maintenance	Project Co	t Project Cost	Project Cost	Project Cost	Project Cost
4	.9 B	Building Controls System	Entire Building			4	3	Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	34,000	EA			\$ 3.00	\$ 102,000			\$ 137,7	00 \$ 148,28	\$ 155,795	\$ 176,268	\$ 225,637
- 5	.0 P	Plumbing System																				
5	.1 T	oilet Fixtures and Faucet	Entire Building			4	3	Existing fixtures are in good condition.	Replace with automatic touch-free units.	46	EA			\$ 500.00	\$ 23,000			\$ 31,0	50 \$ 33,43	7 \$ 35,130	\$ 39,747	50,879
5	.2 S	Sanitary Piping	Entire Building			4			Existing infrastructure should last the duration of this study period without major repair or comprehensive replacement.									\$	- \$	- \$ -	\$ -	\$
5	.3 S	Storm Piping	Entire Building			4		No issues reported relative to the storm system in this building.	Existing infrastructure should last the duration of this study period without major repair or comprehensive replacement.									\$	- \$	- \$ -	\$ -	\$
								_					\$ 234,926		\$ 1,028,500	\$ 164,30	06 \$ 10,814	\$ 1,631,5	72 \$ 1,757,02	\$ 1,863,295	\$ 2,359,691	\$ 3,158,331

6.0	) Si	ite																			
6.1	1 C	ontrol Joints	Sidewalks	DC-155	3	6		Seal joints with an exterior grade silicone sealant.	1,000	LF	\$ 2.00 \$ 2,000						\$ 2,700	3 2,908	\$ 3,055	\$ 3,456	\$ 4,424
6.2	2 As	sphalt Pavement	Parking Lots	DC-151	3	2	The asphalt pavement in the parking lots has cracked and does not slope to	Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	200,000	SF	\$ 4.00 \$ 800,000						\$ 1,080,000	3 1,163,042	\$ 1,221,921	\$ 1,382,491	\$ 1,769,706
6.3	3 C	oncrete Pavement	Top of Ramp	DC-154	1	2	The concrete pavement at the top of the ramp has cracked and sunk.		1	LS	\$ 1,600.00 \$ 1,600						\$ 2,160	2,326	\$ 2,444	\$ 2,765	\$ 3,539
6.4	4 Si	ite Lighting	Parking Lots		4	3	Fixtures have been changed to LED.	One pole has no fixture.	1	EA				\$ 1,200.00	\$ 1,200		\$ 1,620 \$	1,745	\$ 1,833	\$ 2,074	\$ 2,655
					_		_	•			\$ 803,600	_	\$ -	-	\$ 1,200	\$ -	\$ 1,086,480 \$	1,170,020	\$ 1,229,252	\$ 1,390,786	\$ 1,780,324

## 2018 Deficiency Priority



## 2018 Deficiency Category



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# **DPW Main Facility**

**Building Information** Address: 4693 Rochester Road Building Area: 53,341 SF No. of Floors: 1

Year Built: 1975 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Item/Description	Location	Photo	Familia and and				*Lower score equals higher priority	_														$\overline{}$	
<u> </u>	Location	1 11010	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural		Mechan	ical	Electr	ical	Annual	2018	20	)21	2023	2028	2	2038
		No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost Subto	total	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cos	t Projec	ct Cost	Project Cost	Project Co	st Proj€	ect Cost
Building Exterior  Coping	South Roof	PWMF-274		4	3	splice joints were sealed with a bituminous sealant. This type of sealant does not hold its shape and will open at	steel with a two coat polyvinylidene fluoride (PVDF) paint system. Seal all splice joints with bituminous sealant	400	LF	\$ 30.00 \$ 1:	12,000						\$ 16,2	00 \$	17,446	18,329	\$ 20,7	′37 \$	26,546
Roof Membrane	South Roof	PWMF-271 PWMF-402		2	3	The modified bituminous roofing system is no longer under a warranty and has numerous leaks resulting in damaged ceiling panels.	system with a 30 year warranty.	20,000	SF	\$ 25.00 \$ 500	00,000						\$ 675,0	00 \$	726,901	763,701	\$ 864,0	)57 \$ 1	1,106,066
Roof Membrane	Middle Roof			4	3	The modified bituminous roofing system is in acceptable condition and is under a warranty.	Plan on replacing the roofing system and coping with a flood and gravel modified bituminous roofing system with a 30 year warranty in 2028.	20,300	SF	\$ 25.00 \$ 50	07,500										\$ 877,0	<b>)18</b> \$ 1	1,122,657
Roof Membrane	North Roof			4	3	The modified bituminous roofing system is in acceptable condition and is under a warranty.	and coping with a flood and gravel modified bituminous roofing system with a 30 year warranty in 2038.	14,135	SF	\$ 25.00 \$ 35	53,375											\$	898,127
Windows	Meter Shop, Field Operations Office, Lounge	PWMF-508		4	4	Existing window frames are non- thermally broken and have non- insulating glass.	Replace widows with thermally broken, aluminum storefront framing with one inch insulating glass units. Seal the window frame with exterior grade silicone sealant.	204	SF	\$ 65.00 \$ 13	13,260						\$ 17,9	01 \$	19,277	\$ 20,253	\$ 22,9	115 \$	29,333
Roof Hatch	South Roof	PWMF-291		4	4	The roof hatch does not latch and seal.	Replace with an insulated roof hatch and lockable latch	1	LS	\$ 1,200.00 \$	1,200						\$ 1,6	20 \$	1,745	1,833	\$ 2,0	)74 \$	2,655
Building Interior																							
Exterior Door and Frame	DPW Training Room	PWMF-312		2	2	The bottom of the hollow metal door is corroded.		1	EA	\$ 2,000.00 \$	2,000						\$ 2,7	00 \$	2,908	3,055	\$ 3,4	<b>↓</b> 56 \$	4,424
Garage Doors	Water Equipment Garage	PWMF-554		4	3	The non-insulated garage doors and power door operators are in good condition.	Plan on replacing the 14 foot, 6 inch by 14 foot, 6 inch doors with thermally insulated garage doors and the garage door components (i.e., door springs, wires, power door operator, controls) in 2028.	631	SF	\$ 20.00 \$ 12	12,620										\$ 21,8	309 \$	27,917
Garage Doors	Fleet Maintenance			4	3	The non-insulated garage doors and power door operators are in good condition.	Plan on replacing the 14 foot, 6 inch by 14 foot, 6 inch doors with thermally insulated garage doors and the garage door components (i.e., door springs, wires, power door operator, controls) in 2028.	421	SF	\$ 20.00 \$	8,420										\$ 14,5	i51 \$	18,627
Garage Doors	Streets Equipment Garage	PWMF-255 PWMF-300		4	3	The non-insulated garage doors and power door operators are in good condition.	Plan on replacing the 14 foot, 6 inch by 14 foot, 6 inch doors with thermally insulated garage doors and the garage door components (i.e., door springs, wires, power door operator, controls) in 2028.	1262	SF	\$ 20.00 \$ 25	25,240										\$ 43,6	i18 \$	55,835
Garage Door	Meter Shop	PWMF-308		4	3	The non-insulated garage doors and power door operators are in good condition.	Plan on replacing the 12 foot by 12 foot garage doors with thermally insulated garage doors and the garage door components (i.e., door springs, wires, power door operator, controls) in 2028.	144	SF	\$ 20.00 \$	2,880										\$ 4,5	)77 \$	6,371
Carpet Tile	Offices 1 thru 9, Field Operations Office, Cage Storage 1, DPW Training Room	PWMF-486		5	3	The carpet tiles are in good condition.	Plan on replacing the carpet tiles in 2028.	2,445	SF	\$ 5.50 \$ 1:	13,448										\$ 23,2	:39 \$	29,748
Flooring	Corridor 1, Women, Women's Locker Room, Women's Toilet/Shower	PWMF-009 PWMF-523		5	6	The vinyl composition tile (VCT) flooring is in fair condition. But due to the foot traffic and moisture collected on the floors, the joints have separated.	Replace the VCT with a resilient sheet flooring system with welded seams and an integral base.	1888	SF	\$ 6.00 \$ 1	11,328						\$ 15,2	93 \$	16,469	17,302	\$ 19,5	576 \$	25,059
	Roof Membrane  Roof Membrane  Windows  Roof Hatch  Suilding Interior  Exterior Door and Frame  Garage Doors  Garage Doors  Garage Doors  Carpet Tile	Roof Membrane  Roof Membrane  Middle Roof  North Roof  Meter Shop, Field Operations Office, Lounge  Roof Hatch  South Roof  South Roof  Suilding Interior  Exterior Door and Frame  DPW Training Room  Garage Doors  Fleet Maintenance  Sarage Doors  Streets Equipment Garage  Carpet Tile  Operations Office, Cage Storage 1, DPW Training Room  Corridor 1, Women's Locker Room, Women's Locker Room, Women's Locker Room, Women's Locker Room, Women's	Roof Membrane  South Roof  PWMF-271 PWMF-402  Roof Membrane  Middle Roof  North Roof  Meter Shop, Field Operations Office, Lounge  Roof Hatch  South Roof  DPW Training Room  PWMF-291  Barage Doors  Water Equipment Garage  PWMF-554  Sarage Doors  Streets Equipment Garage  PWMF-300  Garage Doors  All Thru 9, Field Operations Office, Cage Storage 1, DPW Training Room  PWMF-308  Carpet Tile  Corridor 1, Women, Women's Locker Room, Women's Locker Room, Women's Locker Room, Women's Locker Room, Women's Pumpf-6-59  PWMF-009  PW	Roof Membrane  South Roof  Roof Membrane  Middle Roof  North Roof  North Roof  Meter Shop, Field Operations Office, Lounge  Roof Hatch South Roof  PWMF-508  Roof Hatch South Roof  PWMF-291  Suilding Interior  Exterior Door and Frame  DPW Training Room  PWMF-312  Garage Doors  Fleet Maintenance  Streets Equipment Garage  PWMF-554  Garage Doors  Streets Equipment Garage  PWMF-308  Garage Doors  Meter Shop  PWMF-308  Carpet Tile  Operations Office, Cage Storage 1, DPW Training Room  Corridor 1, Women, Women's Room  PWMF-009 PMMF-593	Roof Membrane   South Roof   PWMF-271   PWMF-402   2	Roof Membrane   South Roof   PWMF-271   PWMF-402   2   3	South Roof PWMF-274 4 3 building interior  South Roof PWMF-274 4 3 building interior  South Roof PWMF-274 2 3 a building building building building system is no longer under a warranty and has a numerous beaks resulting in damaged collections and in a copepable condition and is under a warranty and has a numerous beaks resulting in damaged collections and is under a warranty and has a numerous beaks resulting in damaged collections and is under a warranty and has a numerous beaks resulting in damaged collection and is under a warranty.  North Roof Membrane North Roof 4 3 in acceptable condition and is under a warranty.  North Roof Membrane North Roof 4 3 in acceptable condition and is under a warranty.  Windows Meter Shop, Field Operations Office, Lounge PWMF-308 4 4 thremally broken and have non-insulating glass.  Roof Hatch South Roof PWMF-391 4 4 The roof hatch does not latch and seal.  Building Interior  Exterior Door and Frame DPW Training Room PWMF-312 2 2 The bottom of the hollow metal door is corrosed.  Barage Doors Water Equipment Garage PWMF-554 4 3 The non-insulated garage doors and power door operators are in good condition.  Barage Doors Streets Equipment Garage PWMF-308 4 3 The non-insulated garage doors and power door operators are in good condition.  Barage Doors Meter Shop PWMF-308 4 3 The non-insulated garage doors and power door operators are in good condition.  Barage Doors Meter Shop PWMF-308 5 3 The carpet tiles are in good condition.  Corridor 1, Women, Women's Locker Room,	South Roof PWMF-274 4 3 biuminous sealant. This type of sealarm does not be shape and uploan in Rivolage and parity water frough the solitors and parity water frought the solitors are solitors as and parity water frought the solitors are solitors as and parity water frought the solitors are solitors are solitors. The solitors are solitors are solitors are solitors. The solitors are solitors are solitors are solitors. The solitors are solitors are s	South Road PWMF-274 4 3 apine points were estated with a bothminous estated with a bothminous estated with a bothminous provides in the past of seath with a positive price with minimization of the provided provided in the past of the provided provided in the past of the provided provided in the past of th	South Roof PWMF-274 4 3 spice points were sealed with a through state with a law coat polyriny/discher burnions and sealed with a law coat polyriny/discher burnions and the price of sealed spice price with through a spice price with a law coat polyriny/discher burnions and the spice of sealed spice price with through a spice price with a law coat polyriny/discher burnions and and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnions and a spice price with a law coat polyriny/discher burnion and a spice price with a law coat polyriny/discher burnion and a spice price with a law coat polyriny/discher burnion and a spice price with a law coat polyriny/discher burnion and a spice price with a law coat polyriny/discher burnion and a spice price with a law coat polyriny/discher burnion and spice price with a law coat polyriny/discher burnion and spice price with a law coat polyriny/discher burnion and spice price with a spice pri	South Roof   PMMF-274   4   3   September on season of with a few code party register (season of the code) and a few code party register (season of the code)	South Roof	South Road   PMMF-274   4   3   South Road   PMMF-275   2   South Road   PMMF-275   2   South Road   PMMF-275   South Road	South Read	Post   Post	Section   Post   Post	Section   Policy   Policy	Supplication   Public Part   Public Part	Part   Part	Substitution   Point Street   Poin	Policy   P	Authorition   Part   Part	Part   Part

#### **DPW Main Facility**

**Building Information** Address: 4693 Rochester Road Building Area: 53,341 SF No. of Floors: 1

Year Built: 1975 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Anı	ual Maintenance	includes labo	r and mat	erial only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	ctural	Mecha	nical	Elec	trical	Annual	2018	2021	2023	2028		2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cos	Project Cos	Project Cost	Project Cos	st Proje	ect Cost
2.8	Non-Insulated Lavatory Piping	Women, Men			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	2	EA	\$ 150.00	\$ 300						\$ 40	05 \$ 43	6 \$ 45	3 \$ 5	518 \$	664
2.9	Lockers	Men's Locker Room	PWMF-449		4	6	The inside bottom metal panel of each locker is corroded.	Remove corrosion and secure an 18 gauge stainless steel plate to the bottom of each locker.	140	EA	\$ 12.00	\$ 1,680						\$ 2,2	\$ 2,44	2 \$ 2,56	6 \$ 2,9	903 \$	3,716
2.10	Walk-Off Mat	Vestibule 1			4	3	The walk-off mat is in acceptable condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with walk-off carpet tiles in 2028.	25	SF	\$ 5.50	\$ 138									\$ 2	238 \$	304
2.11	Columns	Street Equipment Garage	PWMF-261		2	2	The grout under the base plates at each column has deteriorated and no longer provides a solid bond between the concrete footing and base plate.	Remove damaged grout and install factory-packaged non-shrink, non-metallic, non-straining, non-corrosive, non-gaseous grout.	12	SF	\$ 400.00	\$ 4,800						\$ 6,4	80 \$ 6,97	8 \$ 7,33	2 \$ 8,2	295 \$	10,618
3.0	Electrical System																						
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures with emergency back- up are required to comply with the current code.	Extend life safety circuits to select fixtures.	1	LS					\$ 20,00	20,000		\$ 27,0	90 \$ 29,0	6 \$ 30,54	34,5	562 \$	44,243
3.2	Emergency Power	Electrical Room	PWMF-344 PWMF-347 PWMF-348 PWMF-561	PWMF-E-2 thru PWMF-E-8	6	3	Life safety and equipment loads are not separated as required by Code.	Add an second ATS and panel and separate equipment loads from life safety loads.	1	LS					\$ 25,00	25,000	\$ 800	\$ 33,75	50 \$ 36,34	5 \$ 38,18	5 \$ 43,2	203 \$	55,303
3.3	Service Entrance Switchboard (1975)	Electrical Room	PWMF-338 PWMF-341 PWMF-560	PWMF-E-1	3	3	The switchboard is 43 years old, by ITE, and near the end of its life cycle	ITE is no longer in business and replacement parts are hard to find.  Replace the switchboard	1	EA					\$ 50,00	50,000		\$ 67,5	00 \$ 72,69	0 \$ 76,37	\$ 86,4	106 \$	110,607
3.4	Secondary Distribution (1975)	Entire Building	PWMF-353 PWMF-358 PWMF-360 PWMF-366 PWMF-369	PWMF-E-7 PWMF-E-9 thru PWMF-E-14	3	3	Much of the equipment is 43 years old, by ITE, and near the end of its life cycle	ITE is no longer in business and replacement parts are hard to find. Replace the distribution equipment.	6	EA					\$ 5,00	30,000		\$ 40,50	00 \$ 43,6	4 \$ 45,82	2 \$ 51,8	343 \$	66,364
3.5	Lighting Control System	Entire Building			4	4	Lights are manually controlled with occupancy sensors in some areas	Install occupancy sensors to turn lights off when unoccupied.	50	EA					\$ 38	9 \$ 19,450		\$ 26,2	8 \$ 28,27	6 \$ 29,70	33,6	\$12 \$	43,026
3.6	Interior Building Lighting	Entire Building		PWMF-E-18	4	4	Fluorescent lighting varies from obsolete T-12 lamps to high output T-5 lamps to low bay HID lamps.	Replace fixtures with LED fixtures.	53,341	SF					\$	5 \$ 266,705	\$ 1,333	\$ 360,0	387,73	6 \$ 407,36	\$ 460,8	397 \$	589,987
3.7	Fire Alarm Control Panel	Electrical Room		PWMF-E-17	4	5	The Fire Alarm system is recent and the building has adequate strobe and horn coverage.	Install system software updates and replace the batteries in 5-year increments.	1	LS					\$ 50	\$ 500		\$ 6	75 \$ 72	7 \$ 76	4 \$ 8	864 \$	1,106
3.8	Exterior Building Lighting	West Side	PWMF-373	PWMF-E-18	4	4	Wall packs with out of date lamps.	Replace fixtures with LED fixtures.	5	EA					\$ 49	5 \$ 2,475	\$ 50	\$ 3,3	1 \$ 3,59	8 \$ 3,78	0 \$ 4,2	277 \$	5,475
4.0	Mechanical System		•																		_		
4.1	RTU-1	DPW Roof		PWMF-M-1	3	2	Existing 10-ton gas-fired DX Lennox light commercial rooftop unit is in fair condition, but approaching end of life cycle. R-22 refrigerant is phased out.	Replace with high efficiency unit in 5 years. Re-use existing infrastructure including roof curb, gas and electrical service.	1	EA			\$ 16,000.00	\$ 16,000			\$ 1,900			\$ 24,43	9 \$ 27,6	\$50 \$	35,394
4.2	RTU-2	DPW Roof		PWMF-M-2	3	2	Existing 10-ton gas-fired DX Lennox light commercial roof top unit is in fair condition approaching end of life cycle. R-22 refrigerant is phased out.	Replace with high efficiency unit in 5 years. Re-use existing infrastructure including roof curb, gas and electrical service.	1	EA			\$ 16,000.00	\$ 16,000			\$ 1,900			\$ 24,43	9 \$ 27,6	\$50 \$	35,394
4.3	RTU-3	DPW Roof		PWMF-M-3	3	2	Existing 10-ton gas-fired DX Lennox light commercial roof top unit is in fair condition approaching end of life cycle. R-22 refrigerant is phased out.	Replace with high efficiency unit in 5 years. Re-use existing infrastructure including roof curb, gas and electrical service.	1	EA			\$ 16,000.00	\$ 16,000			\$ 1,900			\$ 24,43	9 \$ 27,6	\$50 <b>\$</b>	35,394
4.4	RTU-4	DPW Roof		PWMF-M-4	3	2	Existing 3.5-ton gas-fired DX Lennox light commercial roof top unit is in fair condition approaching end of life cycle. R-22 refrigerant is phased out.	Replace with high efficiency unit in 5 years. Re-use existing infrastructure including roof curb, gas and electrical service.	1	EA			\$ 5,600.00	\$ 5,600			\$ 1,900			\$ 8,55	3 \$ 9,6	\$	12,387
4.5	RTU-5	DPW Roof		PWMF-M-5	3	2	Existing 4-ton gas-fired DX Lennox light commercial roof top unit is in fair	Replace with high efficiency unit in 5 years. Re-use existing infrastructure including roof curb, gas and electrical service.	1	EA			\$ 6,400.00	\$ 6,400			\$ 1,900			\$ 9,77	5 \$ 11,0	060 \$	14,157

# **DPW Main Facility**

**Building Information** Address: 4693 Rochester Road Building Area: 53,341 SF No. of Floors: 1

Year Built: 1975 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

								*Lower score equals higher priority											Annu	al Maintenanc	e includes la	bor and	material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural		echanical		ctrical	Ann		2018	2021	2023	2028	~	2038
			No.	No.	Priority	Category		1111011	,-	•	Unit Cost Subtotal	Unit Co	t Subtot	Unit Cost	Subtotal	Mainte	nance	Project Cost	Project Cost	Project Cos	t Project (	Cost	Project Cost
4.6	AHU-X - Ceiling Hung	DPW Garage		PWMF-M-11	3	2	This Weather-Rite gas-fired ceiling hung 100% outdoor air make-up unit looks to be 20+ years old and is at the end of its useful life. 6,500 CFM, 740 MBH input.	Replace with high efficiency unit. Re- use existing infrastructure provide new cat walk, gas and electrical service.	1	EA		\$ 19,5	0.00 \$ 19	500		\$	2,300			\$ 29,75	59 \$ 3	33,670 \$	\$ 43,100
4.7	REF-X	Roof DPW Garage			7	6	Newer REF ducted in north and south within the space.	Replace with like and kind in 10 years, new exhaust fan and associated duct work at that time. Add additional O2 and Nox sensors and controls to the space.	1	LS		\$ 8,50	0.00 \$ 8	500		\$	150				\$ 1	14,689 \$	\$ 18,803
4.8	REF-2	DPW Roof			4	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 4,00	0.00 \$ 4	000		\$	150			\$ 6,10	9 \$	6,912	\$ 8,848
4.9	REF-3	DPW Roof			4	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 4,00	0.00 \$ 4	000		\$	150			\$ 6,10	9 \$	6,912 \$	\$ 8,848
4.10	REF-4	DPW Roof			4	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 4,00	0.00 \$ 4	000		\$	150			\$ 6,10	9 \$	6,912	\$ 8,848
4.11	REF-11	DPW Roof			4	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 4,00	0.00 \$ 4	000		\$	150			\$ 6,10	9 \$	6,912 \$	\$ 8,848
4.12	Air Compressors	Compressor Room			7	6	Shop air compressors are new and in excellent operating condition.	Replace with like and kind in 20 years.	2	EA		\$ 10,0	0.00 \$ 20	000				\$ 27,000	\$ 29,076	\$ 30,54	8 \$ 3	34,562 \$	\$ 44,243
4.13	Gas Fired Unit Heaters - Ceiling Hung	Field Operations Office			2	3	Ceiling hung gas fired unit heater is in fair condition and is at its useful life expectancy. Approx. 80 Mbh.	Replace with like and kind in the next 5 years.	1	EA		\$ 2,0	0.00 \$ 2	000						\$ 3,05	5 \$	3,457	\$ 4,425
4.14	Gas Fired Unit Heater - Ceiling Hung	Cage Storage 2			2	3	Ceiling hung gas fired unit heater is in fair to poor condition and is at its useful life expectancy. 160 Mbh.	Replace with like and kind in the next 5 years.	1	EA		\$ 2,50	0.00 \$ 2	500						\$ 3,8	9 \$	4,321 \$	\$ 5,531
4.15	Gas Fired Unit Heater - Ceiling Hung	Meter Shop			2	3	Ceiling hung gas fired unit heater is in fair to poor condition and is at its useful life expectancy. 160 Mbh.	Replace with like and kind in the next 5 years.	2	EA		\$ 2,70	0.00 \$ 5	100						\$ 8,24	\$ \$	9,332 \$	\$ 11,946
4.16	Radiant Gas Fired Unit Heater - Ceiling Hung	Meter Shop			5	6	Ceiling hung gas fired radiant heater is in fair condition and operational.	Replace with like and kind in the next 5- 10 years.	1	EA		\$ 2,0	0.00 \$ 2	000						\$ 3,08	.5 \$	3,457	\$ 4,425
4.17	Gas Fired Unit Heater - Ceiling Hung	DPW Garage			2	3	Ceiling hung gas fired unit heater is in fair to poor condition and is at its useful life expectancy. 160 Mbh.	Replace with like and kind in the next 5 years.	2	EA		\$ 2,50	0.00 \$ 5	000									
4.18	O2 and Nox space sensors	DPW Garage			3	3	Limited sensing capability for O2 and Nox within the space.	Add additional O2 and Nox sensors with in the space tie into existing BAS.	2	EA		\$ 2,30	0.00 \$ 4	600				\$ 6,210	\$ 6,687	\$ 7,02	.6 \$	7,949 \$	\$ 10,176
4.19	Roof Exhaust Fan-6	Fleet Maintenance			3	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 3,50	0.00 \$ 3	500		\$	150	\$ 4,725	\$ 5,088	\$ 5,34	16 \$	6,048 \$	\$ 7,742
4.20	Roof Exhaust Fan-7	Fleet Maintenance			3	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 3,50	0.00 \$ 3	500		\$	150	\$ 4,725	\$ 5,088	\$ 5,34	16 \$	6,048 \$	\$ 7,742
4.21	Roof Exhaust Fan-8	Fleet Maintenance			3	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 3,50	0.00 \$ 3	500		\$	150	\$ 4,725	\$ 5,088	\$ 5,34	\$	6,048 \$	\$ 7,742
4.22	Roof Exhaust Fan-9	Fleet Maintenance			3	3	Existing roof mounted fan is in fair condition and operational.	Replace fan in five to ten years with like and kind. Re-use roof curb, provide new power feed.	1	EA		\$ 3,50	0.00 \$ 3	500		\$	150	\$ 4,725	\$ 5,088	\$ 5,34	\$	6,048 \$	\$ 7,742
4.23	AHU-X - Ceiling Hung	Fleet Maintenance		PWMF-M-6	2	2	This Weather-Rite gas-fired ceiling hung 100% outdoor air make-up unit looks to be 20+ years old and is at the end of its useful life. 19,500 CFM, 2,140 MBH input.	Replace with high efficiency unit. Re- use existing infrastructure provide new cat walk, gas and electrical service.	1	EA		\$ 48,00	0.00 \$ 48	000		\$	2,300	\$ 64,800	\$ 69,783	\$ 73,3	5 \$ 8	52,949	\$ 106,182
4.24	Gas Fired Duct Furnace	Fleet Maintenance		PWMF-M-7	2	2	Ceiling hung gas fired unit heater is in fair to poor condition and is at its useful life expectancy. 160 Mbh.	Replace with like and kind in the next 5 years.	9	EA		\$ 2,50	0.00 \$ 22	500		\$	350	\$ 30,375	\$ 32,711	\$ 34,36	\$ 3	38,883 \$	\$ 49,773
4.25	Gas Fired Duct Furnace	Fleet Maintenance		PWMF-M-8	2	2	Ceiling hung gas fired unit heater is in fair to poor condition and is at its useful life expectancy. 255 Mbh.	Replace with like and kind in the next 5 years.	3	EA		\$ 3,20	0.00 \$ 9	600		\$	350	\$ 12,960	\$ 13,957	\$ 14,66	\$3 \$ 1	16,590 \$	\$ 21,236

#### **DPW Main Facility**

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Category 5: Security Category 6: Other

								*Lower score equals higher priority											Annua	al Maintenance i	nciudes labor a	and material
lo.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural	Mecha	nical	Elect	rical	Annual	2018	2021	2023	2028	2038
	1.0.1., 2.000.1.p.1.0.1.	2004	No.	No.	Priority	Category	110.00	7.0011	ς.,.	<b>U</b>	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Co
.26	Gas Fired Unit Heaters	Fleet Maintenance, loft above tools	,	PWMF-M-9	2	2	Ceiling hung gas fired unit heater is in fair condition and is at its useful life expectancy. 100 Mbh.	Replace with like and kind in the next 5 years.	1	EA			\$ 2,000.00	\$ 2,000			\$ 350	\$ 2,700	\$ 2,908	\$ 3,055	\$ 3,456	6 \$ 4
27	Gas Fired Unit Heater	Fleet Maintenance Wash Bay	,		2	2	Ceiling hung gas fired unit heater is in fair condition and is at its useful life expectancy. 160 Mbh.	Replace with like and kind in the next 5 years.	1	EA			\$ 3,200.00	\$ 3,200			\$ 350	\$ 4,320	\$ 4,652	\$ 4,888	\$ 5,530	0 \$
28 I	Hi Pressure Heater/Washer	Fleet Maintenance Wash Bay	,		7	6	Floor mounted high pressure heater/washer is newer and in excellent operating condition.	Replace with like and kind in 15 years. New power feed and stack at that time.	1	EA			\$ 10,000.00	\$ 10,000				\$ 13,500	\$ 14,538	\$ 15,274	\$ 17,28	1 \$ 2
29	Thru Wall Exhaust Fan	Battery Storage			4	3	Existing thru wall exhaust is operational and in fair condition.	Replace with like and kind in 5 years.	1	EA			\$ 1,200.00	\$ 1,200			\$ 150	\$ 1,620	\$ 1,745	\$ 1,833	\$ 2,074	4 \$
30 I	Radiant Heaters - Ceiling Hung	Streets Equipment Garage		PWMF-M-10	4	4	Reflect-O-Ray radiant heater is in fair condition.	Replace with like and kind in 5 years.	3	EA			\$ 3,500.00	\$ 10,500						\$ 16,038	\$ 18,145	5 \$ 2
31	REF-X	Streets Equipment Garage Roof			2	2	Two large roof mounted exhaust fans serving the street garage are in poor condition and beyond their useful life.	Replace with updated like and kind. Provide new power and roof curb as required.	2	EA			\$ 4,200.00	\$ 8,400			\$ 150	\$ 11,340	\$ 12,212	\$ 12,830	\$ 14,516	6 \$ 1
30 I	Building Automation Controls	Electrical Room			4	4	Andover DDC controls supplement the local RTU controls and misc. exhaust fan interlock and scheduling.	Building automation system requires annual maintenance, software updates and component replacement.	50,000	SF			\$ 3.00	\$ 150,000					\$ 218,070	\$ 229,110	\$ 259,217	7 \$ 33
ا 0.	Plumbing System																					4
5.1 I	Plumbing Fixtures	Toilet Rooms			4	2	Toilet fixtures, faucets, shower heads and flush valves are fair condition.	Plan on replacing major fixtures in ten years. Flush valves every five to ten years.	1	LS			\$ 50,000.00	\$ 50,000				\$ 67,500	\$ 72,690	\$ 76,370	\$ 86,406	6 \$ 11
i.2 I	Domestic Water Heater 1	Compressor Room			7	3	Gas fired domestic water heater is new and functioning well.	Replace with like and kind in 10 years.	1	LS			\$ 4,000.00	\$ 4,000							\$ 6,913	3 \$
.3 I	Domestic Water Heater 2	Compressor Room			7	3	Gas fired domestic water heater is new and functioning well.	Replace with like and kind in 10 years.	1	LS			\$ 4,000.00	\$ 4,000							\$ 6,913	3 \$
.4	Domestic Water Heater 3	Meter Shop Near Hand Sink			7	3	Electric domestic water heater is new and functioning well.	Replace with like and kind in 10 years.	1	LS			\$ 2,000.00	\$ 2,000							\$ 3,456	6 \$
.5 I	Domestic Water Heater 4	Kitchenette under counter			7	3	Electric domestic water heater is new and functioning well.	Replace with like and kind in 10 years.	1	LS			\$ 2,000.00	\$ 2,000							\$ 3,456	6 \$
.6	Sanitary Piping	Underground Throughout Building			7	6	Single slow drain reported in the entire facility. No other major issues reported.	No action necessary.														
.7	Storm System and roof sumps	At Walls and Underground Throughout Building	PWMF-328		3	3	Reported that ground water leaks into the DPW garage on the north wall.	Scope storm pipe in that area and insta drain tile and sump system as necessary.	1	LS			\$ 16,000.00	\$ 16,000				\$ 21,600	\$ 23,261	\$ 24,438	\$ 27,650	0 \$ 3
8	Wet Pipe Fire Suppression System	Entire Building			7	3	Existing black pipe system covers the entire building.	Modify system and replace heads as required by renovation. No further action required.														
												\$ 1,470,188		\$ 502,900		\$ 414,130	\$ 19,333	\$ 1,579,767	\$ 1,919,307	\$ 2,196,528	\$ 3,506,047	\$ 5,38
0.6	Site				I	ı	•	Remove and salvage the cap sections.	1			T	I		I		T					_
5.1	Site Wall	South Entrance			4	2	The mortar joints have deteriorated between the cap sections; allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstal the salvaged cap sections. Rake the cap mortar joints and fill with an exterior	1	LS	\$ 3,200.00	\$ 3,200						\$ 4,320	\$ 4,652	\$ 4,888	\$ 5,530	0 \$

6.	.0	Site																
6.	.1 \$	Site Wall	South Entrance		4		The mortar joints have deteriorated between the cap sections; allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged cap sections. Rake the cap mortar joints and fill with an exterior grade silicone sealant.	'	LS	\$ 3,200.00 \$ 3,2	00			\$ 4,320 \$ 4,6	52 \$ 4,88	8 \$ 5,530	7,079
6.	.2	Asphalt Parking Lot	East of Main Facility	PWMF-573	4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00 \$ 64,4	60					\$ 111,394	\$ \$ 142,594
6.	.3	Asphalt Parking Lot	Southwest of Main Facility	PWMF-642	4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt		SF	\$ 4.00 \$ 192,0	00					\$ 331,798	\$ \$ 424,729

#### **DPW Main Facility**

**Building Information** Address: 4693 Rochester Road Building Area: 53,341 SF No. of Floors: 1

Year Built: 1975 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

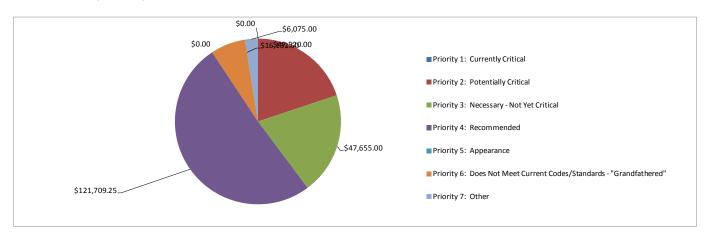
Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

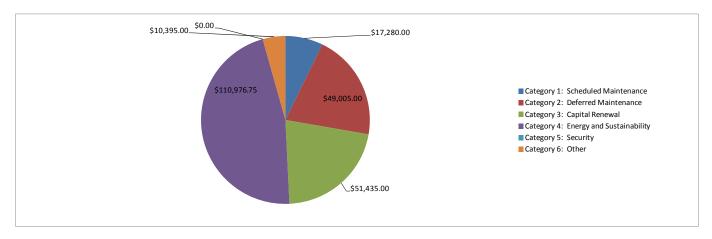
Category 5: Security
Category 6: Other

March   Marc				Thomas 7.					*Lower score equals higher priority												ual Maintenance			
Part	No.	Item/Description	Location					Notes	Action	Qty.	Unit												2038	
Part	6.4	Asphalt Parking Lot	North of Main Facility		NO.	4	0 7	has cracked in several locations, but does drain and is in good condition	in 2028. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear	10,665	SF				Subtotal	Unit Cost	Subtotal	manicentario	1 Tojest Gest	110,000.0000	T TOJECT OCC			1,370
Para and Fine Deportment Strange Rushing Water of Perfect Strange Water of Manifest  ### Comment West of Manifest ### Comment West of Manifest ### Comment West of Manifest ### Comment West of Manifest ### Comment Water of Manifest ### C	6.5	Asphalt Parking Lot	East of Parks Garage	PWMF-610		4	3	has cracked in several locations, but does drain and is in fair condition	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and recompact drainage course and add 2-2/12 inch thick bituminous binder course, 1 inch thick bituminous wear	23,185	SF	\$ 4.	00 \$ 92,740								\$ 141,65	2 \$ 160,26	6 \$ 205	,154
Appliedrage   Parking Lot   East of Storage Building   PWMF-621   4   3   Storage Building   PWMF-621   4   3   Storage Building   PWMF-622   4   Storag	6.6	Asphalt Parking Lot	Parks and Fire Department Storage Building Street Storage Building Water and Fleet Storage	PWMF-620		4	3	has cracked in several locations, does not drain and is in poor condition	recompact drainage course and add 2- 1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and	10,874	SF	\$ 4.	00 \$ 43,496	6					\$ 58,72	0 \$ 63,235	5 \$ 66,43	5 \$ 75,16	6 \$ 96	5,219
6.8   Concrete Pavement   West of Main Facility   PVMF-602   PVMF-602   PVMF-602   PVMF-602   PVMF-603   PVMF-603   PVMF-604   PVMF-604   PVMF-605   PVMF-604   PVMF-605   PVM	6.7	Asphalt Parking Lot	East of Storage Building	PWMF-621		4	3	has cracked in several locations, does	in 2023. Remove both layers of asphalt and recompact drainage course and add 2-2/12 inch thick bituminous binder course, 1 inch thick bituminous wear	10,874	SF	\$ 4.	00 \$ 43,496	6							\$ 66,43	5 \$ 75,16	7 \$ 96	5,220
Garage and Storage Building and Between the Two Buildings   PWMF-628   4   3	6.8	Concrete Pavement	West of Main Facility			4	3	several sections; specifically at the garage doors. The pavement, however,	pavement in 2028 with 8 inch thick concrete on a 6 inch compacted gravel	15,337	SF	\$ 20.	00 \$ 306,740	)								\$ 530,08	2 \$ 678	,549
Second   Power   Pow	6.9	Concrete Pavement	Garage and Storage Building and Between the Two	PWMF-628		4	3	several sections; specifically at the joints. The pavement, however, does drain and is in fair condition overall.	pavement in 2023 with 8 inch thick concrete on a 6 inch compacted gravel base.	30,870	SF	\$ 20.	00 \$ 617,400	)							\$ 943,01	3 \$ 1,066,93	8 \$ 1,365	,771
Concrete Pavement   Concrete Pavement   Concrete Pavement   Concrete Sidewalks are not sealed.   Silicone sealant.   Concrete Sidewalks are not sealed.   Concrete Sidewalks are not sealed	6.10	Concrete Pavement		PWMF-640		4	3	several sections; specifically at the joints. The pavement, however, does	pavement in 2028 with 8 inch thick	7,700	SF	\$ 20.	00 \$ 154,000	0								\$ 266,13	0 \$ 340	,669
6.12 Fence North Side of Building PWMF-565 3 3 3 metal cyclone fence has trees growing fanc to replace bottlenders with a viryl fence in 2023.  8 Jacks and clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  8 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.  9 Jacks and Clean brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers. Recompac	6.11	Control Joints	Concrete Pavement			3	2			10,000	LF	\$ 2.	00 \$ 20,000	)					\$ 27,00	0 \$ 29,076	30,54	34,56	2 \$ 44	,243
East of Main Facility PWMF-578	6.12	Fence	North Side of Building	PWMF-565		3	3	The wood fence has weathered and the metal cyclone fence has trees growing	fence in 2023.	1	LS	\$ 1,750.	00 \$ 1,750	)							\$ 2,67	3,02	4 \$ :	3,871
6.14 Site Lighting Visitor Parking and Yard PWMF-286 PWMF-E-19 4 4 An assortment of poies and intures are used in the yard and visitor parking.  An assortment of poies and intures are used in the yard and visitor parking.  An assortment of poies and intures are used in the yard and visitor parking.  An assortment of poies and intures are used in the yard and visitor parking.  Site Lighting Visitor Parking and Yard PWMF-286 PWMF-E-19 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	6.13	Brick Pavers	East of Main Facility	PWMF-578		2	2		compact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to	700	SF	\$ 10.	00 \$ 7,000	)					\$ 9,45	0 \$ 10,177	7 \$ 10,69	2 \$ 12,09	7 \$ 15	5,485
\$ 1,588,942 \$ - \$ 45,000 \$ 400 <b>\$ 160,240 \$ 172,561 \$ 1,335,075 \$ 2,823,640 \$ 3,6</b>	6.14	Site Lighting	Visitor Parking and Yard	PWMF-286	PWMF-E-19	4	4		will provide uniform illumination and	1	LS					\$ 45,000	* - / /			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			,	,546

## 2018 Deficiency Priority



## 2018 Deficiency Category



#### DPW Parks Garage

**Building Information** Address: 4695 Rochester Road Building Area: 8,250 SF No. of Floors: 1

Year Built: ? Evaluation Date: February 2018

**Deficiency Priorities** Priority 1: Currently Critical Priority 2: Potentially Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 3: Necessary - Not Yet Critical

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

uals higher priority

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority											,	nnual Main	itenance in	cludes labor a	and material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu		Mechai		Electi		Annual	2018	2021		2023	2028	2038
4.0	D. T. P. C. C.		NO.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cos	t Project C	ost Proje	ect Cost	Project Cost	Project Cost
	Building Exterior  Gutters and Downspouts	West Roof	PWPG-192 PWPG-193		2	6	The size of the gutters and downspouts is inadequate for the amount of water collected at the west roof edge. This has resulted in ice dams on the roof, water collecting at an exterior door and large icicles forming over work/storage areas.	Replace the undersized gutter and downspouts with sections sized for the expected rain. Transition the larger gutter section to the downspout at the south elevation.	1	LS	\$ 2,400.00	\$ 2,400						\$ 3,2	40 \$ 3	,489 \$	3,666	\$ 4,147	7 \$ 5,309
1.2	Exterior Wood Siding	South Elevation	PWPG-192		4	2	The paint has weathered and delaminated from the exterior wood siding.	Paint with an exterior grade high- performance coating.	1	LS	\$ 6,000.00	\$ 6,000						\$ 8,1	00 \$ 8	,723 \$	9,164	\$ 10,369	\$ 13,273
1.3	Sealant Joints	Building Perimeter	PWPG-187		4	3	The urethane based sealant at the CMU walls has failed.	Remove the urethane based sealant. Reseal with an exterior grade silicone sealant.	130	LF	\$ 15.00	\$ 1,950						\$ 2,6	33 \$ 2	,835 \$	2,978	\$ 3,370	\$ 4,314
1.4	СМИ	Main Entrance	PWPG-185		3	2	The bottom course of CMU at the main entrance have been damaged from salt.	Patch the damaged units with patching mortar and paint with an exterior grade paint.	1	LS	\$ 1,800.00	\$ 1,800						\$ 2,4	30 \$ 2	,617 \$	2,749	\$ 3,111	\$ 3,982
1.5	Windows	Garage			4	4	Existing steel window frames have corroded bottoms, are non-thermally broken and have non-insulating glass.	Replace windows with thermally broken, aluminum storefront framing with one inch insulating glass units. Seal the window frame with exterior grade silicone sealant.	308	SF	\$ 65.00	\$ 20,020						\$ 27,0	27 \$ 29	,105 \$	30,579	\$ 34,597	\$ 44,287
1.6	Asphalt Shingles	Roof			4	3	The asphalt shingles are in good condition.	Plan on replacing asphalt shingles, underlayment and flashings in 2028.	10,367	SF	\$ 4.00	\$ 41,468										\$ 71,661	\$ 91,732
2.0	Building Interior																	_					
2.1	Garage Doors	Garage			4	3	The non-insulated garage doors and power door operators are in good condition.	Plan on replacing the 25 foot by 14 foot garage doors with thermally insulated garage doors and the garage door components (i.e., door springs, wires, power door operator, controls) in 2028.	700	SF	\$ 20.00	\$ 14,000										\$ 24,194	\$ 30,970
2.2	Carpet Tile	Office			5	3	The carpet tiles are in good condition.	Plan on replacing the carpet tiles in 2028.	165	SF	\$ 5.50	\$ 908										\$ 1,568	3 \$ 2,007
2.3	Flooring	Corridor, Men, Women, Lounge	PWPG-139 PWPG-140		5	6	The vinyl composition tile (VCT)) flooring is in fair condition; but due to the foot traffic moisture collected on the floors, the joints have separated and the VCT has buckled in one area.		1587	SF	\$ 6.00	\$ 9,522								\$	14,544	\$ 16,455	5 \$ 21,064
2.4	Third Grab Bar	Men, Women			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	2	EA	\$ 400.00	\$ 800						\$ 1,0	30 \$ 1	,163 \$	1,222	\$ 1,382	2 \$ 1,770
3.0	Electrical System																						
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures with emergency back up are required to comply with the current code.	Test units regularly. Add emergency battery packs to select fixtures.	1	LS					\$ 1,000.00	\$ 1,000	\$ 200	\$ 1,3	50 \$ 1	,454 \$	1,527	\$ 1,728	3 \$ 2,212
3.2	Emergency Power	Garage		PWPG-E-8 PWPG-E-9	6	3	A 5 kW natural gas generator provides standby power to the vehicle fuel pumps.	The generator and ATS are in poor condition and should be replaced	1	LS					\$ 10,150.00	\$ 10,150	\$ 500	\$ 13,7	03 \$ 14	,756 \$	15,503	\$ 17,540	\$ 22,453
3.3	Service Entrance Switchboard	Storage 3		PWPG-E-1	3	3	The switchboard is old, by Park Detroit, and near the end of its life cycle	Replacement parts are hard to find. Replace the switchboard	1	EA					\$ 25,000.00	\$ 25,000	<u>'</u>	\$ 33,7	50 \$ 36	,345 \$	38,185	\$ 43,203	\$ 55,303
3.4	Secondary Distribution	Storage 3 and Garage		PWPG-E-2 thru PWPG-E-7	2	2	Much of the equipment is old, and near the end of its life cycle. Panels in the garage are obsolete and in very poor condition.	Replacement parts are hard to find. Replace the distribution equipment.	4	EA					\$ 5,000.00	\$ 20,000		\$ 27,0	00 \$ 29	,076 \$	30,548	\$ 34,562	2 \$ 44,243
3.5	Lighting Control System	Entire Building			4	4	Lights are manually controlled.	Install occupancy sensors in all spaces.	25	EA					\$ 389.00	\$ 9,725		\$ 13,1	29 \$ 14	,138 \$	14,854	\$ 16,806	\$ 21,513
3.6	Interior Building Lighting	Entire Building		_	4	4	Fluorescent lighting consists of obsolete T-12 lamps.	Replace fixtures with LED fixtures.	8,250	SF					\$ 5.00	\$ 41,250	\$ 165	\$ 55,6	38 \$ 59	,969 \$	63,005	\$ 71,285	\$ 91,250
3.7	Exterior Building Lighting	East side		PWPG-E-10	4	4	Wall packs with yellowed lenses and ou of date lamps	Replace fixtures with LED fixtures.	2	EA					\$ 495.00	\$ 990	\$ 40	\$ 1,3	37 \$ 1	,439 \$	1,512	\$ 1,711	\$ 2,190
3.8	Exterior Building Lighting	Canopy			4	4	Low bay fixtures with out of date HID lamps	Replace fixtures with LED fixtures.	6	EA					\$ 870.00	\$ 5,220	\$ 50	\$ 7,0	47 \$ 7	,589 \$	7,973	\$ 9,021	\$ 11,547

INTEGRATED design SOLUTIONS architecture engineering interiors & technology

#### **DPW Parks Garage**

**Building Information** Address: 4695 Rochester Road Building Area: 8,250 SF No. of Floors: 1

Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

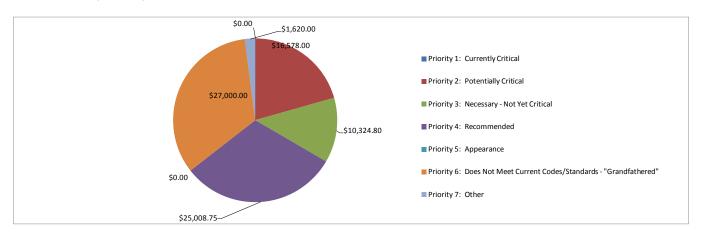
Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

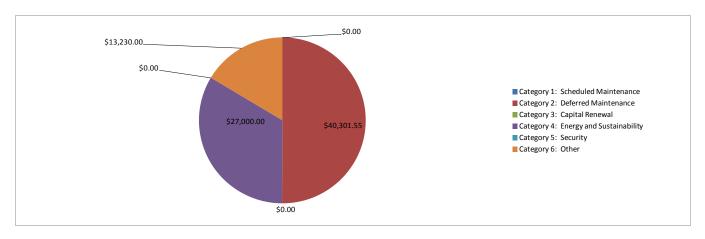
Category 5: Security Category 6: Other

											Annua	al Maintenance	includes labor	and materia	al only								
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Architectural Unit Cost Subtotal	Unit Cos	chanical Subtotal	Elect Unit Cost	rical Subtotal	Annua Maintena	-		2021 Project Cost	2023 Project Cost	2028 Project Cos	2038				
4.0	Mechanical System		Unit Cost Subtotal	Unit Cos	Subtotal	Unit Cost	Subtotal	munitene	110,000	1 0031	i roject occi	Troject cost	1 Toject Gos	. Troject	,00								
	Furnace	Center Furnace Closet	Τ	PWPG-M-1	5	4	Existing hi efficient Carrier 120 MBH with DX cooling unit is in good condition and operational.	Replace with like and kind in 10 years.	1	LS		\$ 5,000	00 \$ 5,000			\$	350				\$ 8,64	41 \$ 1	11,0
4.2	Furnace	East Center Storage		PWPG-M-2	7	6	condition.	Replace with like and kind in 10 years.	1	LS		\$ 3,000	00 \$ 3,000			\$	350				\$ 5,18	34 \$	6,6
4.3	Gas-Fired Ceiling Hung Unit Heaters	High-Bay Work Area		PWPG-M-3	2	1	of four units is operating. 175 Mbh.	Replace with current version of same unit. Provide new support and exhaust stack.	4	EA		\$ 3,200	00 \$ 12,800				\$	17,280	18,609	\$ 19,55 <sup>2</sup>	1 \$ 22,12	20 \$ 2	28,3
4.4	Gas-Fired Ceiling Hung Unit Heater	Utility Area/Tool Crib		PWPG-M-4	5	4	Existing Sterling gas fired ceiling hung unit heater is in fair condition, 100 Mbh.	Replace with like and kind in 10 years.	1	LS		\$ 2,600	00 \$ 2,600								\$ 4,49	93 \$	5,75
4.5	Gas-Fired Ceiling Hung Air Handler	Signs		PWPG-M-5	3	2	Existing ceiling hung standard efficeincy Reznor unit is in fair/poor condition. 950 cfm, approx. 175 Mbh unit.	Replace with like and kind near future. Modifications to the existing infrastructure and ductwork will be required.	1	LS		\$ 8,500	00 \$ 8,500			\$	330 \$	11,475	12,357	\$ 12,983	3 \$ 14,68	39 \$ 1	18,80
4.6	Electric Domestic Water Heater 1	High Bay Loft		PWPG-M-6	7	6	Newer Rheem electric domestic water heater is in good condition.	Replace with natural gas unit in 10 years. Install new stack thru roof.	1	LS		\$ 3,000	00 \$ 3,000								\$ 5,18	84 \$	6,63
4.7	Gas Fired Domestic Water Heater 2	High Bay Mounted on Elevated Wall Platform		PWPG-M-7	7	6	Old Lochinvar gas fired domestic water heater is in very poor condition.	Replace with like and kind.	1	LS		\$ 4,500	00 \$ 4,500				\$	6,075	6,542	\$ 6,873	3 \$ 7,77	77 \$	9,95
4.8	Electric Domestic Water Heater 3	Shop Area Under the Stairs		PWPG-M-8	7	6	Newer Lochinvar electric domestic water heater is in good conditions.	Replace with like and kind in 10 years.	1	LS		\$ 2,000	00 \$ 2,000								\$ 3,45	56 \$	4,42
4.9	Building Automation Controls	Electrical Room			4	4		Building automation system requires annual maintenance, software updates and component replacement.	1	LS		\$ 5,000	00 \$ 5,000				\$	6,750	7,269	\$ 7,637	7 \$ 8,64	41 \$ 1	11,06
5.0	Plumbing System																						
5.1	Plumbing Fixtures	Toilet Rooms			4	3	Toilet fixtures, faucets, shower head and flush valves are fair condition.	Plan on replacing major fixtures in five years. Flush valves every five to ten years.	1	LS		\$ 7,500	00 \$ 7,500							\$ 11,456	\$ 12,96	ŝ1 \$ 1	16,59
5.2	Sanitary Piping	Underground Throughout Building			7	6	No slow drains observed. No other major issues reported.	No action necessary.															
		<del></del>	<u> </u>	-	-	-					\$ 98,868	3	\$ 53,900	<del>-</del>	\$ 113,335	\$ 1.	985 \$ 2	239,092 \$	257,476	\$ 296,510	\$ 459,85	55 \$ 58	8,654
6.0	Site																						_

## 2018 Deficiency Priority



## 2018 Deficiency Category



## **DPW Facilities Storage Building**

**Building Information** Address: 4699 Rochester Road Building Area: 2,000 SF No. of Floors: 1

Year Built: ?

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority												Annual	Maintenance i	ncludes labor a	and material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archite Unit Cost	ctural Subtotal	Mecha Unit Cost	nical Subtotal	Electr Unit Cost	ical Subtotal	Annual Maintenance	2018 Project C		2021 oject Cost	2023 Project Cost	2028 Project Cost	2038 Project Cost
1.0	Building Exterior	!	<u> </u>							!!	0 000t	- Cubiciai		- Juniolai	Sint Goot	- Cubiciai	·!						
	Gutters and Downspouts	Roof	PWFS-005		2	6	The sloped metal panel roofing system dos not have a gutter downspout system for collecting and directing water away from the building. Additionally, large icicles form at the roof edge, creating an unsafe work zone under them	Add 6-inch gutters and downspouts with open faces. Reinforce the roof overhangs with galvanized steel angles behind the gutters.	100	LF	\$ 80.00	\$ 8,000						\$ 10	0,800 \$	11,630	\$ 12,219	\$ 13,829	5 \$ 17,697
1.2	Exterior Metal Siding	All Elevations	PWFS-005		4	2	been damaged from vehicles.	Replace all corroded fasteners with stainless steel fasteners and neoprene washers. Replace damaged sections of metal siding. Strip and repaint all metal siding.	1	LS	\$ 16,000.00	\$ 16,000						\$ 21	1,600 \$	23,261	\$ 24,438	\$ 27,650	35,394
1.3	Ridge Flashing	Roof	PWFS-007		4	6	The ridge flashing over the garage door at the peak of the roof is missing.	Replace missing ridge flashing.	1	LS	\$ 600.00	\$ 600						\$	810 \$	872	\$ 916	\$ 1,037	7 \$ 1,327
1.4	Metal Roof Panels	Roof	PWFS-024		3	2	The sloped metal panel roofing system has corrosion over all panels and fasteners.	Replace all corroded fasteners with stainless steel fasteners. Remove loose and flaking metal particles. Fabric tape all seams. Coat with a corrosion stabilizing primer. Coat panels with a fluid applied flexible acrylic waterproprion system.	1,912	SF	\$ 4.00	\$ 7,648						\$ 10	),325 \$	11,119	\$ 11,682	\$ 13,217	7 \$ 16,918
2.0	Building Interior		_										_				_	_					
2.1	Exterior Door and Frame	Facilities Storage			2	2	The bottoms of the hollow metal door and frame are corroded.	Replace the frame with an aluminum frame. Replace the door with a fiberglass reinforced polyester (FRP)	1	EA	\$ 3,000.00	\$ 3,000						\$ 4	1,050 \$	4,361	\$ 4,582	\$ 5,184	4 \$ 6,636
2.2	Garage Door	Facilities Storage			2	2	The steel jambs, steel head and manually operated non-insulated garage door are corroded.	Remove corrosion from the steel jambs and head with power tools and paint with an exterior grade high-performance coating system. Replace the garage door with a thermally insulated garage door. Replace garage door springs and wires and add a power door operator and controls.	64	SF	\$ 20.00	\$ 1,280						\$ 1	1,728 \$	1,861	\$ 1,955	\$ 2,212	2 \$ 2,832
2.3	Insulation	Walls and Roof	PWFS-013 PWFS-015		6	4	The interior faces of the vertical metal wall siding and metal roof were not manufactured with a rigid insulation component. Instead, rigid foam insulation was glued to the interior face of the metal. The majority of the insulation has been damaged, fallen off or been removed. Additionally, the remaining foam insulation is a code violation for not having a tested flame and smoke classification.	Remove the remaining foam insulation. Reinsulate the walls and roof with 2-inch thick high-strength rigid fiberglass insulation boards secured to horizontally installed galvanized hat channels.	4,000	SF	\$ 5.00	\$ 20,000						\$ 27	7,000 \$	29,076	\$ 30,548	\$ 34,562	2 \$ 44,243
3.0	Electrical System						#4101 STEEDE 1 145STE 4101	•															
3.1	Main Disconnect	Adjacent to Overhead Door		PWFS-E-1	4	2	One (1) disconnect serves multiple circuits.	Install panelboard with main breaker.	1	EA					\$ 1,925.00	\$ 1,925	5	\$ 2	2,599 \$	2,799	\$ 2,940	\$ 3,327	7 \$ 4,258
3.2	Site Light Pole	East of Building	PWFS-001 PWFS-005	PWFS-E-2	7	6	HID light fixture.	Replace head with LED fixture.	1	EA					\$ 1,200.00	\$ 1,200	)	\$ 1	,620 \$	1,745	\$ 1,833	\$ 2,074	4 \$ 2,655
4.0	Mechanical System		0 000																				
	Gas-Fired Ceiling Hung Unit Heater	Open Work Area		PWFS-M-1	5	4	Dayton gas-fired ceiling hung unit heaters are in good to fair condition. 100 Mbh and 125 Mbh.	Replace with like and kind in 2028.	2	EA			\$ 3,000.00	\$ 6,000								\$ 10,368	\$ 13,272
5.0	Plumbing System			•																			
	No comments.																						
												\$ 56,528		\$ 6,000		\$ 3,125	- \$	\$ 80	,532 \$	86,724	\$ 91,114	\$ 113,455	\$ 145,233



Note: Project Cost includes 35% mark-ups and fees

City of Troy Facility Condition Assessment April 2018

## **DPW Facilities Storage Building**

Deficiency Categories
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance **Building Information Deficiency Priorities** Address: 4699 Rochester Road Priority 1: Currently Critical Building Area: 2,000 SF Priority 2: Potentially Critical No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: ? Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: February 2018 Category 5: Security Category 6: Other Priority 7: Other

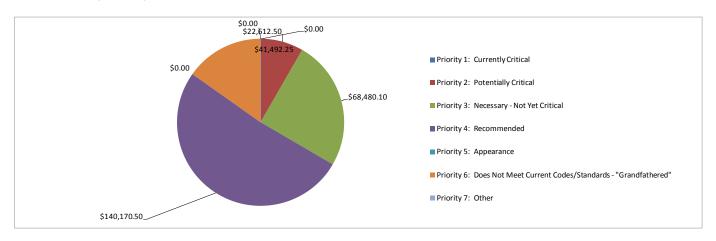
core equals higher priority

								*Lower score equals higher priority											Annua	ai iviaintenance ir	includes labor an	id material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency		Action	Qty.	Unit	Architect	ural	Mechai	nical	Electr		Annual	2018	2021	2023	2028	2038
140.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
6.0	Site																					
	No comments.																					
												\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

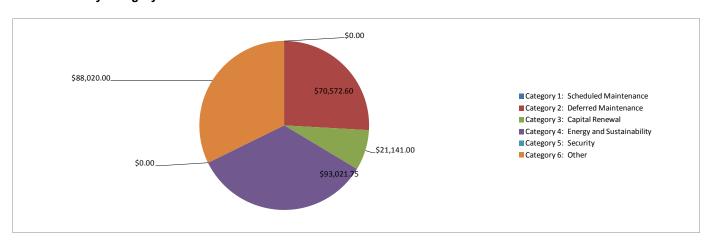
5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200 troy, mi 48098 248-823-2100 www.ids-troy.com

## 2018 Deficiency Priority



## 2018 Deficiency Category



#### DPW Street Storage Building

**Building Information** Address: 4699 Rochester Road Building Area: 3,950 SF No. of Floors: 1

Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** Priority 1: Currently Critical

Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

								*Lower score equals higher priority											Annu	al Maintenance	includes labor a	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect		Mechar		Electr		Annual	2018	2021	2023	2028	2038
	·	2004.10.11	No.	No.	Priority	Category		/tellell	٦.,.	J	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
	Building Exterior  Gutters and Downspouts	Roof	PWSS-008		2	6	The sloped metal panel roofing system does not have a gutter and downspout system for collecting and directing water away from the building. Additionally, large icicles form at the roof edge creating an unsafe work zone under	Add 6-inch gutters and downspouts with open faces. Reinforce the roof overhangs with galvanized steel angles behind the gutters.	190	LF	\$ 80.00	\$ 15,200						\$ 20,520	\$ 22,098	\$ 23,216	\$ 26,267	7 \$ 33,624
1.2	Exterior Metal Siding	All Elevations	PWSS-006 PWSS-007		4	6	The galvanized coating has weathered from the exterior vertical metal siding in numerous locations. The fasteners have corroded. Several sections have been damaged.	Replace all corroded fasteners with stainless steel fasteners and neoprene washers. Replace damaged sections of metal siding. Remove corrosion with power tools and paint all metal siding with a two-coat polyvinylidene fluoride (PVDF) naint system.	1	LS	\$ 50,000.00	\$ 50,000						\$ 67,500	\$ 72,690	\$ 76,370	\$ 86,406	6 \$ 110,607
1.3	Open Bays	South Elevation			4	4	The south side of the building consists of three open bays and one enclosed with non-preservative-treated plywood. This has permitted weather to infiltrate the interior of the building affecting building components and stored items.	Enclose the south side of the building with non-insulated, vertical metal siding supported by new structural steel columns and girts. The metal siding will have a two-coat polyvinylidene fluoride (PVDF) paint system. Insulate the walls with 2-inch thick high-strength rigid fiberglass boards secured to horizontally installed galvanized hat	1,045	SF	\$ 26.00	\$ 27,170						\$ 36,680	\$ 39,500	\$ 41,499	\$ 46,953	3 \$ 60,104
1.4	Metal Roof Panels	Roof	PWSS-019		3	2	The sloped metal panel roofing system has corrosion over all panels and fasteners.	Replace all corroded fasteners with stainless steel fasteners. Remove loose and flaking metal particles. Fabric tape all seams. Coat with a corrosion stabilizing primer. Coat panels with a fluid applied flexible acrylic waterproofing system.	3,794	SF	\$ 4.00	\$ 15,176						\$ 20,488	\$ 22,063	\$ 23,180	\$ 26,226	6 \$ 33,571
2.0	Building Interior																					
2.1	Steel Structure	All Rooms			3	2	Due to the open south side of the building, moisture has corroded all structural steel members.	Remove, by hand, all loose corrosion and dirt. Apply a high-performance coating formulated to bond with corrosion on all steel surfaces.	3950	SF	\$ 9.00	\$ 35,550						\$ 47,993	\$ 51,683	\$ 54,299	\$ 61,434	4 \$ 78,641
2.2	Plywood Partitions	Between Each Room			4	3		Remove plywood partitions and replace with 8-inch concrete masonry units (CMU) and paint.	1305	SF	\$ 12.00	\$ 15,660						\$ 21,141	\$ 22,767	\$ 23,919	\$ 27,062	2 \$ 34,642
2.3	Exterior Door and Frame	Open Storage 1, et.al.			4	4		Under a previous line item, it is recommended this side of the building be permanently enclosed. Include in each storage bay a fiberglass reinforced polyester (FRP) door with an aluminum frame.	1	EA	\$ 3,000.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,184	4 \$ 6,636
2.4	Garage Doors	Open Storage 1, et.al.			4	4	The south side of the building consists of three open bays and one enclosed with non-preservative-treated plywood. This has permitted weather to infiltrate the interior of the building, affecting building components and stored items.	Under a previous line item, it is recommended this side of the building be permanently enclosed. Include in each storage bay a 10 foot by 10 foot thermally insulated garage door, tracks, power door operator and controls. Frame each opening with galvanized structural steel channels.	400	SF	\$ 20.00	\$ 8,000						\$ 10,800	\$ 11,630	\$ 12,219	\$ 13,825	5 \$ 17,697
2.5	Insulation	Walls and Roof			6	4	The interior faces of the vertical metal wall siding and metal roof were not manufactured with a rigid insulation component.	Insulate the walls and roof with 2-inch thick high-strength rigid fiberglass insulation boards secured to horizontally installed galvanized hat channels.	6,147	SF	\$ 5.00	\$ 30,735						\$ 41,492	\$ 44,683	\$ 46,945	\$ 53,114	4 \$ 67,990

Note: Project Cost includes 35% mark-ups and fees

\$ 272,755 \$ 293,728 \$ 308,598 \$ 349,150 \$ 446,941

1,550 \$

City of Troy Facility Condition Assessment April 2018

#### **DPW Street Storage Building**

**Building Information Deficiency Priorities Deficiency Categories** Address: 4699 Rochester Road Priority 1: Currently Critical Category 1: Scheduled Maintenance Building Area: 3,950 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: ? Priority 4: Recommended Category 4: Energy and Sustainability Evaluation Date: February 2018 Priority 5: Appearance Category 5: Security Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Category 6: Other Priority 7: Other

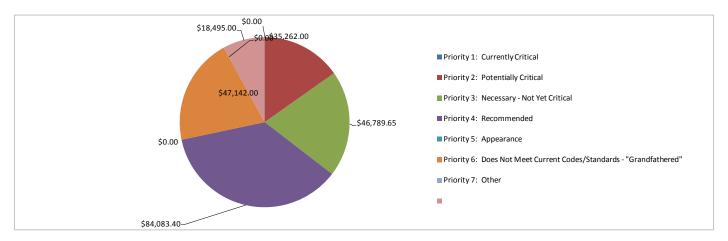
\*Lower score equals higher priority

Annual Maintenance includes labor and material only Deficiency Priority Architectural Mechanical Electrical Deficiency 2018 2021 2023 2028 2038 Item/Description Location Notes Qty. Category Project Cost Project Cost Project Cost Project Cost Project Cost Unit Cost Subtotal Unit Cost Subtotal 3.0 Electrical System
3.1 Main Disconnect None Found PWSS-E-1 \$ 1,550.00 \$ 1,550 \$ 2,093 \$ 2,253 \$ 2,367 \$ 2,679 \$ 4.0 Mechanical System No comments. 5.0 Plumbing System No comments.

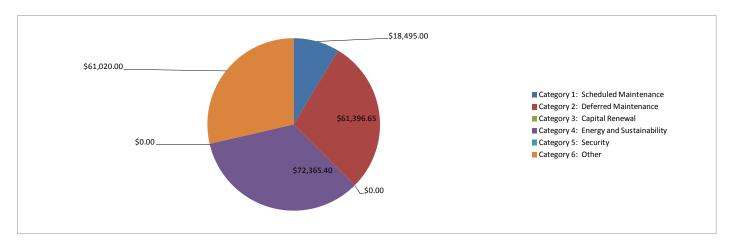
6.0	Site	_	_						_						
	No comments.														ĺ
							2	٠ .	2	. 2 .	¢ _	٠ ـ ١	_	¢ .	٠ .

\$ 200,491

## 2018 Deficiency Priority



## 2018 Deficiency Category



#### DPW Water and Fleet Storage Building

**Building Information** Address: 4703 Rochester Road Building Area: 3,988 SF No. of Floors: 1

Year Built: ?

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

								*Lower score equals higher priority												Annua	al Maintenanc	includes lab	or and mater	rial only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archi	tectural		echanical	Elect		Annual	201	-	2021	2023	2028		038
			No.	No.	Priority	Category	11000				Unit Cost	Subtotal	Unit Co	st Subtotal	Unit Cost	Subtotal	Maintenance	Project	Cost	Project Cost	Project Cos	Project Co	st Projec	t Cost
1.0	Building Exterior			_		_							-					-						
1.1	Gutters and Downspouts	Roof	PWWF-026		2	6	The sloped metal panel roofing system does not have a gutter and downspout system for collecting and directing water away from the building. Additionally, large icicles form at the roof edge creating an unsafe work zone under them.	Add 6-inch gutters and downspouts with open faces. Reinforce the roof overhangs with galvanized steel angles behind the gutters.	190	LF	\$ 80.0	0 \$ 15,20	0					\$	20,520	\$ 22,098	\$ 23,21	6 \$ 26,	267 \$	33,624
1.2	Exterior Metal Siding	All Elevations	PWWF-017		4	6	corroded. Several sections have been damaged.	Replace all corroded fasteners with stainless steel fasteners and neoprene washers. Replace damaged sections of metal siding. Remove corrosion with power tools and paint all metal siding with a two-coat polyvinylidene fluoride (PV/DF) paint system.	1	LS	\$ 30,000.0	0 \$ 30,00	0					\$	40,500	\$ 43,614	\$ 45,82	2 \$ 51,	343 \$	66,364
1.3	Steel Structure	All Rooms	PWWF-025		3	2	The structural steel at the south side of the building is exposed to the exterior and has corroded in numerous locations.	Remove, by hand, all loose corrosion and dirt. Apply a high-performance coating formulated to bond with corrosion on all steel surfaces.	570	SF	\$ 9.0	0 \$ 5,13	0					\$	6,926	\$ 7,458	\$ 7,83	6 \$ 8,	365 \$	11,348
1.4	СМU	South Elevation	PWWF-036 PWWF-037		4	2	The exterior CMU wall has been damaged at the corners of the garage doors.	Patch damaged CMU.	1	LS	\$ 2,400.0	0 \$ 2,40	0					\$	3,240	\$ 3,489	\$ 3,66	6 \$ 4,	147 \$	5,309
1.5	СМU	South Elevation			4	1	The exterior CMU wall has never been painted.	Paint the exterior CMU wall with an exterior grade high-performance coating.	1	LS	\$ 3,200.0	0 \$ 3,20	0					\$	4,320	\$ 4,652	\$ 4,88	8 \$ 5,	530 \$	7,079
1.6	Garage Door Jambs and Head	South Elevation	PWWF-036		4	2	The exterior wood garage door jambs and head have weathered and been damaged.	Replace the wood with preservative- treated wood. Allow to weather for one year and then paint with an exterior grade high-performance coating.	1	LS	\$ 8,000.0	0 \$ 8,00	0					\$	10,800 \$	\$ 11,630	\$ 12,21	9 \$ 13,	325 \$	17,697
1.7	Metal Roof Panels	Roof	PWWF-038		3	2	The sloped metal panel roofing system has corrosion over all panels and fasteners.	Replace all corroded fasteners with stainless steel fasteners. Remove loose and flaking metal particles. Fabric tape all seams. Coat with a corrosion stabilizing primer. Coat panels with a fluid applied flexible acrylic waterproofing system.	3,776	SF	\$ 4.0	0 \$ 15,10	4					\$	20,390	\$ 21,958	\$ 23,07	0 \$ 26,	101 \$	33,412
2.0	Building Interior																							
2.1	Wood Roof Structure	All Rooms	PWWF-024		3	1	Due to the age and partial conditioning of the rooms, the wood roof structure has weathered.	Prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	4,200	SF	\$ 2.5	0 \$ 10,50	0					\$	14,175	\$ 15,265	\$ 16,03	8 \$ 18,	145 \$	23,227
2.2	Exterior Door	Storage 2	PWWF-016		3	2	The exterior surface of the hollow metal door is corroded.	Replace the door with a fiberglass reinforced polyester (FRP) door.	1	LS	\$ 2,000.	00 \$ 2,00	0					\$	2,700	\$ 2,908	\$ 3,05	5 \$ 3,	456 \$	4,424
2.3	Garage Doors	Storage 1 and Storage 2			2	2	The garage doors are made of wood and have weathered due to inadequate paint coverage. Several garage door panels have been damaged.	Replace each garage door with a 10 foot by 11 foot thermally insulated garage door, tracks, power door operator and controls.	440	SF	\$ 18.0	0 \$ 7,92	0					\$	10,692	\$ 11,514	\$ 12,09	7 \$ 13,	687 \$	17,520
2.4	Insulation	Walls and Roof	PWWF-035		6	4	The interior faces of the vertical metal wall siding and metal roof were not manufactured with a rigid insulation component. Instead, rigid foam insulation was glued to the interior face of the metal. This foam insulation is a code violation for not having a tested flame and smoke classification.	Remove the foam insulation. Reinsulate the walls and roof with 2-inch thick high-strength rigid fiberglass insulation boards secured to horizontally installed galvanized hat channels.	6,984	SF	\$ 5.0	0 \$ 34,92	0					\$	47,142	\$ 50,767	\$ 53,33	7 \$ 60,	346 \$	77,248

## DPW Water and Fleet Storage Building

**Building Information** Address: 4703 Rochester Road Building Area: 3,988 SF No. of Floors: 1

Evaluation Date: February 2018

Year Built: ?

**Deficiency Priorities** Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

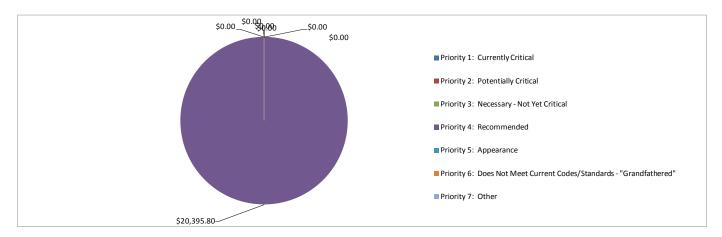
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

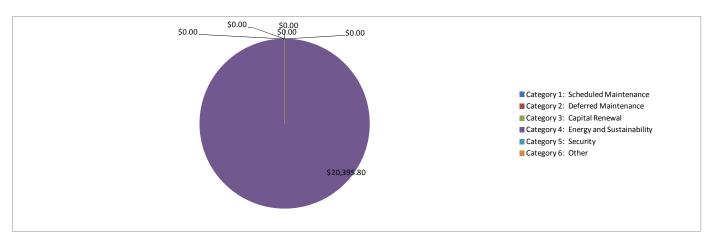
								1							_								
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect	tural	Mecha	nical	El	ectrical		Annual	2018	2021	2023	2028	2038
	non/2000 pilon	20041011	No.	No.	Priority	Category		7.Guo.	٦.,.	J.III	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subt	total	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cos
3.0	Electrical System																						
3.1	Main Panelboard	Southeast Corner of Fleet Storage	PWWF-001 PWWF-003	PWWF-E-1	3	2	Panelboard is in poor condition.  Working space is obstructed by car transmission.	Replace panelboard with new.	1	EA					\$ 1,925	00 \$	1,925		\$ 2,599	\$ 2,799	\$ 2,940	\$ 3,32	7 \$ 4,2
3.2	Lighting Control System	Entire Building			4	4	Lights are manually switched.	Install occupancy sensors to turn lights off when unoccupied	6	EA					\$ 389	00 \$	2,334		\$ 3,151	\$ 3,393	\$ 3,565	\$ 4,03	3 \$ 5,1
3.3	Interior Building Lighting	Fleet Storage	PWWF-018	PWPF-E-2	4	4	Fluorescent strips with obsolete 8 foot T-12 lamps	Replace with LED fixtures.	18	EA					\$ 545	00 \$	9,810	\$ 475	\$ 13,244	\$ 14,262	\$ 14,984	\$ 16,95	3 \$ 21,7
3.4	Interior Building Lighting	Water Storage	PWWF-027	PWPF-E-2	4	4	2x4 and industrial fluorescent fixtures	Replace with LED fixtures.	12	EA					\$ 545	00 \$	6,540	\$ 79	\$ 8,829	\$ 9,508	\$ 9,989	\$ 11,30	2 \$ 14,4
4.0	Mechanical System	_	_	-	-	_							-		-								
4.1	Gas-Fired Ceiling Hung Unit Heater	Open Bay Area	PWWF-009	PWWF-M-1	7	6	Mbh	Replace with like and kind in 10 years.	1	LS			\$ 3,000.00	\$ 3,000								\$ 5,18	4 \$ 6,6
4.2	Gas-Fired Ceiling Hung Unit Heater	Open Bay Area	PWWF-011	PWWF-M-2	2	2	Existing Luxaire gas-fired ceiling hung unit heater is in very poor condition and non-functioning. 200 Mbh.	Replace unit immediately with like and kind.	1	LS			\$ 3,000.00	\$ 3,000					\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,18	4 \$ 6,6
5.0	Plumbing System							-															
	No comments.																						
		<del>-</del>	-	- ·	-	=		-				\$ 134,374	·	\$ 6,000	-	\$ 2	20,609	\$ 554	\$ 213,277	\$ 229,676	\$ 241,303	\$ 278,197	7 \$ 356,1

6.0	Site															
	No comments.															
							٠ .	•	_	2	. ¢ .	٠.	· ·	_ ¢	· •	٠ .

## 2018 Deficiency Priority



# 2018 Deficiency Category



## DPW Storage Building

Deficiency Categories
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance **Building Information Deficiency Priorities** Address: 4699 Rochester Road Priority 1: Currently Critical Building Area: 9,600 SF Priority 2: Potentially Critical No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 2002 Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: February 2018 Category 5: Security Category 6: Other

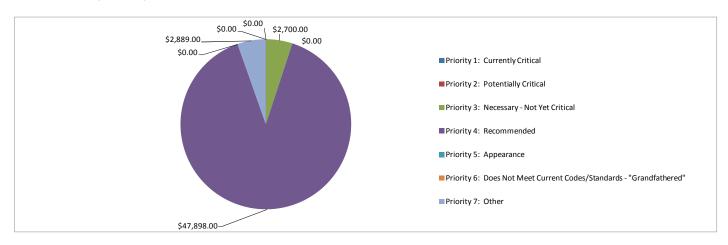
Priority 7: Other

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

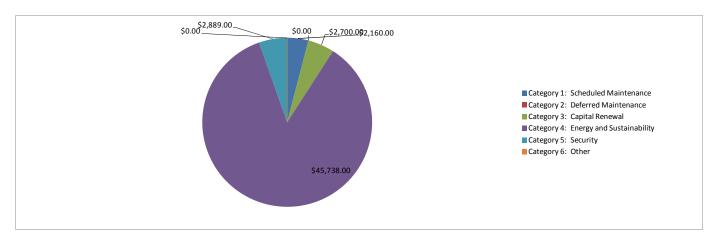
			•					*Lower score equals higher priority										Annu	al Maintenance	includes labor a	and material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mecha	anical	Elect	rical	Annual	2018	2021	2023	2028	2038
140.	iteni/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior															_					
	No comments.																				
2.0	Building Interior																				
	No comments.																				
3.0	Electrical System																				
3.1	Service Entrance Panelboard	Northwest Corner	PWS-002 PWS-003	PWS-E-1	7	6	Panelboard was installed in 2002.	Plan on replacing panel in 2052.	1	EA				\$ 5,900.00	\$ 5,900						
3.2	Lighting Control System	Panelboard	PWS-004		4	4	tne panel.	Install occupancy sensors.	12	EA				\$ 389.00	\$ 4,668		\$ 6,302	\$ 6,786	\$ 7,130	\$ 8,067	7 \$ 10,326
3.3	Interior Building Lighting	Entire Building	PWS-008	PWS-E-2	4	4	Lighting consists of low bay HID fixtures with slow warm-up, high maintenance and energy use.	Replace with LED fixtures.	12	EA				\$ 870.00	\$ 10,440	\$ 360	\$ 14,094	\$ 15,178	\$ 15,946	\$ 18,042	2 \$ 23,095
4.0	Mechanical System																				
	No comments.																				
5.0	Plumbing System											_									
	No comments.																				
								_	•		\$ -		\$ -		\$ 21,008	\$ 360	\$ 20,396	\$ 21,964	\$ 23,076	\$ 26,108	33,421
																					•

6.	0 Si	Site															
	N	lo comments.															
			-	-	-	-		-	=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$

## 2018 Deficiency Priority



## 2018 Deficiency Category



## DPW Parks and Fire Department Storage Building

**Building Information** Address: 4703 Rochester Road Building Area: 13,100 SF

No. of Floors: 1 Year Built: 2002 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

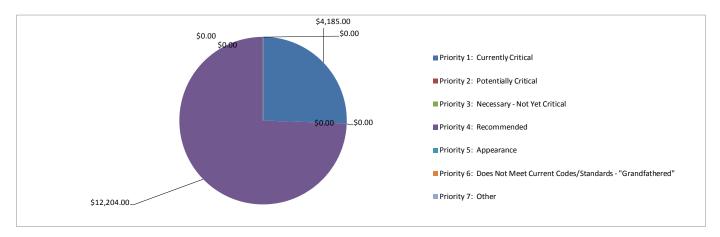
\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

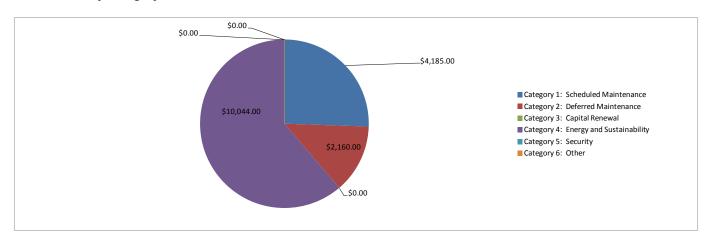
								Lower score equals higher phonty											7 11 110	ai maintenance	inolados labo	ana mater	ai oiii
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Architectu	ural	Mecha		Elect		Annual	2018	2021	2023	2028	20:	
	1011#2 00011P11011	2000	No.	No.	Priority	Category		7.686.11	٠.,.	J	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cos	t Projec	Cost
1.0	Building Exterior			_	_	_			_								_	_					
	No comments.																						
2.0	Building Interior																						
2.1	Exterior Door	DPW Parks Storage	PWPF-019		3	3	The exterior surface of the hollow metal door is corroded.	Replace the door with a fiberglass reinforced polyester (FRP) door.	1	LS	\$ 2,000.00	\$ 2,000						\$ 2,700	\$ 2,908	\$ 3,055	\$ 3,4	56 \$	4,424
2.2	Exterior Door and Frame Paint Finish	DPW Parks Storage DPW Fire Department Storage	PWPF-001 PWPF-020		4	1	of the hollow metal doors and frames	Refinish the doors and frames with an exterior grade high-performance coating system.	4	EA	\$ 400.00	\$ 1,600						\$ 2,160	\$ 2,326	\$ 2,444	\$ 2,7	35 \$	3,539
3.0	Electrical System																						
3.1	Emergency Egress Lighting	Entire Building			7	5		Low temperature units should be installed in the unconditioned Parks side.	4	EA					\$ 535.00	\$ 2,140	\$ 1,000	\$ 2,889	\$ 3,111	\$ 3,269	\$ 3,6	98 \$	4,734
3.2	Service Entrance Panelboards	Northeast Corner away from doors		PWPF-E-1 PWPF-E-3	7	6	The panelboardwas installed in 2002.	Replace the panelboard in 34 years.	2	EA					\$ 3,875.00	\$ 7,750	,						
3.3	Lighting Control System	Entire Building			4	4	HID lights are manually controlled from the panel.	Install occupancy sensors.	20	EA					\$ 389.00	\$ 7,780	•	\$ 10,503	\$ 11,311	\$ 11,883	\$ 13,4	45 \$	17,210
3.4	Interior Building Lighting	Entire Building		PWPF-E-4	4	4	Lighting consists of low bay HID fixtures with slow warm-up, high maintenance and high energy use.	Replace with LED fixtures.	30	EA					\$ 870.00	\$ 26,100	\$ 900	\$ 35,235	\$ 37,944	\$ 39,865	\$ 45,1	04 \$	57,737
4.0	Mechanical System																						
4.1	Gas-Fired Ceiling Hung Radiant Heater	Fire Storage Side of Building		PWPF-M-1	5	4	Existing Gordon Ray BH gas fired ceiling hung radiant unit heater is in good condition.	Replace with like and kind in 2028.	3	EA			\$ 3,000.00	\$ 9,000							\$ 15,5	53 \$	19,910
5.0	Plumbing System		_																				
5.1	Water Service	Northeast Corner interior			7	6	Serves single hose bib via PEX pipe	No action required.															
										-		\$ 3,600		\$ 9,000		\$ 43,770	\$ 1,900	\$ 53,487	\$ 57,600	\$ 60,516	\$ 84,0	21 \$ 1	07,554
																		1	•	•	•		

6.0	Site		_	_	_		_			_		_					
	No comments.																
	_								\$ -	\$ -	 \$ -	\$ -	\$ -	\$ - \$	- \$	- \$	-

## 2018 Deficiency Priority



## 2018 Deficiency Category



# DPW Salt Storage Dome

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 4693 Rochester Road Priority 1: Currently Critical Building Area: 6,950 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: ? Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: February 2018 Category 5: Security Category 6: Other

Priority 7: Other

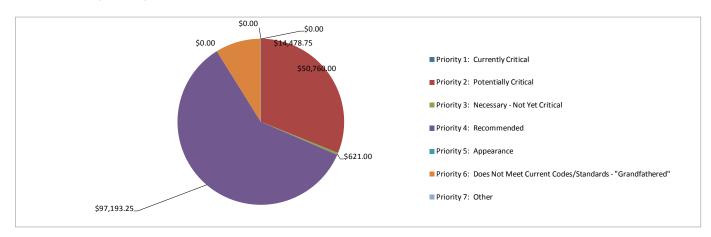
\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

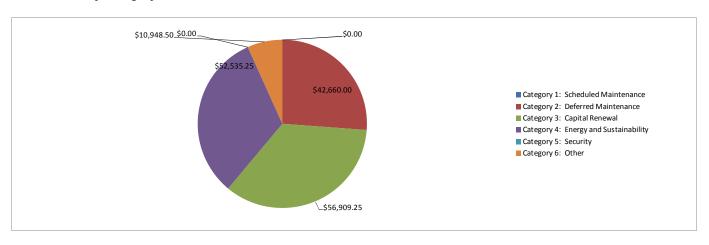
								Lower score equals higher phonty													moradoc idacer	
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Architect	ural	Mecha	nical	Electi	rical	Annual	2018	2021	2023	2028	2038
140.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Gty.	Onic	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior		-						-								_					
1.1	Asphalt Shingles	Roof			4	3	The asphalt shingles were installed in 2015 and have a 20 year warranty.	Plan on replacing asphalt shingles, underlayment and flashings in 2038.	16,800	SF	\$ 4.00	\$ 67,200										\$ 148,655
1.2	Concrete Walls	Entrance	PWSD-010 PWSD-011		4	2	There are cracks in the concrete wall at the base of the dome.	The concrete wall should be monitored for further cracking. As an interim correction, the joints should be raked of loose material and filled with patching mortar. Seismic strips should be placed over the corrected joints and monitored four times a year.	2	EA	\$ 800.00	\$ 1,600						\$ 2,160	\$ 2,326	\$ 2,444	\$ 2,76	5 \$ 3,539
2.0	Building Interior																					
	No comments.																					
3.0	Electrical System	_	_			_			_								_	_				
3.1	Main Panelboard	Exterior Wall North of Entrance	PWSD-001 PWSD-003	PWSD-E-1	1	1		Replace with new panel in NEMA 4X, stainless steel enclosure.	1	EA					\$ 3,100.00	\$ 3,100	)	\$ 4,185	\$ 4,507	\$ 4,735	\$ 5,35	7 \$ 6,858
3.2	Interior Lighting	Dome	PWSD-007	PWSD-E-2	4	4		Replace HID fixtures with LED fixture; remove quartz fixture.	3	EA					\$ 2,150.00	\$ 6,450	\$ 250	\$ 8,708	\$ 9,377	\$ 9,852	\$ 11,14	6 \$ 14,268
3.3	Exterior Lighting	Entry	PWSD-012		4	4	Two (2) HID wall packs.	Replace with LED fixtures	2	EA					\$ 495.00	\$ 990	)	\$ 1,337	\$ 1,439	\$ 1,512	\$ 1,71	1 \$ 2,190
4.0	Mechanical System																					
	No comments.													, and the second								
5.0	Plumbing System																					
	No comments											•										
	-	-					-	-	-			\$ 68,800	<del>.</del>	\$ -	<del>.</del>	\$ 10,540	\$ 250	\$ 16,389	\$ 17,649	\$ 18,543	\$ 20,979	\$ 175,510
																		-				
6.0	Site																					
																						7

6.0	.0 Site													
	No comments													
							\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$ ·	- \$ -	\$ -

## 2018 Deficiency Priority



# 2018 Deficiency Category



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#### Fire Station One

**Building Information** Address: 1019 East Big Beaver Road

Building Area: 6,616 SF
No. of Floors: 1 Year Built: 1988

Evaluation Date: January 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			r nonly 7.					*Lower score equals higher priority													al Maintenance			
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu	ıral	Mechai	nical	Electi	rical	Annual		2018	2021	2023	2028		2038
140.	·	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenand	ce Pro	oject Cost	Project Cost	Project Cost	Project C	Cost P	Project Cost
	Building Exterior  Control Joints	Concrete Pavement	FS1-106		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding	Seal joints with an exterior grade silicone sealant.	230	LF	\$ 2.00	\$ 460						\$	621	\$ 669	\$ 70	3 \$	795 \$	1,018
	Asphalt Shingles	Roof			4	3	concrete because of water infiltration.  The asphalt shingles are in acceptable condition.	Remove organic build-up and visually inspect annually. Plan on replacing asphalt shingles, underlayment and flashings in 2028.	10,000	SF	\$ 4.00	\$ 40,000										\$ 69	9,125 \$	88,485
2.0	Building Interior	1		1	•			Dian on rapidaing the cornet tiles in		ı	<u> </u>		ı				1	ı			ı	<u> </u>		
2.1	Carpet Tile	Training/Day Room			5	3	The carpet tiles are new.	Plan on replacing the carpet tiles in 2038.	681	SF	\$ 5.50	\$ 3,746											\$	8,286
2.2	Non-Insulated Lavatory Piping	Women and Men			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	3	EA	\$ 150.00	\$ 450						\$	608	\$ 654	\$ 68	7 \$	778 \$	995
2.3	Third Grab Bar	Women and Men			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.		3	EA	\$ 400.00	\$ 1,200						\$	1,620	\$ 1,745	\$ 1,83	3 \$ 2	2,074 \$	2,655
2.4	Exterior Doors and Frames	Apparatus Bay	FS1-107 FS1-115		2	2	The bottoms of the hollow metal doors and frames are corroded.	Replace frames with aluminum frames. Replace doors with fiberglass reinforced polyester doors.	3	EA	\$ 3,000.00	\$ 9,000						\$	12,150	\$ 13,084	\$ 13,74	7 \$ 15	5,553 \$	19,909
2.5	Exterior Doors and Frames	Corridor	FS1-098		2	2	The bottom of the hollow metal doors and frame is corroded.	Replace frame with aluminum frame. Replace door with fiberglass reinforced polyester door.	1	EA	\$ 3,000.00	\$ 3,000						\$	4,050	\$ 4,361	\$ 4,58	2 \$ 5	5,184 \$	6,636
2.6	Exterior Doors and Frames	Vestibule	FS1-101		2	2	The bottom of the hollow metal doors and frames are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	EA	\$ 6,000.00	\$ 6,000						\$	8,100	\$ 8,723	\$ 9,16	4 \$ 10	0,369 \$	13,273
2.7	Garage Door Frames	Apparatus Bay	FS1-108		2	2	The bottoms of the garage door frames are corroded.	Remove corrosion and coat frames with a high-performance coating.	6	EA	\$ 1,200.00	\$ 7,200						\$	9,720	\$ 10,467	\$ 10,99	7 \$ 12	2,442 \$	15,927
2.8	Door Hardware	Mechanical/Electrical	FS1-091		2	2	The lockset does not latch.	Replace the lockset with new.	1	LS	\$ 1,600.00	\$ 1,600						\$	2,160	\$ 2,326	\$ 2,44	4 \$ 2	2,765 \$	3,539
2.9	Door Hardware	Janitor's Closet			2	2	The lockset has non-code compliant	Replace with a lockset utilizing code	1	LS	\$ 1,600.00	\$ 1,600						\$	2,160	\$ 2,326	\$ 2,44	4 \$ 2	2,765 \$	3,539
2.10	Door Hardware	Storage 1			2	2	door knobs. The lockset has non-code compliant door knobs.	compliant levers. Replace with a lockset utilizing code compliant levers.	1	LS	\$ 1,600.00	\$ 1,600						\$	2,160	\$ 2,326	\$ 2,44	4 \$ 2	2,765 \$	3,539
2.11	Door Hardware	Storage 2			2	2	The lockset has non-code compliant door knobs.	Replace with a lockset utilizing code compliant levers.	1	LS	\$ 1,600.00	\$ 1,600						\$	2,160	\$ 2,326	\$ 2,44	4 \$ 2	2,765 \$	3,539
2.12	Garage Doors	Apparatus Bay			2	6	The bottoms of the garage exit doors have been hit by exiting vehicles due to ineffective door operator controls.	Replace door operator controls with multiple sensors tied to a timer.	3	EA	\$ 2,000.00	\$ 6,000						\$	8,100	\$ 8,723	\$ 9,16	4 \$ 10	0,369 \$	13,273
2.13	Vehicle Exhaust System	Apparatus Bay			4	3	The vehicle exhaust system functions correctly.	Plan on replacing the hoses, controls and exhaust fan in 2038.	3	EA	\$ 7,000.00	\$ 21,000											\$	46,454
3.0	Electrical System																							
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures on the generator are required to comply with the current code.	Extend life safety circuits to select existing fixtures.	1	LS					\$ 3,500.00	\$ 3,500		\$	4,725	\$ 5,088	\$ 5,34	6 \$ 6	6,048 \$	7,742
3.2	Emergency Power	Mechanical/Electrical and Exterior Generator		FS1-E-3 FS1-E-4 FS1-E-5	6	3	Life safety and equipment loads are not separated as required per NEC 700.5(D).	Add a Life Safety ATS and panel and move Life Safety loads from the equipment panel.	1	LS					\$ 5,575.00	\$ 5,575	\$ 50	00 \$	7,526	\$ 8,105	\$ 8,51	5 \$ 9	9,634 \$	12,333
3.3	Service Entrance Switchboard	Mechanical/Electrical		FS1-E-1	4	3	Electrical Room must not be used for storage. Switchboard has one 60A spare switch.	Plan on replacing in 2038.	1	EA					\$ 5,800.00	\$ 5,800							\$	12,830
3.4	Lighting Control System	Entire Building			4	4	No building wide lighting control system	Install occupancy sensors through out to switch lights off when unoccupied.	15	EA					\$ 389.00	\$ 5,835		\$	7,877	\$ 8,483	\$ 8,91	2 \$ 10	0,084 \$	12,908
3.5	Building Interior Lighting	Entire Building			4	4	Recessed, pendant and industrial T8 fluorescent.	Replace with LED fixtures.	6,616	SF			_		\$ 5.00	\$ 33,080	\$ 33	30 \$	44,658	\$ 48,092	\$ 50,52	6 \$ 57	7,166 \$	73,177
3.6	Building Lighting	Entry and walkway			4	4	Original incandescent fixtures should be re-lamped with LED lamps	Plan on replacing in 2028.	14	EA					\$ 1,200.00	\$ 16,800	\$ 17	75				\$ 29	9,032 \$	37,163

#### Fire Station One

**Building Information** Address: 1019 East Big Beaver Road

Building Area: 6,616 SF
No. of Floors: 1 Year Built: 1988

Evaluation Date: January 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

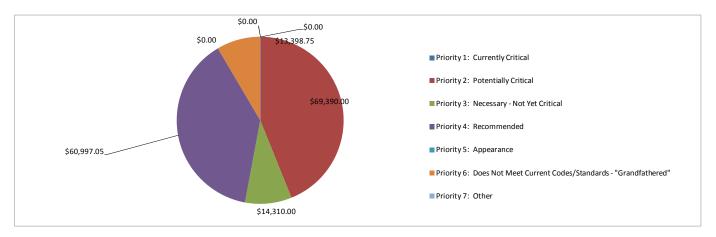
<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

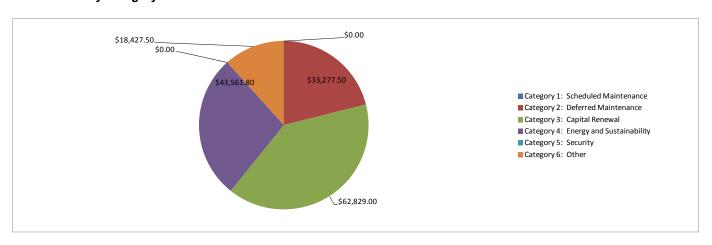
			Priority 7: C	Julei				*Lower score equals higher priority													al Maintenance			
			Photo	Equipment	Deficiency	Deficiency					Architectural	l N	chanical		Electric	ical	Anr	uual	2018	2021	2023	2028	_	2038
No.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost Subtotal	Unit Co		otal	Unit Cost	Subtotal			Project Cost	Project Cost		Project Cos		
4.0	Mechanical System		<u> </u>														•		<u> </u>		<u> </u>	<u> </u>		
	Controls	Mechanical Room			4	3		Update hardware and software on regular intervals of not more than five years.	6,616	SF		\$	5.00 \$ 3	3,080				:	\$ 44,658	\$ 48,092	\$ 50,52	5 \$ 57,1	66 \$	73,177
4.2	Infrared Heaters	Garage			4	2	Equipment is in fair condition.	Plan on replacing in 2023.	5,000	SF		\$	3.00 \$ 1	5,000				ç	\$ -	\$ 21,807	\$ 22,91	1 \$ 25,9	922 \$	33,182
4.3	Kitchen Range, Hood and Make-up Air/Exhaust	Kitchen			3	3	Equipment is in fair condition.	Plan on replacing in 2028.	1	LS		\$ 60,00	0.00 \$ 6	60,000			\$	150				\$ 103,6	87 \$	132,728
4.4	Furnace with Air Conditioning	Mechanical Room		FS1-M-1	4	2	The gas fired furnace with DX cooling coil and its associated condensing unit are in fair condition.	Plan on replacing the units with like kind in 2023.	1	EA		\$ 9,80	0.00 \$	9,800			\$	550			\$ 14,96	3 \$ 16,9	35 \$	21,678
4.5	Duct Furnace	Mechanical Room		FS1-M-2	4	2	The gas fired suspended furnace is in poor condition.	Plan on replacing with like kind in 2023.	1	EA		\$ 17,00	0.00 \$ 1	7,000			\$	350			\$ 25,96	5 \$ 29,3	78 \$	37,607
5.0	Plumbing System	-																			•			
5.1	Fire Water Service	Throughout			4	1	Domestic water piping, valves, flow switches and double-check valves are new and in excellent condition.	Plan on replacing in 2038.	6,616	SF		\$	4.00 \$ 2	6,464									\$	99,104
5.2	Domestic Water Heater	Mechanical Room		FS1-P-1	4	2		Plan on replacing the water heater with like kind in 2038.	1	EA		\$ 10,00	0.00 \$ 1	0,000		\$ -							\$	22,121
5.3	Plumbing Fixtures	Toilet Rooms			4	2	Equipment is in fair condition.	Plan on replacing in 2038.	1	LS		\$ 50,00	0.00 \$ 5	0,000		\$ -							\$	110,607
		<u> </u>									\$ 104,456		\$ 22	1,344	_	\$ 70,590	\$	2,055	\$ 163,053	\$ 197,397	\$ 248,325	\$ 482,8	00 \$	917,428

6.0	Site																					
	Asphalt Pavement	Parking Lot	FS1-104 FS1-118		4	3		Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and stripina.	14,700	SF	\$ 4.00 \$ 58,	300					\$	79,380 \$	85,484	\$ 89,817	1 \$ 101,61:	3 \$ 130,073
6.2	Control Joints	Concrete Pavement at Garage Doors	FS1-097		4	3	The control joints in the concrete drives are sealed with a bituminous sealant. This type of sealant does not hold dits shape at the top edge of the concrete and will expand over the top of the concrete and be pulled out by vehicular traffic. Afterwards, water will penetrate the joint and wear the edge of the concrete	Remove bituminous sealant and reseal joints with an exterior grade silicone	2,110	LF	\$ 2.50 \$ 5,	275					\$	7,121 \$	7,669	\$ 8,057	7 \$ 9,111	6 \$ 11,669
6.3	Control Joints	Concrete Pavement	FS1-106		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	230	LF	\$ 2.00 \$	460					\$	621 \$	669	\$ 703	3 \$ 799	5 \$ 1,018
6.4	Site Lighting	Parking Lots		FS1-E-6	7	6	Fixtures have been changed to LED.	Plan on replacing in 2038.	3	EA				\$ 1,200.00	\$ 3,600	)						\$ 7,963
		·		·	·	·	·	·			\$ 64,	535	\$ -		\$ 3,600	\$ -	- \$	87,122 \$	93,821	\$ 98,571	\$ 111,524	4 \$ 150,723

## 2018 Deficiency Priority



## 2018 Deficiency Category



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Note: Project Cost includes 35% mark-ups and fees

City of Troy Facility Condition Assessment April 2018

#### Fire Station Two

**Building Information** Address: 5600 Livernois Road Building Area: 5,520 SF No. of Floors: 1

Year Built: 1993 Evaluation Date: February 2018 **Deficiency Priorities** Priority 1: Currently Critical

Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

			Filolity 7. C					*Lower score equals higher priority													I Maintenance			
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu			anical	Elect		Annual	2018		2021	2023	2028		2038
1.0	·		No.	No.	Priority	Category			,-		Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project 0	Cost P	roject Cost	Project Cost	Project C	ost P	Project Cost
	Building Exterior  Asphalt Pavement	Parking Lot	FS2-251 FS2-257		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in fair condition overall.	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and compact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	25,300	SF	\$ 4.00	5 101,200									\$ 154,57	3 \$ 174	4,885 \$	223,868
1.2	Control Joints	Concrete Pavement at Garage Doors	FS2-241		4	3	The control joints in the concrete drives are sealed with a bituminous sealant. This type of sealant does not hold its shape at the top edge of the concrete and will expand over the top of the concrete and be pulled out be vehicular traffic. Afterwards, water will penetrate the joint and wear the edge of the	Remove bituminous sealant and reseal joints with an exterior grade silicone sealant.	1,466	SF	\$ 2.50 \$	3,665						\$	4,948 \$	5,328	\$ 5,59	8 \$ 6	6,334 \$	8,107
1.3	Soffit	West Apparatus Bay Garage Doors	FS2-239		4	6	The underside of the metal soffit has several corroded scratches.	Remove all paint with power tools and apply an exterior ferrous-metal primer.  Apply two finish coats of exterior low-luster acrylic paint over primer.	1	LS	\$ 2,600.00	3 2,600						\$	3,510 \$	3,780	\$ 3,97	1 \$ 4	4,493 \$	5,752
1.4	Concrete Pavement	West Sidewalk at Entrance	FS2-242 FS2-245		3	2	The concrete adjacent to the main drive has spalled. The concrete ramp at visitor parking has cracked.	Replace the damaged sections.	1	LS	\$ 2,400.00	2,400						\$	3,240 \$	3,489	\$ 3,66	6 \$ 4	4,147 \$	5,309
1.5	Frost Slab	Main Entrance at Vestibule	FS2-243 FS2-244		4	2	Several large cracks have formed at the top of the frost slab at the main entrance.	Route the cracks open and fill with patching mortar.	1	LS	\$ 800.00	800						\$	1,080 \$	1,163	\$ 1,22	2 \$	1,382 \$	1,770
1.6	Sign Wall	Property Entrance			4	3	The mortar joints, over time, will deteriorate between the limestone and brick cap sections; allowing water to infiltrate, freeze and push out the mortar.	Plan on the following remediation in 2028. Remove and salvage the limestone cap sections. Remove and dispose of the brick cap. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections and new limestone cap sections formed with positive slopes. Rake the limestone cap mortar joints and fill with an exterior crade silicone sealant	1	LS	\$ 3,200.00 \$	3,200										\$ :	5,530 \$	7,079
1.7	Site Wall	Patio			4	3	The mortar joints, over time, will deteriorate between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Plan on the following remediation in 2028. Remove and salvage the limestone cap sections. Remove and dispose of the brick cap. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections and new limestone cap sections formed with positive slopes. Rake the limestone cap mortar joints and fill with an exterior crade silicone sealant	1	LS	\$ 4,200.00 \$	6 4,200										\$ -	7,258 \$	i 9,291
1.8	Site Wall	South Property Line	FS2-255		2	2	The urethane based sealant at the vertical joints has failed. The porous and flat cap stones have deteriorated. The mortar joints between the cap stones have failed, permitting water into the wall.	Remove the cap stones and sealant in vertical control joints. Infill vertical control joints with backer rod and an exterior grade silicone sealant. Cap the top of the wall with rubberized asphalt flashing and install new limestone cap sections formed with positive slopes. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant	200	LF	\$ 60.00	5 12,000						\$ 1	6,200 \$	17,446	\$ 18,32	9 \$ 20	),737 \$	26,546
1.9	Window Sealant Joints	Office 1, et.al.	FS2-264		3	6	The urethane based sealant around the windows has failed.	Replace with an exterior grade silicone sealant.	5	EA	\$ 400.00	2,000						\$	2,700 \$	2,908	\$ 3,05	5 \$ 3	3,456 \$	4,424
1.10	Sealant Joints	Building Perimeter	FS2-266		4	3		Replace with an exterior grade silicone sealant.	120	LF	\$ 15.00	1,800						\$	2,430 \$	2,617	\$ 2,74	9 \$ 3	3,111 \$	3,982

#### Fire Station Two

**Building Information** Address: 5600 Livernois Road Building Area: 5,520 SF
No. of Floors: 1

Year Built: 1993 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

								*Lower score equals higher priority												Annı	al Maintenance	e includes labo	or and ma	terial only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archit	ectural	Mecha	anical	Elect	trical	Annual		2018	2021	2023	2028		2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Proje	ect Cost	Project Cost	Project Cost	Project Co	st Proj	ject Cost
1.11	Steel Lintel	Office 1, et.al.	FS2-267		4	2	The steel lintels at the wood windows have corroded.	Remove all paint and corrosion with power tools and apply an exterior ferrous-metal primer. Apply two finish coats of exterior low-luster acrylic paint over primer	5	EA	\$ 650.00	0 \$ 3,250						\$	4,388	\$ 4,725	\$ 4,96	4 \$ 5,6	\$16 \$	7,189
	Asphalt Shingles	Roof			2	3	The asphalt shinlges are in poor condition as evidenced by numerous roof leaks.	Replace the asphalt shingles, underlayment and flashings.	8,000	SF	\$ 4.00	0 \$ 32,000						\$	43,200	\$ 46,522	\$ 48,87	7 \$ 55,3	300 \$	70,788
2.0	Building Interior							<u>.</u>									-	-						
2.1	Carpet Tile	Office 1, Office 2, Training/Day Room			5	3	The carpet tiles are in good condition, but are showing signs of wear.	Plan on replacing the carpet tiles in 2028.	969	SF	\$ 5.50	0 \$ 5,330										\$ 9,2	210 \$	11,789
2.2	Non-Insulated Lavatory Piping	Women's, Men's, Shower			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	3	EA	\$ 150.0	00 \$ 450						\$	608	\$ 654	\$ 68	7 \$ 7	778 \$	995
2.3	Third Grab Bar	Women's			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar ir barrier-free toilet stalls.	Add third/vertical grab bar.	1	EA	\$ 400.00	0 \$ 400						\$	540	\$ 582	\$ 61	1 \$ 6	\$ \$	885
2.4	Exterior Door Frame	Corridor 2	FS2-260		2	2	The bottoms of the hollow metal door frame are corroded.	Remove corrosion and paint with a rust- inhibitive high-performance coating.	1	LS	\$ 400.00	0 \$ 400						\$	540	\$ 582	\$ 61	1 \$ 6	691 \$	885
2.5	Steel Sidelites	Vestibule	FS2-246		4	2	The bottoms of the sidelites at the main entrance have corroded.	Remove corrosion and paint with a rust- inhibitive high-performance coating.	1	LS	\$ 800.00	0 \$ 800						\$	1.080	\$ 1,163	\$ 1.22	2 \$ 1,3	382 \$	1,770
2.6	Exterior Door and Frame	Hose Drying and Storage	FS2-262		2	2	The bottoms of the hollow metal door frame are corroded.	Repair bottom of the hollow metal frame with plates and autobody putty, sand and paint entire frame. Remove corrosion from door bottom and paint with a rust-inhibitive high-performance coating. Replace exterior weather stripping.	1	LS	\$ 1,000.00	0 \$ 1,000						\$	1,350	\$ 1,454	\$ 1,52	7 \$ 1,7	728 \$	2,212
2.7	Wood Windows	Office 1, et.al.	FS2-263		3	2	The paint on the wood window frames has delaminated from the wood.	Remove all loose paint, sand to bare wood and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	5	EA	\$ 800.00	0 \$ 4,000						\$	5,400	\$ 5,815	\$ 6,11	0 \$ 6,9	912 \$	8,849
2.8	Walk-Off Mat	Vestibule			4	3	The walk-off mat is in good condition, but will be expensive to replace when worn.	Plan to replace the walk-off mat with walk-off carpet tiles in 2028.	25	SF	\$ 5.5	50 \$ 138										\$ 2	238 \$	304
2.9	Partition	Corridor 2	FS2-178		3	6	The gypsum board partition has cracked.	Salvage resilient wall base. Remove outer layer of gypsum board up to underside of acoustical lay-in ceiling system. Verify the studs are flush and vertical. Install new gypsum board over existing studs. Tape, mud and sand joints. Prime with an interior gypsum board primer. Apply two finish coats of interior low-luster acrylic enamel over orimer. Reinstall resilient wall base	1	LS	\$ 2,200.00	0 \$ 2,200						\$	2,970	\$ 3,198	\$ 3,36	0 \$ 3,ε	302 \$	4,867
2.10	Flooring	Hose Drying and Storage	FS2-219		5	3	The epoxy floor system has been damaged in one area, but is in good condition overall.	This is restricted to one area, but the system will prematurely wear in this area and gradually in other areas of heavy use. Plan to replace the epoxy floor system with a traffic coating system in 2028.	340	SF	\$ 5.00	0 \$ 1,700										\$ 2,9	938 \$	3,761
2.11	Garage Doors	Apparatus Bay			2	6	The bottoms of the garage exit doors have been hit by exiting vehicles due to ineffective door operator controls.	Replace door operator controls with multiple sensors tied to a timer.	3	EA	\$ 2,000.00	0 \$ 6,000						\$	8,100	\$ 8,723	\$ 9,16	4 \$ 10,3	369 \$	13,273
2.12	Vehicle Exhaust System	Apparatus Bay			4	3	The vehicle exhaust system functions correctly.	Plan on replacing the hoses, controls and exhaust fan in 2038.	3	EA	\$ 7,000.0	00 \$ 21,000											\$	46,454

#### Fire Station Two

**Building Information** Address: 5600 Livernois Road Building Area: 5,520 SF
No. of Floors: 1

Year Built: 1993 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

Deficiency Categories
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority														Annual I	Maintenance ir	ncludes labor	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architec	tural		Mechanical		Ele	ctrical		nnual	2018	2021		2023	2028	2038
140.	item/besoription	Location	No.	No.	Priority	Category	Hotes	Action	Qty.	Onic	Unit Cost	Subtotal	Unit Co	ost Suk	total	Unit Cost	Subtotal	Maint	tenance	Project Cost	Project (	Cost	Project Cost	Project Cost	Project Cost
3.0	Electrical System																								
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures are required on the generator to comply with required illumination.	Extend life safety circuits to select existing fixtures.	1	LS						\$ 3,500.	3,50	0		\$ 4,725	\$	5,088	\$ 5,346	\$ 6,04	8 \$ 7,742
3.2	Emergency Power	Storage Area and Generator in SCBA Storage		FS2-E-4 FS2-E-5 FS2-E-7	6	3	Life safety and equipment loads are not separated as required per NEC 700.5(D).	Add a Life Safety ATS and panel and move Life Safety loads from the equipment panel.	1	LS						\$ 5,575.	00 \$ 5,57	5 \$	500	\$ 7,526	\$	8,105	\$ 8,515	\$ 9,63	4 \$ 12,333
3.3	Service Entrance	Storage Area		FS2-E-1 FS2-E-2 FS2-E-3	4	3	100A Service with 10 Spaces in RP-A	Plan on replacing in 2043.	1	EA						\$ 5,800.	5,80	0							
3.4	Lighting Control System	Entire Building			4	4	No building wide lighting control system	Install occupancy sensors through out to switch lights off when unoccupied.	12	EA						\$ 389.	00 \$ 4,66	8		\$ 6,302	\$	6,786	\$ 7,130	\$ 8,06	7 \$ 10,326
3.5	Building Lighting	Entire Building			4	4	Fluorescent lighting with T-8 lamps.	Replace fixtures with LED fixtures.	5,520	SF					1	\$ 5.0	00 \$ 27,60	0 \$	276	\$ 37,260	\$ 4	0,125	\$ 42,156	\$ 47,69	6 \$ 61,055
4.0	Mechanical System																								
4.1	Furnace	Mech/Telecom Room		FS2-M-1	5	5	The gas fired furnace with DX cooling coil is in fair condition and operating adequately.	Replace the gas fired furnace and associated refrigerant piping with a like kind in the next 20 years.	1	EA			\$ 3,8	800.00 \$	3,800			\$	350						\$ 8,406
4.2	Outdoor Condensing Unit (Furnace F-1)	Exterior Grade South		FS2-M-2	5	5	The 5 ton oudoor condensing unit is in good condition.	Replace the outdoor condensing unit with a like kind in the next 20 years along with furnace replacement.	1	EA			\$ 6,0	000.00 \$	6,000			\$	200						\$ 13,273
4.3	Infrared Heaters	Roof			4	4	The heaters are in fair condition.	The radiant heaters should be replaced with a like kind in the next 10 years. Providing the same MBH as existing.	3,000	SF			\$	3.00 \$	9,000									\$ 15,55	3 \$ 19,910
4.4	Exhaust Fan	Roof/Garage			3	3	The rooftop fans are in fair condition and are functional.	Replace fans with a like kind in the next 10 years and match curb.	2	EA			\$ 1,8	800.00 \$	3,600			\$	300					\$ 6,22	2 \$ 7,964
4.5	Electric Unit Heater	Men's Toilet Room		FS2-M-3	3	3	The electric unit heater is in good condition; however, electric heating elements have a short equipment life of 10 years.	Replace the unit heater with a like kind in the next 10 years.	1	EA			\$ 7	700.00 \$	700							\$	\$ 1,070	\$ 1,21	0 \$ 1,549
4.6	Electric Cabinet Unit Heater	West Vestibule		FS2-M-4	3	3	The electric unit heater is in good condition; however, electric heating elements have a short equipment life of 10 years.	Replace the cabinet unit heater with a like kind in the next 10 years.	1	EA			\$ 1,2	200.00 \$	1,200							\$	\$ 1,833	\$ 2,07	4 \$ 2,655
4.7	Natural Gas Unit Heater	Generator Room		FS2-M-5	3	3	The unit heater is in poor condition and is approaching the end of its useful life, but has a new motor from 2016.	Replace the unit heater with a like kind in the next 5 years.	1	EA			\$ 1,3	800.00 \$	1,300							4	\$ 1,986	\$ 2,24	7 \$ 2,876
4.8	Kitchen Range, Hood and Make-up Air/Exhaust	t Kitchen			3	3	Equipment is in fair condition.	Plan on replacing in 2028.	1	LS			\$ 60,0	\$	60,000			\$	150					\$ 103,68	7 \$ 132,728
4.9	Controls	Throughout			4	4	Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	5,520	SF			\$	5.00 \$	27,600						\$ 4	0,125	\$ 42,156	\$ 47,69	6 \$ 61,055
5.0	Plumbing System																								
5.1	Domestic Water Heater	Mech/Telecom Room		FS2-P-1	4	4	The 76 MBH 75 gallon gas domestic water heater appears to be in good condition.	Replace the water heater with a like kind in 2028. Any replacement should be put on a concrete housekeeping pad to reduce contact with standing water.	1	EA			\$ 7,0	\$	7,000									\$ 12,09	7 \$ 15,485
5.2	Domestic Water and Sanitary Piping	Mechanical Room/Toilet Rooms/Kitchen			4	4	The domestic water and sanitary piping is in good condition.	New domestic supply piping and sanitary/vent piping should be replaced when new plumbing fixtures are installed.	3000	LF			\$	1.00 \$	3,000									\$ 5,18	4 \$ 6,636

#### Fire Station Two

**Building Information** Address: 5600 Livernois Road Building Area: 5,520 SF No. of Floors: 1

Year Built: 1993 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority												Annua		ncludes labor a	nd material only
N	o. Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	tural		Mechanica	al	Electr		Annual	2018	2021	2023	2028	2038
14	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Gty.	Oilit	Unit Cost	Subtotal	Unit	Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
5	.3 Plumbing Fixtures	Toilet Rooms/Kitchen			4	4		Plumbing fixtures (water closets, urinals, lavatories, sinks) should be replaced with a like kind and size in the next 10 years.	1	LS			\$ 32	2,300.00 \$	32,300							\$ 55,818	\$ 71,452
5.	4 Automatic Sprinkler System/Fire Service	All Rooms			4	4	Sprinkler piping and fire service are in	Replacement can be deferred for approximately 20 years and should be replaced with similar equipment and sizing.	5,520	SF			\$	4.00 \$	22,080	-							\$ 48,844
												\$ 212,532		\$	155,500		\$ 47,143	\$ 1,776	\$ 158,096	\$ 210,377	\$ 380,489	\$ 654,223	\$ 954,439

6.1	0 S	ita																			
			Parking Lot	FS2-251 FS2-257	4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in fair condition	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and compact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	25,300	SF	\$ 4.00	\$ 101,20	10					\$	154,573 \$	174,885	5 \$ 223,868
6.:	2 C		Concrete Pavement at Garage Doors	FS2-241	4	3		Remove bituminous sealant and reseal joints with an exterior grade silicone	1,466	SF	\$ 2.50	\$ 3,66	55		\$	4,948	\$ 5,32	28 \$	5,598 \$	6,334	\$ \$ 8,107
6.3	3 C	concrete Pavement	West Sidewalk at Entrance	FS2-242 FS2-245	3	2	visitor parking has cracked	Replace the damaged sections.	1	LS	\$ 2,400.00	\$ 2,40	00		\$	3,240	\$ 3,48	89 \$	3,666 \$	4,147	\$ 5,309
6.	4 F	rost Slab	Main Entrance at Vestibule	FS2-243 FS2-244	4	2	Several large cracks have formed at the top of the frost slab at the main entrance.	patching mortar.	1	LS	\$ 800.00	\$ 80	00		\$	1,080	\$ 1,16	63 \$	1,222 \$	1,382	\$ 1,770
6.	5 S	ign Wall	Property Entrance		4	3	The mortar joints, over time, will deteriorate between the limestone and brick cap sections; allowing water to infiltrate, freeze and push out the mortar.	Plan on the following remediation in 2028. Remove and salvage the limestone cap sections. Remove and dispose of the brick cap. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections and new limestone cap sections formed with positive slopes. Rake the limestone cap mortar joints and fill with an exterior crade silicone sealant	1	LS	\$ 3,200.00	\$ 3,20	100						\$	5,530	\$ 7,079
6.	6 S	ite Wall	Patio		4	3	The mortar joints, over time, will deteriorate between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Plan on the following remediation in 2028. Remove and salvage the limestone cap sections. Remove and dispose of the brick cap. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections and new limestone cap sections formed with positive slopes. Rake the limestone cap mortar joints and fill with an exterior crade silicone sealant	1	LS	\$ 4,200.00	\$ 4,20	10						\$	7,258	3 \$ 9,291

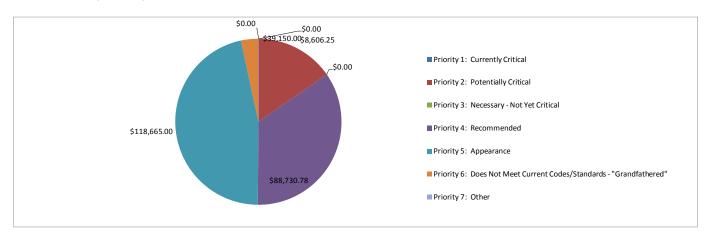
#### Fire Station Two

Deficiency Categories
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance **Building Information Deficiency Priorities** Address: 5600 Livernois Road Priority 1: Currently Critical Building Area: 5,520 SF Priority 2: Potentially Critical No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 1993 Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: February 2018 Category 5: Security Category 6: Other

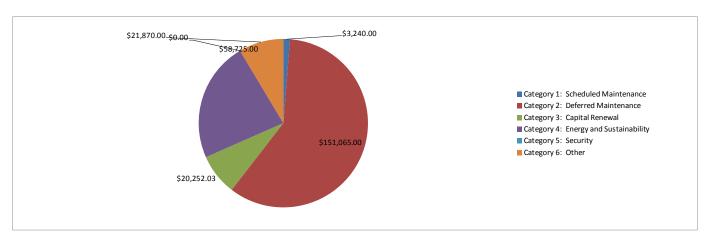
Priority 7: Other

				Fliolity 7. C	ou ici				*Lower score equals higher priority												•		nd material only
N		Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Otv	Unit	Architect	tural	Mecha	nical	Electr		Annual	2018	2021	2023	2028	2038
.,	,	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
6	7 Site W	all	South Property Line	FS2-255		2	2	The urethane based sealant at the vertical joints has failed. The porous and flat cap stones have deteriorated. The mortar joints between the cap stones have failed, permitting water into the wall.	Remove the cap stones and sealant in vertical control joints. Infill vertical control joints with backer rod and an exterior grade silicone sealant. Cap the top of the wall with rubberized asphalt flashing and install new limestone cap sections formed with positive slopes. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant		LF	\$ 60.00	\$ 12,000						\$ 16,200	\$ 17,446	\$ 18,329	\$ 20,737	\$ 26,546
6	8 Site Li	ghting	Parking Lots		FS2-E-8	7	6	Fixtures have been changed to LED.	Plan on replacing in 2038.	3	EA					\$ 1,200.00	\$ 3,600						\$ 7,963
												_	\$ 127,465	_	\$ -		\$ 3,600	\$ -	\$ 25,468	\$ 27,426	\$ 183,388	\$ 220,275	\$ 289,933

## 2018 Deficiency Priority



## 2018 Deficiency Category



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#### Fire Station Three

**Building Information** Address: 2400 West Big Beaver Road Building Area: 8,700 SF No. of Floors: 1

Year Built: 2003

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			Priority 7: C	Other				*Lower score equals higher priority												Project Cost in al Maintenance		
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect	tural	Mecha	nical	Elect	rical	Annual	2018	2021	2023	2028	2038
NO.		Location	No.	No.	Priority	Category	Notes	Action	Qty.	Offic	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior						_							_			1			T	1	
1.1	Sealant Joints	Building Perimeter	FS3-122 FS3-168		4	3	The urethane based sealant at the brick walls has failed.	Remove the urethane based sealant. Reseal with exterior grade silicone sealant.	200	LF	\$ 15.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,184	\$ 6,636
1.2	Brick	South and West Elevations	FS3-134		5	1	Efflorescence and road salt cover sections of the exterior brick wall.	Clean brick with a non-acidic cleaning agent.	1	LS	\$ 2,400.00	\$ 2,400						\$ 3,240	\$ 3,489	\$ 3,666	\$ 4,147	\$ 5,309
1.3	Brick	South Elevation	FS3-145		4	6	The building should have control joints 2 feet from one side of brick wall outside corners. Because control joints were not installed, the brick has expanded past the corner and cracked the brick in one location.	Remove brick at south corner of exterior wall. Verify flashing was correctly set in cavity. Rebuild with new brick and add a vertical control joint 2 feet from corner of wall and seal with an exterior grade silicone sealant.	1	LS	\$ 6,400.00	\$ 6,400						\$ 8,640	\$ 9,304	\$ 9,775	\$ 11,060	\$ 14,158
1.4	Exterior Wall Ledge	All Elevations	FS3-136		4	2	The mortar joints have deteriorated between the limestone cap sections; allowing water to infiltrate, freeze and push out the mortar.	Grind out 1/2 inch of the limestone cap mortar joints and fill with an exterior grade silicone sealant.	1	LS	\$ 8,000.00	\$ 8,000						\$ 10,800	\$ 11,630	\$ 12,219	\$ 13,825	\$ 17,697
1.5	Exterior Wall Ledge	West Elevation	FS3-136		4	2	The tops of the limestone sill caps have cracks throughout the units. These may be due to improper handling during installation or poor fabrication.	Clean and coat each damaged unit with a clear, acrylic based, water repellant, sealer.	1	LS	\$ 900.00	\$ 900						\$ 1,215	\$ 1,308	\$ 1,375	\$ 1,555	\$ 1,991
1.6	Steel Framing	Underside of Roof Overhang	FS3-137		5	2	The paint on the steel members is failing and delaminating from the steel due to corrosion.	Remove paint and corrosion and prime/paint with a high-performance coating.	1	LS	\$ 80,000.00	\$ 80,000						\$ 108,000	\$ 116,304	\$ 122,192	\$ 138,249	\$ 176,971
2.0	Building Interior																					
2.1	Carpet Tile	Day Room			5	3	The carpet tiles are in acceptable condition.	Plan on replacing the carpet tiles in	1000	SF	\$ 5.50	\$ 5,500						\$ 7,425	\$ 7,996	\$ 8,401	\$ 9,505	\$ 12,167
2.2	Wood Floor	Office			4	3	The wood flooring is in acceptable condition, but is showing signs of wear.	Plan to refinish wood flooring in 2028 with machine sanding, fill and repair of seams and defects and two coats of urethane.	215	SF	\$ 2.50	\$ 538						\$ 726	\$ 781	\$ 821	\$ 929	\$ 1,189
2.3	Concrete Floor	Apparatus Bay	FS3-062		4	6	The concrete floor has a clear epoxy flooring system. The control joints are not sealed and cracks have formed at the trench drains.	Route out cracks and fill with patching mortar. Seal control joints with a urethane based sealant. Apply a coat of clear epoxy flooring over the joints and cracks.	1	LS	\$ 3,000.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,184	\$ 6,636
2.4	Third Grab Bar	Women's, Men's			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	2	EA	\$ 400.00	\$ 800						\$ 1,080	\$ 1,163	\$ 1,222	\$ 1,382	\$ 1,770
2.5	Exterior Door and Frame	Vestibule	FS3-135		2	2	The bottoms of the aluminum door and frame are corroded.	Replace frame with a thick wall aluminum frame. Replace door with a fiberglass reinforced polyester door. Replace the side lite panel with 1 inch insulating class.	1	EA	\$ 3,400.00	\$ 3,400						\$ 4,590	\$ 4,943	\$ 5,193	\$ 5,876	\$ 7,521
2.6	Exterior Door and Frame	Entry and Walkway	FS3-120 FS3-121		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door. Replace the glass transom panel with 1 inch insulating class.	1	EA	\$ 3,400.00	\$ 3,400						\$ 4,590	\$ 4,943	\$ 5,193	\$ 5,876	\$ 7,521
2.7	Exterior Door and Frame	Apparatus Bay	FS3-061		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door. Replace the glass transom panel with 1 inch insulating class.	2	EA	\$ 3,400.00	\$ 6,800						\$ 9,180	\$ 9,886	\$ 10,386	\$ 11,751	\$ 15,042
2.8	Exterior Door and Frame	Storage 1	FS3-162		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	EA	\$ 3,000.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,184	\$ 6,636
2.9	Exterior Door and Frame	Corridor 3	FS3-163 FS3-164		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door. Replace the glass transom panel with 1 inch insulating class.	1	EA	\$ 3,400.00	\$ 3,400						\$ 4,590	\$ 4,943	\$ 5,193	\$ 5,876	\$ 7,521

#### Fire Station Three

**Building Information** Address: 2400 West Big Beaver Road Building Area: 8,700 SF No. of Floors: 1

Year Built: 2003

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			r norty 7. C					*Lower score equals higher priority												al Maintenance			-
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mech	anical	Ele	ctrical	Annua		2018	2021	2023	2028		2038
140.	iten/Description	Location	No.	No.	Priority	Category	Hotes		Qty.	Oint	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintena	nce Pro	oject Cost	Project Cost	Project Cost	Project C	ost P	Project Cost
2.10	Exterior Door and Frame	Corridor 4	FS3-170 FS3-171		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	EA	\$ 3,000.00 \$ 3,000						\$	4,050	\$ 4,361	\$ 4,58	2 \$ 5	5,184 \$	6,636
2.11	Garage Doors	Apparatus Bay			2	6	The bottoms of the garage exit doors have been hit by exiting vehicles due to ineffective door operator controls.	Replace door operator controls with multiple sensors tied to a timer.	3	EA	\$ 2,000.00 \$ 6,000						\$	8,100	\$ 8,723	\$ 9,16	\$ 10	0,369 \$	13,273
2.12	Vehicle Exhaust System	Apparatus Bay			4	3	The vehicle exhaust system functions correctly.	Plan on replacing the hoses, controls and exhaust fan in 2038.	3	EA	\$ 7,000.00 \$ 21,000											\$	46,454
3.0	Electrical System						correctly.	and exhaust fair in 2000.															
3.1	Emergency Egress Lighting	Entire Building			4	3	2003 construction should comply with code minimum illumination.	Maintain operation of fixtures on generator.															
3.2	Emergency Power	Mechanical/Electrical		FS3-E-4 FS3-E-5 FS3-E-6 FS3-E-8	6	3	Life safety and equipment loads are not separated as required per NEC 700.5(D).	Add a life safety ATS and panel and move life safety loads to new panel.	1	EA				\$ 5,575.0	00 \$ 5,57	5 \$	500 \$	7,526	\$ 8,105	\$ 8,51	5 \$ 9	9,634 \$	12,333
3.3	Service Entrance Switchboard	Mechanical/Electrical		FS3-E-1	4	3	Electrical Room must not be used for storage. Switchboard has five spare switches.	Plan on replacing in 2038.	1	EA				\$ 5,800.0	5,80	0					\$	- \$	12,830
3.4	Lighting Control System	Entire Building			4	3	Lights are manually controlled with occupancy sensors in some areas.	Install occupancy sensors in all areas.	1	EA				\$ 389.0	00 \$ 38	9	\$	525	\$ 566	\$ 59	\$	672 \$	861
3.5	Building Lighting	Apparatus Bay			4	4	Original HID fixtures should be replaced with LED	Plan on replacing in 2023.	12	EA				\$ 975.0	00 \$ 11,70	0				\$ 17,87	\$ 20	0,218 \$	25,881
3.6	Building Lighting	Training/Day Room			4	4	Original incandescent fixtures should be re-lamped with LED lamps	Plan on replacing in 2023.	14	EA				\$ 10.0	00 \$ 14	0				\$ 21	\$	242 \$	310
3.7	Fire Alarm Control Panel	Storage 1		FS3-E-9	4	3	The Fire Alarm system is 10 years old and the building has some strobe and horn coverage.	Install system software updates and replace the batteries in 2023.	1	LS				\$ 500.0	00 \$ 50	0				\$ 76	\$	864 \$	1,106
3.8	Interior Building Lighting	Entire Building			4	4	Recessed 2 x 4 fluorescent and high bay HID in Apparatus.	Replace with LED fixtures.	8,700	SF				\$ 5.0	00 \$ 43,50	0 \$	218 \$	58,725	\$ 63,240	\$ 66,44	2 \$ 75	5,173 \$	96,228
3.9	Exterior Lighting	Canopy and Apparatus doors	FS3-112		4	4	Fixtures should be relamped or replaced with LED	Plan on replacing in 2023.	12	EA				\$ 1,200.0	00 \$ 14,40	\$	120				\$ 24	4,885 \$	31,855
4.0	Mechanical System												_			_							
4.1	Unit Heater	Fire Station 3		FS3-M-1 FS3-M-2	3	4	The gas fired suspended unit heaters are in good condition.	Replace the unit heaters with like kind in 2028.	2	EA		\$ 5,075.00	\$ 10,150								\$ 17	7,540 \$	22,453
4.2	Condensing Unit	Outdoors		FS3-M-3 FS3-M-4 FS3-M-5	4	4	The 3-4 ton condensing units are in good condition.	Replace the condensing units with like kind in 2028.	3	EA		\$ 6,000.00	\$ 18,000			\$	600				\$ 3	1,106 \$	39,818
4.3	Furnace	Mechanical		FS3-M-6 FS3-M-7 FS3-M-8	3	4	The gas fired furnaces with DX cooling coils are in fair condition and operating adequately.	Replace the furnaces with like kind in 2028.	3	EA		\$ 3,800.00	\$ 11,400			\$ 1,	050				\$ 19	9,700 \$	25,218
4.4	Kitchen Range, Hood and Make-up Air/Exhaust	Kitchen			3	3	Equipment is in fair condition.	Plan on replacing in 2028.	1	LS		\$ 60,000.00	\$ 60,000			\$	150				\$ 103	3,687 \$	132,728
4.5	Infrared Heaters	Fire Station 3			4	4	The infrared heaters are in good condition.	Replace infrared heaters in 2038.	5,000	SF		\$ 3.00	\$ 15,000									\$	33,182
4.6	Dehumidifier	Hose Room			4	1	Equipment is new and in excellent condition.	Plan on replacing in 2038.	1	EA		\$ 5,000.00	\$ 5,000									\$	11,061
4.7	Controls	Throughout			3	3	Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	9,000	SF		\$ 5.00	\$ 45,000						\$ 65,421	\$ 68,73	3 \$ 77	7,765 \$	99,546
5.0	Plumbing System																						
5.1	Water Heater	Corridor 4		FS3-P-1	4	4	The 76 MBH 100 gallon gas fired water heater is in good condition.	Replace the water heater with like kind in 2028.	1	EA		\$ 5,025.00	\$ 5,025								\$ 8	3,684 \$	11,116
5.2	Water Heater	Mechanical		FS3-P-2	4	4	The 76 MBH 75 gallon gas fired water heater is in good condition.	Replace the water heater with like kind in 2028.	1	EA		\$ 5,025.00	\$ 5,025								\$ 8	3,684 \$	11,116
5.3	Plumbing Fixtures	Throughout			3	4	Plumbing fixtures are in good condition.	Replace the fixtures in 2028.	1	LS		\$ 25,900.00	\$ 25,900								\$ 44	4,759 \$	57,295
5.4	Fire Protection	Throughout			4	3	The fire protection piping is in good condition.	Replace the system in 2038.	9000	SF		\$ 4.00	\$ 36,000									\$	79,637
		<del></del>									\$ 160,538		\$ 236,500	<del></del>	\$ 82,00	\$ 2,	638 \$	255,152	\$ 340,192	\$ 376,262	\$ 684	,750 \$	1,059,703

#### Fire Station Three

**Building Information** Address: 2400 West Big Beaver Road

Building Area: 8,700 SF No. of Floors: 1

Year Built: 2003 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

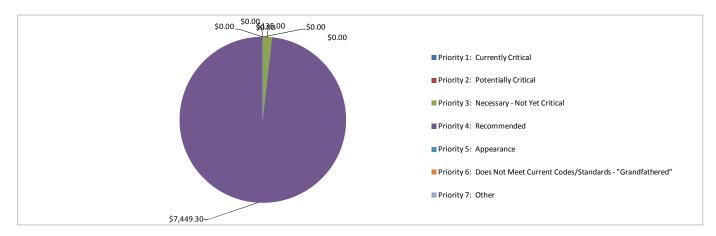
Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

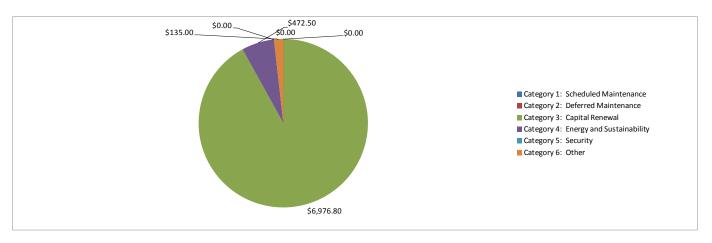
Category 5: Security
Category 6: Other

			-					*Lower score equals higher priority												Annua	al Maintenance	includes labor	and materi	al only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited		Mecha		Electi		Annual	2018		2021	2023	2028	203	
6.0	Sita		NO.	NO.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project C	DSL F	roject Cost	Project Cost	Project Cost	st Project	Cost
	Concrete Pavement	Main Drive	FS3-112 FS3-118		2	6	The top surface of the concrete pavement has cracked and spalled.	Replace the concrete pavement with 8 inch thick concrete on a 6 inch compacted gravel base.	2,700	SF	\$ 12.00	\$ 32,400						\$ 43	3,740 \$	47,103	\$ 49,48	8 \$ 55,99	91 \$ 7	71,673
6.2	Asphalt Pavement	Parking Lot	FS3-119 FS3-155		4	3	has cracked in several locations, but	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact the drainage course and ad 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	43,000	SF	\$ 4.00	\$ 172,000										\$ 297,23	36 \$ 38	30,487
6.3	Control Joints	Sidewalks			3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	820	LF	\$ 2.00	\$ 1,640						\$ 2	2,214 \$	2,384	\$ 2,50	5 \$ 2,83	34 \$	3,628
6.4	Sign Wall	Property Entrance	FS3-114		2	2	The mortar joints have deteriorated between the bricks and the limestone cap. Water infiltration has frozen behind the bricks and cracked the bricks and mortar joints.	Remove and salvage masonry ledge, consisting of brick and limestone cap, to concrete foundation wall. Rebuild sign wall with salvaged brick. Cap the top of the brick wall with rubberized asphalt flashing and salvaged limestone cap sections. Rake the limestone mortar joints and fill with an exterior grade silicone sealant	1	LS	\$ 4,800.00	\$ 4,800						\$ 6	5,480 \$	6,978	\$ 7,33	2 \$ 8,29	95 \$ 1	10,618
6.5	Sign Wall	Property Entrance	FS3-116		2	6	The galvanized cold-formed metal framing, supporting the roofing system, has corroded due to salt water spray from Big Beaver Road.	Remove corrosion with power tools and coat cold-formed metal framing with a high-performance coating. Enclose the open underside of the roof with aluminum composite panels. Replace the light fixtures with exterior grade, directional LED fixtures.	1	LS	\$ 7,200.00	\$ 7,200						\$ 9	),720 \$	10,467	\$ 10,99	7 \$ 12,44	42 \$	15,927
6.6	Sign Wall	Property Entrance	FS3-117		2	6	The edge of the painted, galvanized standing seam metal roof panels are corroded from salt water spray from Big Beaver Road.	Remove corrosion with power tools and	1	LS	\$ 1,600.00	\$ 1,600						\$ 2	2,160 \$	2,326	\$ 2,44	4 \$ 2,76	65 \$	3,539
6.7 F	Pier	South Entrance	FS3-139 FS3-141		2	2	The mortar joints have deteriorated between the bricks and the limestone cap. Water infiltration has frozen behind the bricks and cracked the bricks and mortar joints.	Remove and salvage masonry ledge, consisting of brick and limestone cap, to concrete foundation wall. Rebuild sign wall with salvaged brick. Cap the top of the brick pier with rubberized asphalt flashing and salvaged limestone cap sections. Rake the limestone mortar joints and fill with an exterior grade silicone sealant. Clean the efflorescence from the bottom of the pier with a non-acidic cleaning agent.	1	LS	\$ 2,200.00	\$ 2,200						\$ 2	2,970 \$	3,198	\$ 3,36	0 \$ 3,80	02 \$	4,867
6.8 F	Pier and Site Wall	Patio	FS3-160 FS3-161		2	2	The mortar joints have deteriorated between the bricks and the limestone cap. Water infiltration has frozen behind the bricks and cracked the bricks and mortar joints.	Remove and salvage limestone cap ledge. Cap the top of the brick pier with rubberized asphalf flashing and salvaged limestone cap sections. Rake the limestone mortar joints and fill with an exterior grade silicone sealant. Clean the efflorescence from the bottom of the pier with a non-acidic cleaning agent.	1	LS	\$ 5,200.00	\$ 5,200						\$ 7	7,020 \$	7,560	\$ 7,94	2 \$ 8,98	86 \$ 1	11,503
6.9 F	Privacy Screen	Refuse Container			4	2	The privacy fence steel base supports are corroded and one fence post is damaged.	Replace each steel base support with galvanized supports and stainless steel hardware. Replace damaged fence post.	1	LS	\$ 3,000.00	\$ 3,000						\$ 4	4,050 \$	4,361	\$ 4,58	2 \$ 5,18	84 \$	6,636
6.10	Site Lighting	Parking Lot			7	6	Fixtures are LED and in good condition.	Plan on replacing in 2038.	8	EA					\$ 1,200.00	\$ 9,600							\$ 2	21,237
												\$ 230,040		\$ -		\$ 9,600	\$ -	\$ 78	3,354 \$	84,379	\$ 88,650	\$ 397,53	35 \$ 57	30,11

### 2018 Deficiency Priority



# 2018 Deficiency Category



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### Fire Station Four

**Building Information** Address: 2117 East Maple Road Building Area: 11,002 SF
No. of Floors: 1

Year Built: 2017

Evaluation Date: January 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority										Ann	ual Maintenance	; includes labor :	and material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Architectural Unit Cost Subtotal	Mecha Unit Cost	nical Subtotal	Electi Unit Cost	rical Subtotal	Annual Maintenance	2018 Project Cos	2021 Project Cost	2023 Project Cost	2028 Project Cost	2038 Project Cost
1.0	Building Exterior		110.	110.	Thomy	Outegory	<u> </u>			-	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	mannenano	1 10,000 000	110,000.000	110,000 0000	1 Toject oost	1 Toject cost
	Control Joints	Sidewalks	FS4-288		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	50	LF	\$ 2.00 \$ 100						\$ 13	5 \$ 14	5 \$ 15	3 \$ 173	3 \$ 221
1.2	EPDM Roofing System	Roof			4	3	The EPDM roofing system has a warranty that will expire September 6, 2037.	Plan on replacing EPDM roofing system in 2038.	6,000	SF	\$ 13.00 \$ 78,000										\$ 172,546
2.0	Building Interior																				
2.1	Carpet Tile	Office			5	3	The carpet tiles are new.	Plan on replacing the carpet tiles in 2028.	273	SF	\$ 5.50 \$ 1,502									\$ 2,594	4 \$ 3,321
2.2	Carpet Tile	Training/Day Room			5	3	The carpet tiles are new.	Plan on replacing the carpet tiles in 2028.	500	SF	\$ 5.50 \$ 2,750									\$ 4,752	2 \$ 6,083
3.0	Electrical System			-													_				
3.1	Emergency Egress Lighting	Entire Building			4	3	Equipment is new and in excellent condition.	Maintain operation of fixtures on generator.													
3.2	Emergency Power	Mechanical/Electrical and Exterior Generator		FS4-E-2 FS4-E-7 FS4-E-8 FS4-E-11	4	3	Equipment is new and in excellent condition with capacity to support the entire building. 150 kW generator.	Plan on replacing in 2048.	1	EA				\$ 109,000.00	\$ 109,000	\$ 1,000					
3.3	Service Disconnects	Mechanical/Electrical		FS4-E-1 FS4-E-6	4	3	Equipment is new and in excellent condition.	Plan on replacing in 2068.	2	EA				\$ 2,380.00	\$ 4,760						
3.4	Lighting Control System	Entire Building			4	3	No building wide lighting control system	Install occupancy sensors through out to switch lights off when unoccupied.	12	EA				\$ 389.00	\$ 4,668		\$ 6,30	2 \$ 6,78	6 \$ 7,13	0 \$ 8,067	7 \$ 10,326
3.5	Interior Building Lighting	Entire Building			4	4	Recessed 2 x 4 and high bay in Training Room and Apparatus Bay.	Replace/relamp LED fixtures in 2038.	11,002	SF				\$ 5.00	\$ 55,010						\$ 121,690
3.6	Building Lighting	Entry and walkway			4	4	Fixtures may already have LED sources.	Replace lamps with LED replacements.	14	EA				\$ 25.00	\$ 350		\$ 47	3 \$ 509	9 \$ 53	5 \$ 605	5 \$ 774
3.7	Fire Alarm Control Panel	Entire Building		FS4-E-10	4	3	Equipment is new and in excellent condition.	Install system software updates and replace the batteries in 5-year increments.	1	LS				\$ 500.00	\$ 500		\$ 67	5 \$ 72	7 \$ 76	4 \$ 864	4 \$ 1,106
4.0	Mechanical System																				
4.1	Dehumidifier	Hose Room			4	1	Equipment is new and in excellent condition.	Plan on replacing in 2038.	1	EA		\$ 5,000.00	\$ 5,000								\$ 11,061
4.2	Infrared Heaters	Apparatus Bay			4	1	condition.	Plan on replacing in 2038.	4,000	SF		\$ 3.00	\$ 12,000	-							\$ 26,545
4.3	Kitchen Range, Hood and Make-up Air/Exhaust	Kitchen			4	1	condition.	Plan on replacing in 2038.	1	LS		\$ 80,000.00	\$ 80,000			\$ 150					\$ 176,970
4.4	Rooftop HVAC Unit (RTU-1)	Apparatus Bay		FS4-M-1	4	1	condition.	Plan on replacing in 2038.	1	EA		\$ 12,600.00	\$ 12,600			\$ 1,900					\$ 27,873
4.5	Rooftop HVAC Unit (RTU-2)	Roof		FS4-M-2	4	1	Equipment is new and in excellent condition.	Plan on replacing in 2038.	1	EA		\$ 25,200.00	\$ 25,200			\$ 1,900					\$ 55,745
4.6	Rooftop HVAC Unit (RTU-3)	Roof		FS4-M-3	4	1	Equipment is new and in excellent condition.	Plan on replacing in 2038.	1	EA		\$ 10,080.00	\$ 10,080			\$ 1,900	1				\$ 22,298
4.7	Controls	Throughout			4	3	Existing Schneider system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	11,200	SF		\$ 5.00	\$ 56,000					\$ 81,41	3 \$ 85,53	96,774	4 \$ 123,879

#### Fire Station Four

No. of Floors: 1

**Building Information** Address: 2117 East Maple Road Building Area: 11,002 SF

Year Built: 2017 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

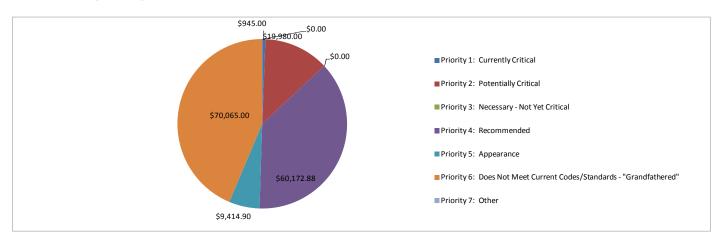
Category 5: Security Category 6: Other

Note: Project Cost includes 35% mark-ups and fees \*Lower score equals higher priority

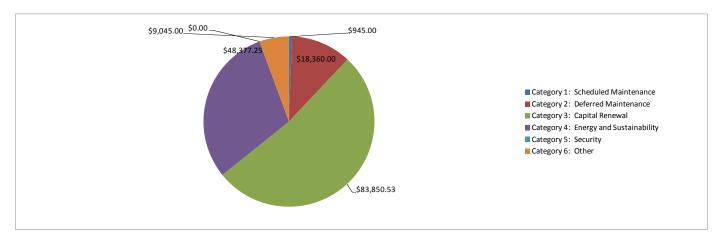
								*Lower score equals higher priority												id material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Architectural	Mecha	nical	Electrical	Annual	2018	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Offic	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost Subtotal	Maintenance	Project Cost				
5.0 PI	lumbing System																			
							Domestic water piping, meter and													
5.1 Do	Oomestic Water Service	Mechanical Room			4		backflow preventer are new and in excellent condition.	Plan on replacing in 2038.	11,200	SF		\$ 3.00	\$ 33,600							\$ 74,328
							Domestic water piping, valves, flow													
5.2 Fir	ïre Water Service	Mechanical Room			4		switches and double-check valves are new and in excellent condition.	Plan on replacing in 2038.	11,200	SF		\$ 4.00	\$ 44,800							\$ 99,104
5.3 Do	Oomestic Water Heater	Mechanical Room		FS4-P-1	4	1	Equipment is new and in excellent condition.	Plan on replacing in 2038.	1	EA		\$ 10,000.00	\$ 10,000							\$ 22,121
5.4 Plu	Plumbing Fixtures	Toilet Rooms			4	1	Equipment is new and in excellent condition.	Plan on replacing in 2038.	11,200	SF		\$ 3.40	\$ 38,080							\$ 84,239
											\$ 82,352		\$ 327,360	\$ 174,288	8 \$ 6,850	\$ 7,584	\$ 89,580	\$ 94,115	\$ 113,829	\$ 1,040,231

6	0 5	Site																		
6	1 /	Asphalt Pavement	Parking Lot			4		The asphalt pavement in the parking lots is new.	Plan on removing both layers of asphalt, recompacting the drainage course, adding 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	12,000	SF	\$ 4.00 \$ 48,000								\$ 106,182
6	2 5	Site Lighting	Parking Lots		FS4-E-12	7	6	Fixtures are new LED and in excellent condition.	Plan on replacing in 2038.	6	EA			\$ 1,200.00	\$ 7,200					\$ 15,927
				-	-				-	-		\$ 48,000	\$ -		\$ 7,200	\$ -	\$ - \$ -	\$ -	\$ -	\$ 122,109

### 2018 Deficiency Priority



# 2018 Deficiency Category



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### Fire Station Five

**Building Information** Address: 6399 John R. Road Building Area: 6,000 SF No. of Floors: 1 Year Built: 1990

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Ann	ıal Maintenance	includes lab	or and ma	aterial only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archite Unit Cost	ctural Subtotal	Mecha Unit Cost	nical Subtotal	Electr Unit Cost	rical Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Co	ost Pro	2038 oject Cost
10	Building Exterior		140.	140.	Thomay	outegory				<u> </u>	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	i Tojou oost	1 Tojout oost	1 Tojout oost	110,000	351 110	7,001 0031
	Garage Doors	Apparatus Bay	FS5-066 FS5-067		4	2	The bottoms of the garage doors have corroded.	Remove corrosion and paint with a rust- inhibitive high-performance coating.	6	EA	\$ 800.00	\$ 4,800					1	\$ 6,48	\$ 6,978	\$ 7,33	2 \$ 8,	295 \$	10,618
1.2	Asphalt Shingles	Roof			4	3	The asphalt shingles are in good	Plan on replacing asphalt shingles, underlayment and flashings in 2028.	10,000	SF	\$ 4.00	\$ 40,000									\$ 69	,125 \$	88,485
2.0	Building Interior						condition.	underlayment and flashings in 2028.				<u> </u>									l		
	Carpet Tile	Office, Training/Day Room, Exercise Room			5	3	The carpet tiles are in fair condition, but are showing signs of accelerated wear.	Plan on replacing the carpet tiles in 2023.	1,268	SF	\$ 5.50	\$ 6,974						\$ 9,41	5 \$ 10,139	\$ 10,65	2 \$ 12	,052 \$	15,427
2.2	Non-Insulated Lavatory Piping	Men and Unisex			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	2	EA	\$ 150.00	\$ 300						\$ 40	5 \$ 436	\$ 456	\$ \$	518 \$	664
2.3	Third Grab Bar	Unisex			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	1	EA	\$ 400.00	\$ 400						\$ 54	\$ 582	\$ 61	1 \$	691 \$	885
2.4	Exterior Door and Frame	Vestibule	FS5-062		2	2	The bottoms of the hollow metal door and frame are corroded.	Repair bottom of the hollow metal frame with plates and autobody putty, sand and paint entire frame. Replace door with fiberglass reinforced polyester door	1	LS	\$ 2,000.00	\$ 2,000						\$ 2,70	) \$ 2,908	\$ 3,05	5 \$ 3.	,456 \$	4,424
2.5	Exterior Door and Frame	Apparatus Bay	FS5-069		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace the frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	EA	\$ 3,000.00	\$ 3,000						\$ 4,05	\$ 4,36	\$ 4,58	2 \$ 5	,184 \$	6,636
2.6	Exterior Door and Frame	Corridor	FS5-075		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace the frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	EA	\$ 3,000.00	\$ 3,000						\$ 4,05	\$ 4,36	\$ 4,58	2 \$ 5	,184 \$	6,636
2.7	Settlement Crack	Apparatus Bay	FS5-110		2	2	The CMU partition mortar joints have cracked in a stepped pattern indicating differential settlement under the partition.	The partition should be monitored for further settlement. As an interim correction, the joints should be raked of mortar and filled with mortar and tooled, but not painted. Seismic strips should be placed over the corrected joints and monitored four times a year.	1	EA	\$ 800.00	\$ 800						\$ 1,08	) \$ 1,163	s \$ 1,222	2 \$ 1,	,382 \$	1,770
2.8	Walk-Off Mat	Vestibule			4	3	The walk-off mat is in acceptable condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with carpet tiles in 2028.	25	SF	\$ 5.50	\$ 138						\$ 18	\$ 200	\$ 210	\$	238 \$	304
2.9	Garage Doors	Apparatus Bay			2	6	The bottoms of the garage exit doors have been hit by exiting vehicles due to ineffective door operator controls.	Replace door operator controls with multiple sensors tied to a timer.	3	EA	\$ 2,000.00	\$ 6,000						\$ 8,10	\$ 8,723	\$ 9,16	\$ 10	,369 \$	13,273
	Vehicle Exhaust System	Apparatus Bay			4	3	The vehicle exhaust system functions correctly.	Plan on replacing the hoses, controls and exhaust fan in 2038.	3	EA	\$ 7,000.00	\$ 21,000										\$	46,454
3.0 I	Electrical System				1		Additional fixtures on the generator are	1		1	I		T								<del>-</del>		
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures on the generator are required to comply with the current code.	Extend life safety circuits to select existing fixtures.	1	LS					\$ 2,000.00	\$ 2,000	)	\$ 2,70	\$ 2,908	\$ 3,05	5 \$ 3	456 \$	4,424
3.2	Emergency Power	Mechanical/Electrical			6	3	Life safety and equipment loads are not separated as required per NEC 700.5(D).	Add a life safety ATS and panel and move life safety loads to new panel. Replace generator within 10 years.	1	LS					\$ 49,200.00	\$ 49,200	\$ 500	\$ 66,42	\$ 71,527	\$ 75,14	3 \$ 85	,023 \$	108,837
3.3	Service Entrance Switchboard	Mechanical/Electrical			4	3	Electrical Room must not be used for storage. Switchboard has five spare switches.	Plan on replacing in 2038.	1	EA					\$ 5,800.00	\$ 5,800						\$	12,830
3.4 l	Lighting Control System	Entire Building			4	4	No building wide lighting control system	Install occupancy sensors through out to switch lights off when unoccupied.	15	EA					\$ 389.00	\$ 5,835	5	\$ 7,87	7 \$ 8,483	\$ 8,91	2 \$ 10	,084 \$	12,908
3.5 I	nterior Building Lighting	Entire Building			4	4	Recessed, pendant and industrial fluorescent.	Replace with LED fixtures.	6,000	SF					\$ 5.00	\$ 30,000	\$ 120	\$ 40,50	\$ 43,614	\$ 45,82	2 \$ 51	,843 \$	66,364
3.6	Building Lighting	Entry and walkway			4	4	Original incandescent fixtures should be re-lamped with LED lamps	Plan on replacing in 2028.	14	EA					\$ 1,200.00	\$ 16,800	)				\$ 29	,032 \$	37,163

#### Fire Station Five

Building Information
Address: 6399 John R. Road
Building Area: 6,000 SF
No. of Floors: 1
Year Built: 1990

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical
Priority 2: Potentially Critical
Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended
Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

Deficiency Categories

Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

\*Lower score equals higher priority Annual Maintenance includes labor and material only Architectural Mechanical Electrical Deficiency Deficiency 2018 2021 2023 2028 2038 Item/Description Location Qty. Notes Action No. No. Priority Category Unit Cost Sub Unit Cost Subtotal Unit Cost Subtotal **Project Cost Project Cost** Project Cost Project Cost **Project Cost** 4.0 echanical System he gas fired furnace with DX cooling 4.1 EΑ 5,130 \$ urnace /lechanical/Telecom Room FS5-M-1 4 coil is in fair condition and operating place the furnace in 10 years. 3,800.00 \$ 3,800 350 5,524 5,804 \$ 6,566 \$ 8,405 he 5 ton outdoor condensing unit is in Replace the outdoor condensing unit in 4.2 FS5-M-1 EΑ 200 Outdoor Condensing Unit (Furnace F-1) Exterior Grade West 1 2 6,000.00 6,000 8,723 9,164 \$ 10,369 13,273 oor condition. he next 5 years. he heaters should be replaced in 5 SF 4.3 2 3,000 Infrared Heaters 3 The heaters are in fair condition 3.00 9.000 13.084 13,747 \$ 15.553 19.909 4.4 Kitchen Range, Hood and Make-up Air/Exhaust Kitchen LS 60,000.00 \$ 103,687 \$ 132,728 Equipment is in fair condition. Plan on replacing in 2028. 60,000 150 The fans are in fair condition and are Exhaust Fan Roof/Garage 3 3 eplace fans in 5 years. EΑ 1,800.00 2,617 2,749 \$ 3,111 3,982 unction, but are approaching the end of neir useful life. Extend and support generator exhaust he generator exhaust terminates unde EA 4.6 Generator Exhaust Exterior North 1 1 700.00 \$ 700 945 \$ 1.018 \$ 1.069 \$ 1.210 \$ 1.548 offit overhang. mediately. Jpdate hardware and software on xisting Andover system is in good/fair 4.7 SF 4 3 21,136 5.00 \$ 105,680 153,638 161,416 \$ 182,627 \$ 233.77 Controls hroughout egular intervals of not more than five ondition. 5.0 Plumbing System he 88 MBH 100 gallon gas domestic Replace the water heater in 5 years. ater heater appears to be in fair Any replacement should be put on a Domestic Water Heater Mechanical/Telecom Room FS5-P-1 EΑ 7,000.00 \$ 7,000 10,692 \$ 12,097 ondition, but is approaching the end of oncrete housekeeping pad to reduce contact with standing water. s useful life. prinkler piping and fire service are in Automatic Sprinkler System/Fire Service All Rooms 3 21,136 SF 4.00 \$ 84,544 146,102 187,023 ood condition. proximately 10 years. New domestic supply piping and he domestic water and sanitary piping sanitary/vent piping should be replace SF Domestic Water and Sanitary Piping Mechanical Room 3000 1.00 \$ 3,000 5,184 \$ 6,636 s in fair condition. when new plumbing fixtures are stalled. Plumbing fixtures (water closets, Plumbing fixtures (porcelain, flush Toilet Rooms/Kitchen 4 LS 33,150.00 \$ 33,150 57,287 \$ 73,332 Plumbing Fixtures alves, faucets, mixing valves, fixture urinals, lavatories, sinks) should be rriers) are in good condition. placed in 10 years. \$ 109,635 \$ 1,470 \$ 160,578 \$ 350,986 \$ 379,447 \$ 839,725 \$ 1,134,204 \$ 88,412 \$ 314,674

6.	.0 S	Site																
6.	.1 A	Asphalt Pavement	Parking Lot	FS5-073 FS5-082	4	3	The asphalt pavement in the parking lot has cracked in three locations, but does drain and is in fair condition overall	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00	\$ 63,600					\$ 97,143 \$ 109,	308 \$ 140,692
6.	.2 C	Control Joints	Concrete Pavement at Garage Doors	FS5-065	4	3		Remove bituminous sealant and reseal joints with an exterior grade silicone sealant.	1,647	LF	\$ 2.50	\$ 4,118			\$ 5,559	\$ 5,986	\$ 6,289 \$ 7,	116 \$ 9,108
6.	.3 C	Control Joints	Concrete Pavement	FS5-064	3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature	Seal joints with an exterior grade silicone sealant.	588	LF	\$ 2.00	\$ 1,176			\$ 1,588	\$ \$ 1,710	\$ 1,796 \$ 2,	032 \$ 2,601

### Fire Station Five

**Building Information** Address: 6399 John R. Road Building Area: 6,000 SF No. of Floors: 1

Year Built: 1990 Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

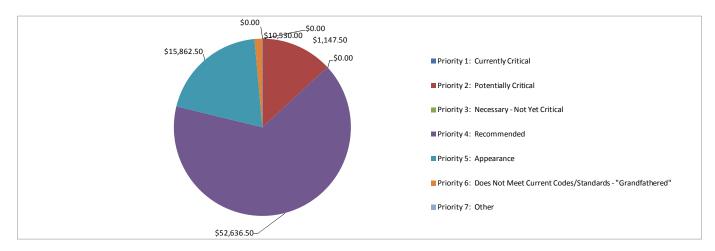
Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

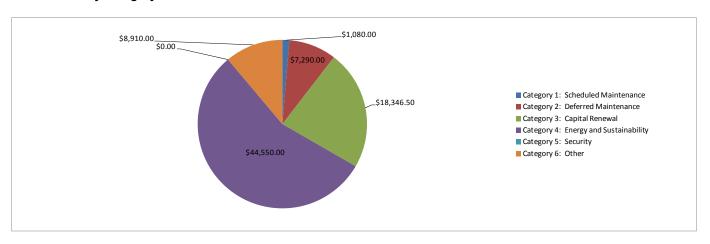
Category 5: Security
Category 6: Other

								*Lower score equals higher priority										Anno	aiaii itoi iai ioo	includes labor a	ind material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archite		Mechanical		Electrical	Annual Maintenance	2018	2021 Project Cost	2023 Project Cost	2028 Project Cost	2038
6.4 C	Concrete Pavement	Sidewalk at Main Entrance	FS5-063	NU.	1		The concrete pavement slab adjacent to the main entrance frost slab has sunk and presents a tripping hazard.	Remove slab and recompact sub-soil. Pre-drill the concrete frost slab along its edge and place 8 inch long number 4 reinforcement steel each 16 inches on center to a depth of 4 inches and secure with non-shrink/non-metallic grout. Pour a new 4 inch thick concrete slab up to the concrete frost slab and pitch to the existing concrete pavement.	1	LS	\$ 1,200.00	\$ 1,200	Unit Cost Subto	I Unit Co	Subtotal	Maintenance	\$ 1,620				
6.5 Pi	Privacy Wall	Kitchen Exterior	FS5-079		4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant.	1	LS	\$ 2,200.00	\$ 2,200					\$ 2,970	\$ 3,198	\$ 3,360	3,802	\$ 4,867
6.6 C	Concrete Ramp	Parking Lot	FS5-084		3	2	The top of the concrete ramp and curbs adjacent to the barrier-free parking spaces have spalled.	Replace the damaged sections and curbs.	1	LS	\$ 2,400.00	\$ 2,400					\$ 3,240	\$ 3,489	\$ 3,666	\$ 4,147	\$ 5,309
6.7 Si	Site Wall	Southeast Corner of Exterior Wall	FS5-087		4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	Remove and salvage the limestone cap sections. Cap the top of the brick wall with rubberized asphalt flashing and reinstall the salvaged limestone cap sections. Rake the limestone cap mortar joints and fill with an exterior grade silicone sealant. Tuckpoint cracked mortar joints in the stone wall.	1	LS	\$ 1,400.00	\$ 1,400					\$ 1,890	\$ 2,035	\$ 2,138	3 \$ 2,419	\$ 3,097
6.8 Si	Sign Wall	Property Entrance			4	2	The mortar joints have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar. The adjacent brick cap has mortar joints at the top horizontal surface that will eventually crack and allow water between the bricks.	Remove and salvage the limestone cap sections. Remove and dispose of the brick cap. Cap the top of the brick wall with rubberized asphalt flashing and	1	LS	\$ 3,200.00	\$ 3,200					\$ 4,320	\$ 4,652	\$ 4,888	\$ 5,530	\$ 7,079
6.9 Si	Site Lighting	Parking Lots			7	6	Fixtures have been changed to LED.	Plan on replacing in 2038.	1	EA	_	\$ 79.294		\$ 1,20	0.00 \$ 1,20 \$ 1,20		\$ 21,186	\$ 22,815	\$ 121,113	\$ 137,028	\$ 2,655 <b>\$ 178.063</b>

### 2018 Deficiency Priority



### 2018 Deficiency Category



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#### Fire Station Six

No. of Floors: 1

**Building Information** Address: 5901 Coolidge Highway Building Area: 6,600 SF

Year Built: 1994 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security
Category 6: Other

			Filolity 7. C					*Lower score equals higher priority													cludes 35 % III		
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite		Mechanical	Electri		Annual	2018	2021		2023	2028		38
	·		No.	No.	Priority	Category	11111		,.		Unit Cost	Subtotal	Unit Cost Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project C	ost Pro	oject Cost	Project Cost	Projec	t Cost
	Building Exterior  Brick	North Florestics	FS6-119		5	4	Efflorescence covers two sections of	Clean brick with a non-acidic cleaning	4	LS	£ 000.00	) \$ 80		1		ī	£ 4.00		460 6	4 000	f 4.20		4.770
-		North Elevation	FS6-154			1	the exterior brick wall. The asphalt shingles were installed in	agent. Plan on replacing the asphalt shingles,	1		\$ 800.00						\$ 1,08	\$ 1	,163 \$	1,222		2 \$	1,770
	Asphalt Shingles	Roof			4	3	1994 and are in good condition.	underlayment and flashings in 2028.	8,853	SF	\$ 4.00	\$ 35,41	2			<u> </u>	<u> </u>				\$ 61,19	6 \$	78,336
2.0	Building Interior	·					Ten and the second second second	•					1	1									
2.1	Walk-Off Mat	Vestibule			4	3	The walk-off mat is in good condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with walk-off carpet tiles in 2028.	25	SF	\$ 5.50	\$ 13	8								\$ 23	8 \$	304
2.2	Carpet Tile	Day Room, Office			5	3	The carpet tiles are in acceptable condition, but are showing signs of wear.	Plan on replacing the carpet tiles in 2028.	1000	SF	\$ 5.5	0 \$ 5,50	0								\$ 9,50	5 \$	12,167
2.2	Flooring	Corridor 2	FS6-032		5	6	The vinyl composition tile (VCT) flooring	Replace the VCT with a resilient sheet	250	SF	¢ 7.00	) \$ 1,75					\$ 2,36	2 6 3	2,544 \$	2,673	\$ 3.02	4 \$	3,871
2.3	Ploofing	Corridor 2	130-032		3	0	system seams have opened due to standing water.	flooring system with welded seams and an integral base.	250	SI-	Φ 7.00	J \$ 1,73					\$ 2,30	ο φ 2	.,544 φ	2,073	φ 3,02 <sup>4</sup>	Ψ Ψ	3,071
			FS6-088				The concrete floor was ground smooth and sealed with a clear sealer. Cracks	Plan on the following remediation in 2028. Route out cracks and loose															
2.4	Concrete Floor	Apparatus Bay	FS6-089		4	3	have formed at the trench drains and a	sections and fill with patching mortar.	1	LS	\$ 3,000.00	\$ 3,000	0								\$ 5,18	4 \$	6,636
							patched section of concrete is loose. The exposed piping under lavatory	Polish and seal entire concrete floor.															
2.5	Non-Insulated Lavatory Piping	Men's, Women's			6	6	countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	3	EA	\$ 150.00	\$ 450	0				\$ 60	3 \$	654 \$	687	\$ 778	8 \$	995
2.6	Third Grab Bar	Women's			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	1	EA	\$ 400.00	\$ 40	0				\$ 54	\$	582 \$	611	\$ 69	1 \$	885
2.7	Finishes	Shower	FS6-046 FS6-048		5	3	The finishes throughout the shower are in poor condition.	Replace the ceramic tile floor and base with a porcelain tile floor and base. Clean and repaint the CMU walls with epoxy paint. Replace the acoustical layin ceiling system with an epoxy painted gypsum board ceiling system. Upgrade the lighting to LED. Replace the fan vent opening and controls. Replace the wood bench with a seat wall capped with a solid surface bench top. Replace the barrier-free fold-down shower seat. Replace the shower controls with adjustable barrier-free shower controls. Replace the grab bar with a stainless	1	LS	\$ 9,200.00	) \$ 9,20k	0				\$ 12,42	) \$ 13	\$,375 \$	14,052	\$ 15,899	9 \$	20,352
2.8	Exterior Door Frame	Vestibule, Corridor 2, Apparatus Bay	FS6-113		2	2	The bottoms of the hollow metal door frames are corroded. The hollow metal doors were installed in 2016.	Remove corrosion and paint with a rust-inhibitive high-performance coating.	1	LS	\$ 1,600.0	0 \$ 1,600	0				\$ 2,16	\$ 2	2,326 \$	2,444	\$ 2,76	5 \$	3,539
2.9	Garage Doors	Apparatus Bay	FS6-143		4	2	The bottoms of the garage entrance doors have corroded.	Remove corrosion and paint with a rust- inhibitive high-performance coating.	2	EA	\$ 800.00	\$ 1,600	0				\$ 2,16	\$ 2	2,326 \$	2,444	\$ 2,76	5 \$	3,539
2.10	Garage Doors	Apparatus Bay	FS6-091		2	6	The bottoms of the garage exit doors have been hit by exiting vehicles due to ineffective door operator controls.	Replace door operator controls with multiple sensors tied to a timer.	2	EA	\$ 2,000.00	\$ 4,000	0				\$ 5,40	\$ 5	5,815 \$	6,110	\$ 6,912	2 \$	8,849
2.11	Garage Door Frames	Apparatus Bay	FS6-142		2	2	The bottoms of the garage door frames and piers are corroded.	Remove corrosion and coat frames with a high-performance coating.	1	LS	\$ 2,200.0	0 \$ 2,20	0				\$ 2,97	\$ 3	3,198 \$	3,360	\$ 3,802	2 \$	4,867
2.12	Vehicle Exhaust System	Apparatus Bay	FS6-093		4	3	The vehicle exhaust system functions	Plan on replacing the hoses, controls	2	EA	\$ 7,000.00	0 \$ 14,00				1						\$	30,970
	Electrical System		FS6-094			-	correctly.	and exhaust fan in 2038.				1,,,,,										<u> </u>	.,
	Emergency Egress Lighting	Entire Building			4	3	Equipment is 34 years old and in good	1 T															
	Emergency Power	Mechanical/Generator		FS6-E-6 FS6-E-7 FS6-E-8	4	3	condition.  Equipment is 34 years old. Life safety and equipment loads are not separated as required per NEC 700.5(D).	generator. Add a life safety ATS and panel and move life safety loads to new panel. Replace generator in 2028.	1	LS				\$ 25,000.00	\$ 25,000	\$ 400					\$ 43,20	3 \$	55,303
3.3	Service Disconnects	Mechanical/Generator		FS6-E-1 FS6-E-2 FS6-E-3	4	3	Equipment is 34 years old and in good condition.	Plan on replacing in 2038.	3	EA				\$ 1,250.00	\$ 3,750							\$	8,295

### Fire Station Six

No. of Floors: 1

**Building Information** Address: 5901 Coolidge Highway Building Area: 6,600 SF

Year Built: 1994 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

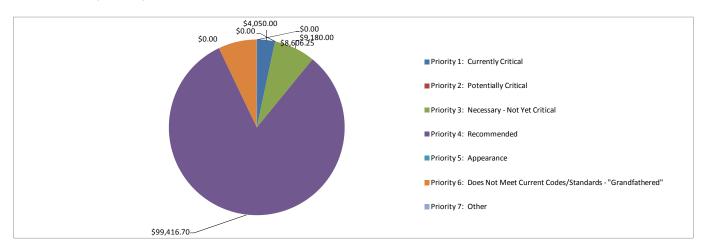
\*Lower score equals higher priority

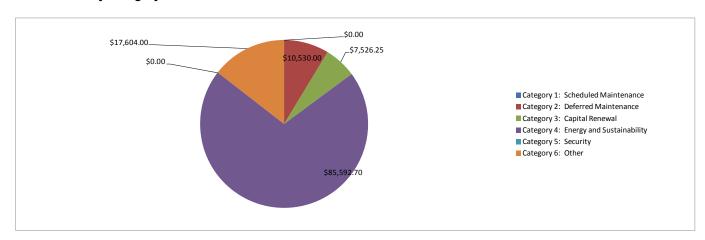
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architec	tural	Mechai	nical	Elect	trical	Annual	2018	2021	2023	2028	2038
No.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cos
3.4	Panelboards	Mechanical/Generator		FS6-E-4 FS6-E-5	4	3	Equipment is 34 years old and in good condition.	Plan on replacing in 2038.	3	EA					\$ 3,100.00	\$ 9,300						\$ 20,5
3.5	Lighting Control System	Entire Building			4	3	There are occupancy sensors in some spaces.	Install occupancy sensors throughout to switch lights off when unoccupied.	10	EA					\$ 389.00	\$ 3,890		\$ 5,252	\$ 5,655	\$ 5,942	\$ 6,722	2 \$ 8,6
3.6	Building Lighting	Entire Building			4	4	Fluorescent 2x4 and downlights with incandescent lamps	2x4 should be replaced with LED fixtures and downlights relamped with LED lamps	6,600	SF					\$ 5.00	\$ 33,000	\$ 132	\$ 44,550	\$ 47,975	\$ 50,404	\$ 57,028	8 \$ 73,0
3.7	Fire Alarm Communicator	Entire Building		FS6-E-9	4	3	A tire alarm system is in good condition	Replace the batteries in 5-year increments.	1	LS					\$ 500.00	\$ 500	\$ 500	\$ 675	\$ 727	\$ 764	\$ 864	4 \$ 1,1
4.0	Mechanical System																					
4.1	Furnace	Mechanical		FS6-M-1	3	3	The gas fired furnace with DX cooling coil is in fair condition and operating adequately.	Replace the furnace with like kind in 2023.	1	LS			\$ 3,800.00	\$ 3,800			\$ 350			\$ 5,804	\$ 6,566	6 \$ 8,4
4.2	Condensing Unit	Outdoors		FS6-M-2	3	3	The 5 ton condensing unit is in fair condition.	Replace the condensing unit with like kind in 2023.	1	LS			\$ 6,000.00	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	9 \$ 13,2
4.3	Kitchen Range, Hood and Make-up Air/Exhaust	t Kitchen			3	3	Equipment is in fair condition.	Plan on replacing in 2028.	1	LS			\$ 60,000.00	\$ 60,000			\$ 150					
4.4	Infrared Heaters	Fire Station 6			4	4	The infrared heaters are in good condition.	Replace infrared heaters in 2038.	3,500	SF			\$ 3.00	\$ 10,500								\$ 23,2
4.5	Controls	Fire Station 6			3	3	Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	7,000	SF			\$ 5.00	\$ 35,000					\$ 50,883	\$ 53,459	\$ 60,484	4 \$ 77,4
5.0	Plumbing System						-															
5.1	Water Heater	Corridor 4		FS6-P-1	3	3	The 76 MBH 75 gallon gas fired water heater is in good condition.	Replace the water heater with like kind in 2023.	1	LS			\$ 5,025.00	\$ 5,025						\$ 7,675	\$ 8,683	3 \$ 11,1
5.2	Plumbing Fixtures	Throughout			3	4	ŭ ů	Replace the fixtures in 2028.	1	LS			\$ 22,400.00	\$ 22,400					<u>'</u>		\$ 38,710	0 \$ 49,5
5.3	Fire Protection	Throughout			4	3	The fire protection piping is in good condition.	Replace the system in 2028.	7,000	SF			\$ 4.00	\$ 28,000							\$ 48,387	7 \$ 61,9
					•				•	·		\$ 80,050		\$ 170,725		\$ 75,440	\$ 1,732	\$ 80,177	\$ 137,224	\$ 166,814	\$ 395,157	\$ 588,89

6.	Sit	ite																	
6.	I As	sphalt Pavement	Parking Lot	FS6-106 FS6-128	4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4	00 \$ 85,30	0				\$	147,408	\$ 188,694
6.	2 Cc	ontrol lointe	Concrete Pavement at Patio and Sidewalks		3	6		Seal joints with an exterior grade silicone sealant.	400	LF	\$ 2	00 \$ 80	0		\$ 1,08	0 \$ 1,163	\$ 1,222 \$	1,382	\$ 1,770
6.	3 Co	ontrol lointe	Concrete Pavement at Garage Doors	FS6-140	4		The control joints in the concrete drives are sealed with a bituminous sealant. This type of sealant does not hold its shape at the top edge of the concrete and will expand over the top of the concrete and be pulled out by vehicular traffic. Afterwards, water will penetrate the joint and wear the edge of the concrete	Remove bituminous sealant and reseal joints with an exterior grade silicone sealant.	1,461	LF	\$ 2	50 \$ 3,65	3		\$ 4,93	1 \$ 5,310	\$ 5,579 \$	6,312	\$ 8,080
6.	4 Co	oncrete Pavement	Sidewalk, Patio	FS6-129 FS6-164	3	2	Several large cracks have formed at the top of the concrete pavement and spalled the top surfaces.	Route the cracks open and fill with patching mortar.	1	LS	\$ 3,200	00 \$ 3,20	0		\$ 4,32	0 \$ 4,652	\$ 4,888 \$	5,530	\$ 7,079

## 2018 Deficiency Priority





### Police/Fire Training

**Building Information** Address: 4850 John R. Road Building Area: 21,136 SF No. of Floors: 1

Year Built: 2001 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

								*Lower score equals higher priority													Annual	Maintenance i	ncludes labor a	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit		rchitectural		Mechan		Electr		Annual	2018		021	2023	2028	2038
- 10	·		No.	No.	Priority	Category				<u>.                                    </u>	Unit Co	ost Subt	total	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cos	Projec	ct Cost	Project Cost	Project Cost	Project Cost
	Building Exterior  Louvers	Electrical			4	4	The emergency generator was removed and the air intake and exhaust openings in the exterior walls are no longer needed. Additionally, the non-insulated louvers are energy inefficient.	Remove the louvers, sealant, controls and sheet metal plenum. Infill openings with jumbo brick matching the existing jumbo brick. Match the overall wall thickness and insulate the brick wall cavity with rigid insulation. Provide full-height cavity wall waterproofing and weep/vents at the bottoms of the infilled bricks	1	LS	\$ 6,4	100.00 \$	6,400						\$ 8,64	\$ \$	9,304	\$ 9,775	\$ 11,060	\$ 14,158
1.2	Concrete Floor Slope	Fire Tower Exterior Fourth Floor	FPT-462		4	6	The exterior concrete floor slab does not slope to the drain at the southeast corner and instead ponds water at the northwest corner.	Scarify the concrete floor slab from the northwest corner to the floor drain at the southeast corner. Apply a top coating of patching mortar. Cover entire concrete floor slab with a traffic coating consisting of a urethane primer, a liquid urethane elastomeric waterproofing base coat, a flexible epoxy resin intermediate coat and a aliphatic polyurethane ton coat	288	SF	\$	30.00 \$	8,640						\$ 11,66	<b>64</b> \$	12,561	\$ 13,197	\$ 14,931	\$ 19,113
1.3	Roof Leak	North End of Corridor	FPT-469 FPT-470		1	2	There is a roof leak at the back side of the coping above the exterior door at the north side of the corridor. Water has come through the acoustical lay-in ceiling system and stained the brick and corroded the bottom of the exterior hollow metal door and frame.	The roofing system is under warranty and the repair, if performed under the warranty, will be at no cost to the City. Clean the brick with a non-acidic cleaning agent. Salvage the door hardware. Replace the frame with an aluminum frame. Replace the door with a fiberglass reinforced polyester door and reinstall door hardware.	1	LS	\$ 3,0	000.00 \$	3,000						\$ 4,05	50 \$	4,361	\$ 4,582	\$ 5,184	\$ 6,636
1.4	Gutter	North Entrance	FPT-461 FPT-499		3	2	The gutter above the door is too small for the amount of rain it collects and the excess rain water spills out of the gutter and onto the door and concrete slab. The concentration of water has corroded the bottom of the hollow metal door and frame.	Replace the undersized gutter with a gutter section sized for the expected rain. Transition the larger gutter section to the downspout at the north elevation. Remove the corrosion from the hollow metal door and frame with power tools. Prime and repaint entire exterior door and frame surfaces. Note, this door and frame can be replaced under Item	1	LS	\$ 2,4	400.00 \$	2,400						\$ 3,24	40 \$	3,489	\$ 3,666	\$ 4,147	\$ 5,309
1.5	Standing Seam Metal Roof	East and West Roofs	FPT-461		3	2	There are small areas of corrosion on the standing seam metal roof panels.	No. YYY  Remove corrosion and coat with a fluoropolymer two-coat system consisting of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight; complying with physical properties and coating performance requirements of AAMA 2604. Match existing color	1	LS	\$ 2,4	100.00 \$	2,400						\$ 3,24	40 <b>\$</b>	3,489	\$ 3,666	\$ 4,147	\$ 5,309
1.6	Roofing System	Roof			3	3	The roofing system is a 3-ply modified asphalt built-up roof with gravel surfacing.	Warranty expires in 2021. Replace with same in 2028.	3,757	SF	\$	25.00 \$ 9	93,925										\$ 162,313	\$ 207,774
2.0	Building Interior			_	_														•				1	
2.1	Carpet Tile	Classroom A, et.al.	FPT-159		5	3	The carpet tiles are showing excessive wear.	Plan on replacing the carpet tiles in 2021.	4446	SF	\$	5.50 \$ 2	24,453							\$	35,550	\$ 37,350	\$ 42,258	\$ 54,094
2.2	Generator Concrete Curb	Electrical			4	6	The concrete curb at the former emergency generator location is no longer required.	Remove the concrete curb. Patch the floor at the removed curb with patching mortar.	1	LS	\$ 1,6	600.00 \$	1,600						\$ 2,16	\$ \$	2,326	\$ 2,444	\$ 2,765	\$ 3,539
2.3	Third Grab Bar	Women and Men			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls	Add third/vertical grab bar.	2	EA	\$ 4	100.00 \$	800						\$ 1,08	\$0 \$	1,163	\$ 1,222	\$ 1,382	\$ 1,770

### Police/Fire Training

**Building Information** Address: 4850 John R. Road Building Area: 21,136 SF No. of Floors: 1

Year Built: 2001 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

								*Lower score equals higher priority										Annu	al Maintenance	includes labor a	and material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Architectural Unit Cost Subtotal	Mecha Unit Cost	anical Subtotal	Elect Unit Cost	rical Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Cost	2038 Project Cost
2.4	Shower Tile	Men's Locker	FPT-066	No.	3	6	The floor and wall tile joints have opened up and permitted moisture under the tile.	Remove wall and floor tile. Replace waterproofing system over the cement board. Reset tile with a thin-set mastic and epoxy grout joints.	1	LS		Unit Cost	Subtotal	Unit Cost	Subtotal	Waintenance	\$ 2,700				
3.0	Electrical System	•	-				<u>-</u>	and oboay droat foiling.		•	•		•			•			•		
3.1	Emergency Egress Lighting	Entire Building			7	7	Egress lighting is served from generator.	2001 construction should have sufficient fixtures to comply with current Code. Maintain fixture operation.													
3.2	Emergency Power	Electrical Room and Exterior Generator and ATS		FPT-E-5 FPT-E-6 FPT-E-7	6	3	Life safety and equipment loads are not separated as required per NEC 700.5(D).	Add a Life Safety ATS and panel and move life safety loads from the equipment panel.	1	LS				\$ 5,575.00	\$ 5,575	\$ 1,000	\$ 7,526	\$ 8,105	\$ 8,515	\$ 9,634	\$ 12,333
3.3	Service Entrance Switchboard	Electrical		FPT-E-1	4	3	Electrical Room must not be used for storage. Switchboard has NO spare switches.	Plan on replacing in 2051.	1	EA				\$ 6,800.00	\$ 6,800						
3.4	Interior Building Lighting	Entire Building			4	4	Recessed 2 x 4 fluorescent and LED in Training/Vehicle Garage.	Replace 2 x 4 fluorescent with LED.	10,000	SF				\$ 5.00	\$ 50,000	\$ 200	\$ 67,500	\$ 72,690	\$ 76,370	\$ 86,406	\$ 110,607
3.5	Lighting Control System	Entire Building			4	4	No building wide lighting control system. A handful of occupancy sensors which don't function well.	Install new occupancy sensors through out to switch lights off when unoccupied.	18	EA				\$ 389.00	\$ 7,002		\$ 9,453	\$ 10,180	\$ 10,695	\$ 12,100	\$ 15,489
4.0	Mechanical System						The state of the s												<u> </u>		
4.1	Rooftop Unit (RTU-1)	Roof		FPT-M-1	2	3	The rooftop unit has 5 tons of DX cooling and 125 MBH of natural gas heating is in fair condition and is functional, but is approaching the end of list useful life.	Replace the rooftop unit in the next 5 years with a like kind and size.	1	LS		\$ 9,000.00	\$ 9,000			\$ 1,900			\$ 13,746	\$ 15,553	\$ 19,909
4.2	Rooftop Unit (RTU-2)	Roof		FPT-M-2	2	3	The rooftop unit has 5 tons of DX cooling and 125 MBH of natural gas heating is in fair condition and is functional, but is approaching the end of lits useful life.	Replace the rooftop unit in the next 5 years with a like kind and size.	1	LS		\$ 9,000.00	\$ 9,000			\$ 1,900			\$ 13,746	\$ 15,553	\$ 19,909
4.3	Rooftop Unit (RTU-3)	Roof		FPT-M-3	2	3	The rooftop unit has 5 tons of DX cooling and 125 MBH of natural gas heating is in fair condition and is functional, but is approaching the end of list useful life.	Replace the rooftop unit in the next 5 years with a like kind and size.	1	LS		\$ 9,000.00	\$ 9,000			\$ 1,900			\$ 13,746	\$ 15,553	\$ 19,909
4.4	Rooftop Unit (RTU-4)	Roof		FPT-M-4	2	3	The rooftop unit has 5 tons of DX cooling and 125 MBH of natural gas heating is in fair condition and is functional, but is approaching the end of its useful life.	Replace the rooftop unit in the next 5 years with a like kind and size.	1	LS		\$ 9,000.00	\$ 9,000			\$ 1,900			\$ 13,746	\$ 15,553	\$ 19,909
4.5	Rooftop Unit (RTU-5)	Roof		FPT-M-5	2	3	The rooftop unit has 5 tons of DX cooling and 125 MBH of natural gas heating is in fair condition and is functional, but is approaching the end of its useful life.	Replace the rooftop unit in the next 5 years with a like kind and size.	1	LS		\$ 9,000.00	\$ 9,000			\$ 1,900			\$ 13,746	\$ 15,553	\$ \$ 19,909
4.6	Rooftop Unit (RTU-6)	Roof		FPT-M-6	2	3	The rooftop unit has 5 tons of DX cooling and 125 MBH of natural gas heating is in fair condition and is functional, but is approaching the end of its useful life.	Replace the rooftop unit in the next 5 years with a like kind and size.	1	LS		\$ 9,000.00	\$ 9,000			\$ 1,900			\$ 13,746	\$ 15,553	\$ \$ 19,909
4.7	Infrared Heaters	Roof			3	3	The heaters thorughout the garage are in fair condition.	Replace the infrared heating system in	6,000	SF		\$ 3.00	\$ 18,000						\$ 27,493	\$ 31,106	\$ 39,818
	Exhaust Fans	Roof/Garage			3	3	The rooftop exhaust fans are in fair condition and are functional, but are approaching the end of their useful life.	the garage in the next 5 years.  Replace the existing rooftop exhaust fans in the next 5 years with a like kind and curb.	4	EA		\$ 1,800.00	\$ 7,200			\$ 600			\$ 10,997	\$ 12,442	\$ 15,927
4.9	Automatic Sprinkler System/Fire Service	All Rooms		FPT-M-7 thru FPT-M-10	3	3	Sprinkler piping and fire service are in good condition. Replacement can be deferred for approximately 10 years.	Replace the sprinkler piping and fire service in 2028 with like equipment.	21,136	SF		\$ 4.00	\$ 84,544							\$ 146,102	\$ 187,023

#### Police/Fire Training

**Building Information** Address: 4850 John R. Road Building Area: 21,136 SF No. of Floors: 1

Year Built: 2001 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

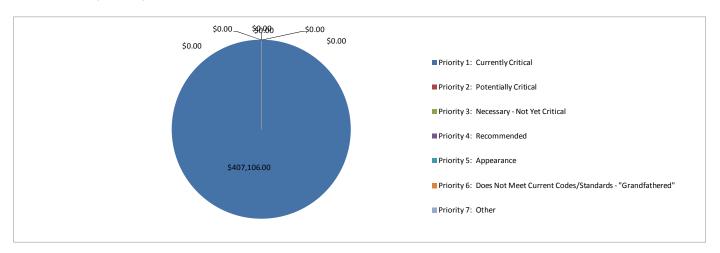
Category 5: Security Category 6: Other

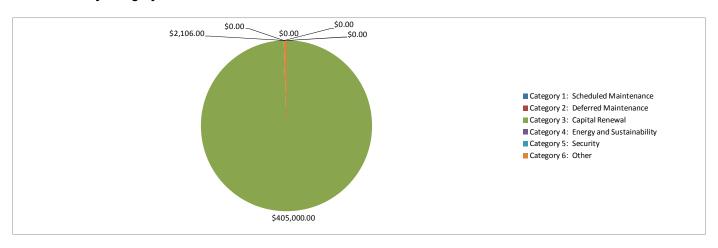
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

			1 Hority 7.	0.1101				*Lower score equals higher priority														and material only
No	. Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Archited	tural	Mecha	nical	Elect	rical	Annual	2018	2021	2023	2028	2038
		2004	No.	No.	Priority	Category		7.0.0	٦.,	<b>0</b>	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
5.0	Plumbing System																					
5.′	Domestic Water Heater	Mechanical Room		FPT-P-1	3	2	The gas domestic water heater appears to be in fair condition, but is approaching the end of its useful life. Any replacement should be put on a concrete housekeeping pad to reduce contact with standing water.	Plan on replacing water heater in the next 5 years with a like kind.	1	LS			\$ 7,000.00	\$ 7,000						\$ 10,692	2 \$ 12,09	7 \$ 15,486
5.2	2 Domestic Water and Sanitary Piping	Mechanical Room			3	2	The domestic water and sanitary piping is in fair condition. Appears to be newer than the building and plumbing fixtures. It is a mix of copper and PVC. It should be replaced when new plumbing fixtures are installed.	r Plan on replacing piping in the next 5 years with a like system.	21136	SF			\$ 1.00	\$ 21,136						\$ 32,284	\$ 36,520	6 \$ 46,756
5.3	Plumbing Fixtures	Toilet Rooms, Kitchenette, Classroom 20			2	2	Plumbing fixtures (porcelain, flush valves, faucets, mixing valves, fixture carriers) are in fair condition, but are approaching the end of their useful lives.	Plan on replacing plumbing fixtures in the next 5 years with a like kind.	1	LS			\$ 38,000.00	\$ 38,000						\$ 58,041	\$ 65,666	84,060
							_		•			\$ 145,618		\$ 229,880	-	\$ 69,377	\$ 13,200	\$ 121,253	\$ 166,126	\$ 396,521	\$ 757,042	969,078

6.0	Site																			
	Asphalt Pavement	Parking Lots	FPT-458 FPT-464		1	3	The asphalt pavement in the parking lots has cracked in several locations.	Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	41,338	SF	\$ 4.00	\$ 165,352				\$ 223,225	\$ 240,389	\$ 252,559	8 285,747	\$ 365,780
6.2	Control Joints	Concrete Pavement			3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	563	LF	\$ 2.00	\$ 1,126				\$ 1,520	\$ 1,637	\$ 1,720	3 1,946	5 \$ 2,491
6.3	Sign Wall	Property Entrance	FPT-475 FPT-476		2	2	The mortar joints have deteriorated between the bricks and the limestone cap. Water infiltration has frozen behind the bricks and cracked the bricks and mortar joints.	Remove and salvage the signage. Remove brick and limestone cap to concrete foundation wall and dispose of masonry. Rebuild sign wall with new brick and cast stone caps. Cap the top of the brick wall with rubberized asphalt flashing and cast stone sections formed with positive slopes. Rake the cast stone mortar joints and fill with an exterior grade silicone sealant. Reinstall singage	1	LS	\$ 10,000.00	\$ 10,000				\$ 13,500	\$ 14,538	\$ 15,274 \$	5 17,281	\$ 22,121
6.4	Site Wall	South Property Line	FPT-505		2	2	Vertical cracks have formed at the third points between the control joints due to excessive expansion in the brick.	Remove the metal coping. At each crack, sawcut through the brick to a depth of 1 inch each side of the site wall. Infill sawcut opening with backer rod and an exterior grade silicone sealant. Before reinstallation of the	15	EA	\$ 300.00	\$ 4,500				\$ 6,075	\$ 6,542	\$ 6,873	3 7,777	\$ 9,955
6.5	Site Lighting	Parking Lots		FPT-E-8	7	6	Fixtures are currently LED.	Plan on replacing in 2038.	6	EA			\$ 1,200	00 \$ 7,2	00					\$ 15,927

### 2018 Deficiency Priority





### Historic Village Barnard House

**Building Information** Address: 60 West Wattles Road Building Area: 2,000 SF No. of Floors: 2

Year Built: 1837 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

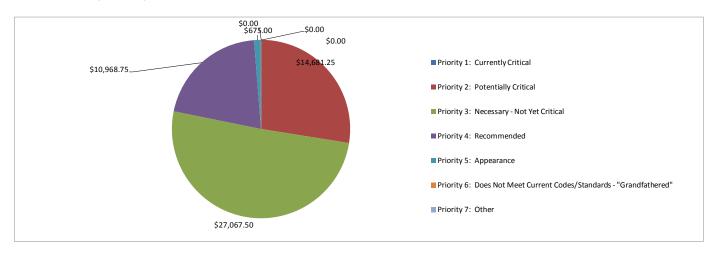
Note: Project Cost includes 35% mark-ups and fees

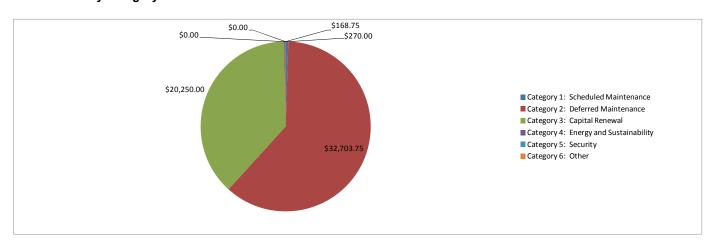
								*Lower score equals higher priority											Annua	al Maintenance i	ncludes labor a	nd material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu		Mechai		Electr		Annual	2018	2021	2023	2028	2038
	·		No.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior	i		1			1	As part of a \$450,000 project, the wood									<del> </del>	1				I
1.1	Wood Siding	All Elevations	HVBH-061		7	6	The paint has delaminated from the wood siding.	renovated up through the 2018-2019 fiscal year.														
1.2	Wood Window Trim	All Elevations			7	6	The paint has delaminated from the wood window trim.	As part of a \$450,000 project, the wood window trim and the finish are being renovated up through the 2018-2019 fiscal year.														
1.3	Wood Windows	All Elevations	HVBH-063		7	6	The paint has delaminated from the wood windows.	As part of a \$450,000 project, the wood windows and the finish are being renovated up through the 2018-2019 fiscal year.														
1.4	Asphalt Shingles	Roof	HVBH-069		7	6	The asphalt shingles are in poor condition and the wood roof sheathing has sagged.	As part of a \$450,000 project, the roofing system is being renovated up through the 2018-2019 fiscal year,														
2.0	Building Interior																					
2.1	Flooring	First Floor	HVBH-014		7	6	The flooring system throughout the first floor has been damaged beyond reuse.,	As part of a \$450,000 project, the flooring systems are being renovated up through the 2018-2019 fiscal year,.														
2.2	Doors	First Floor	HVBH-019		7	6	The doors throughout the first floor have been damaged beyond reuse.	As part of a \$450,000 project, the doors are being renovated up through the 2018-2019 fiscal year.,														
2.3	Walls	First Floor	HVBH-021		7	6	The wall finishes throughout the first floor have been damaged beyond reuse.	As part of a \$450,000 project, the wall finishes are being renovated up through the 2018-2019 fiscal year.														
2.4	Walls	Stair 2	HVBH-021		7	6	The finishes throughout the stair have been damaged beyond reuse.	As part of a \$450,000 project, the finishes are being renovated up through the 2018-2019 fiscal year.														
2.5	Ceiling	First Floor	HVBH-009 HVBH-016		7	6	The ceiling system throughout the first floor has been damaged beyond reuse,	As part of a \$450,000 project, the ceiling system is being renovated up through the 2018-2019 fiscal year.														
2.6	Flooring, Doors, Walls, Ceilings	Second Floor	HVBH-025 HVBH-028		1	3	The flooring system, doors, wall finishes and ceilings throughout the second floor have been damaged beyond reuse.	Replace all damaged systems with historically accurate systems.	1	LS	\$ 300,000.00	\$ 300,000						\$ 405,000	\$ 436,141	\$ 458,220	\$ 518,434	\$ 663,640
2.7	9 Inch by 9 Inch Vinyl Floor Tile	Apartment Space, Closet 3			1	6	Original vinyl floor tiles.	Replace with a historically accurate flooring system.	624	SF	\$ 2.50	\$ 1,560						\$ 2,106	\$ 2,268	\$ 2,383	\$ 2,696	\$ 3,451
3.0	Electrical System							neoring eyelem														
3.1	Service Entrance Panelboard (2017)	Basement		HVBH-E-1	4	3	Equipment is in new condition.	Plan on replacing in 2058. Building has its own service, not from Historic Village service in General Store.	1	EA					\$ 5,600.00	\$ 5,600						\$ 12,387
	The first floor renovation occurs in 2018-2019						<u> </u>			oxdot								<u> </u>				
	Mechanical System	i	1	1			The 97 MBH gas fired furnace is in	Replace the furnace with like kind in the			ı						1	1				
4.1	Furnace	Basement		HVBH-M-1	4	3	good condition.	next 10 to 20 years.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350				\$ 6,567	\$ 8,406
	Miscellaneous	Throughout	HVBH-001 HVBH-002		3	3	The house does not currently have air conditioning. Its convectors are in poor condition and not piped.	Install a condensing unit and cooling coil. Install new piping to new convectors. Install new ductwork.	2,000	SF			\$ 40.00	\$ 80,000					\$ 116,304	\$ 122,192	\$ 138,249	\$ 176,971
5.0	Plumbing System										,											
5.1	Miscellaneous	Throughout			3	3	The house does not have a water heater. Its plumbing fixtures are in poor condition and not piped.	Install new piping, water heater, and fixtures.	2,000	SF			\$ 10.00	\$ 20,000					\$ 29,076	\$ 30,548	\$ 34,562	\$ 44,243
												\$ 301,560		\$ 103,800		\$ 5,600	\$ 350	\$ 407,106	\$ 583,789	\$ 613,343	\$ 700,508	\$ 909,097

6.0	Site	_	_	_		 _								
	No comments.													
							\$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -

5211 cascade road se, ste. 300 grand rapids, mi 49546

### 2018 Deficiency Priority





### Historic Village Caswell House

**Building Information** Address: 60 West Wattles Road Building Area: 1,350 SF

Year Built: 1832

No. of Floors: 2

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

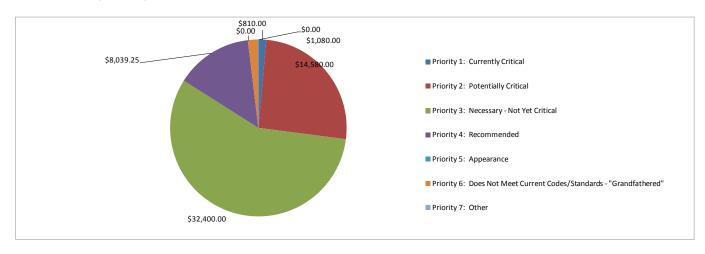
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

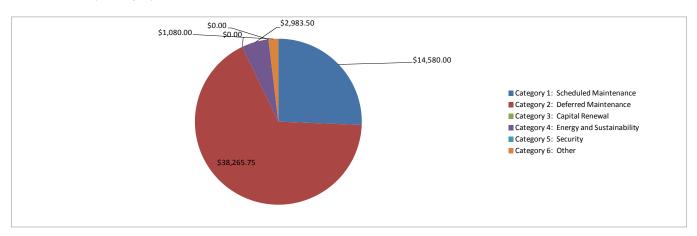
			Priority 7: C	Zulei				*Lower score equals higher priority														nark-ups and fee and material on
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu		Mecha		Elect		Annual	2018	2021	2023	2028	2038
			No.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cos	t Project Cost
	Building Exterior  Wood Trim	All Elevations	HVCH-036		3	2	The paint has delaminated from the wood trim.	Replace damaged wood trim. Paint new wood trim. Remove delaminating paint and repaint wood trim.	1	LS	\$ 2,000.00	\$ 2,000						\$ 2,700	\$ 2,908	\$ 3,055	\$ 3,45	56 \$ 4,42
1.2	Wood Siding	All Elevations	HVCH-041		3	2	The paint has delaminated from the wood siding. The wood siding has been damaged at the north elevation.	Replace damaged wood siding. Paint new wood siding. Remove delaminating paint and repaint wood siding.	1	LS	\$ 16,000.00	\$ 16,000						\$ 21,600	\$ 23,261	\$ 24,438	\$ 27,65	50 \$ 35,39
1.3	Wood Doors	All Elevations	HVCH-037 HVCH-042		3	2	The paint has delaminated from the wood doors.	Remove delaminating paint and repaint wood doors.	1	LS	\$ 150.00	\$ 150						\$ 203	\$ 218	\$ 229	\$ 25	59 \$ 33
1.4	Site	North and West Walls			2	3	Negative drainage along north and west walls. Some water puddling along north wall. Earth is saturated along north and west walls.	Create swale a minimum of 10 feet from north and west walls at a depth to permit positive drainage from building. Slope swale to southwest to drain into future pond at west edge of site.	1	LS	\$ 7,000.00	\$ 7,000						\$ 9,450	\$ 10,177	\$ 10,692	\$ 12,09	37 \$ 15,48
1.5	Foundation	North Wall of Addition			2	2	Stone foundation is deteriorated on north wall of lean-to addition.	Remove and reset loose foundation stones.	1	LS	\$ 3,000.00	\$ 3,000						\$ 4,050	\$ 4,361	\$ 4,582	\$ 5,18	\$ 6,63
1.6	Wood Doors	North Door			2	2	Water damage at the bottom of north door and sill.	Repair door and sill, prep and paint. Provide concealed weather seal at bottom of door.	1	LS	\$ 675.00	\$ 675						\$ 911	\$ 981	\$ 1,031	\$ 1,16	66 \$ 1,49
1.7	Windows	North Window on Lean-To			2	1	Paint is peeling at sill of north window on lean-to addition on north side of building.	Prep and repaint window.	1	LS	\$ 200.00	\$ 200						\$ 270	\$ 291	\$ 305	\$ 34	16 \$ 44
2.0	Building Interior					-																
2.1	Windows	Living/Dining, Bedroom 2	HVCH-017		3	2	Paint has delaminated from the window glazing compound.	Replace failing glazing compound. Repaint glazing compound.	1	LS	\$ 800.00	\$ 800						\$ 1,080	\$ 1,163	\$ 1,222	\$ 1,38	32 \$ 1,77
2.2	Ceiling	Bedroom 2	HVCH-027		3	2	The paint is delaminating from the ceiling and the ceiling has cracked.	Locate and remediate source of damage to the ceiling. Repair ceiling system and repaint entire ceiling.	1	LS	\$ 600.00	\$ 600						\$ 810	\$ 872	\$ 916	\$ 1,03	37 \$ 1,32
2.3	Walls	Living/Dining			5	2	Some scuffing and damage on plaster on east wall of living room between door and window.	Clean residue, repaint entire wall.	1	LS	\$ 300.00	\$ 300						\$ 405	\$ 436	\$ 458	\$ 51	8 \$ 66
2.4	Walls	Entry			3	2	Cracked plaster at wall beneath stair stringer.	Remove loose material, repair plaster. Repaint entire ceiling.	1	LS	\$ 500.00	\$ 500						\$ 675	\$ 727	\$ 764	\$ 86	\$ 1,10
2.5	Door Casings	Entry			5	2	Minor damage to door casing finishes at openings to living room.	Prep and repaint door casing.	1	LS	\$ 200.00	\$ 200						\$ 270	\$ 291	\$ 305	\$ 34	16 \$ 44
3.0	Electrical System																					
3.1	Panelboard (2004)	Basement		HVCH-E-1	4	3	Main panel is 14 years old and in good condition. Fused panel is older.	Plan on replacing equipment in 2054.	1	EA					\$ 4,900.00	\$ 4,900	)					\$ 10,84
3.2	Fuse Panel with 2-wire system?	Basement	HVCH-014	HVCH-E-2	4	3	Equipment may be 50 years old with a 2 wire (ungrounded) system.	Replace fuse panel and wiring with 3 wire (grounded) system.	1	EA					\$ 8,000.00	\$ 8,000	)	\$ 10,800	\$ 11,630	\$ 12,219	\$ 13,82	25 \$ 17,69
3.3	Interior Building Lighting	Basement			4	4	Incandescent lamps in porcelain sockets	Replace lamps with LED	5	EA					\$ 25.00	\$ 125	5	\$ 169	\$ 182	\$ 191	\$ 21	6 \$ 27
4.0	Mechanical System																					
4.1	Furnace	Basement		HVCH-M-1	4	3	The 66 MBH gas fired furnace is in good condition.	Replace the furnace with like kind in the next 10 years.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350				\$ 6,56	\$ 8,40
4.2	Air Conditioning Unit/Condensing Unit	Basement/Outdoors		HVCH-M-2 HVCH-M-3	4	3	The ~3 ton air conditioning unit and associated condensing unit are in good condition.	Replace the air conditioning unit and	1	LS			\$ 10,000.00	\$ 10,000			\$ 550				\$ 17,28	31 \$ 22,12
5.0	Plumbing System																					
5.1	Sump Pump	Building			4	3	The sump pump is in fair condition.	Replace the sump pump in the next 10 years.	1	EA			\$ 500.00	\$ 500								\$4 \$ 1,10
					<del></del>							\$ 31,425		\$ 14,300		\$ 13,025	\$ 900	\$ 53,393	\$ 57,498	\$ 60,409	\$ 93,05	9 \$ 129,96

6.0	Site														
	No comments.														
		,			•			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$ -

5211 cascade road se, ste. 300 grand rapids, mi 49546

### 2018 Deficiency Priority





### Historic Village Church

**Building Information** Address: 60 West Wattles Road Building Area: 1,610 SF

No. of Floors: 1 Year Built: 1837 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Ar	nual Mainten	ince includ	es iabor an	a material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archit Unit Cost	ectural Subtotal	Mecha Unit Cost	Subtotal	Electr Unit Cost	rical Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Co	2023 st Project (		2028 ject Cost	2038 Project Cost
1.0 Bi	Building Exterior					,				<u> </u>	Ollit Cost	Gubiotai	Onit Cost	Jubiotai	Onit Cost	Gubtotai	-						
1.0	Julianing Exterior	1		1		<del> </del>	Grade no longer covers the foundation	Replace damaged sections of		ī	1	1	1		i -	I	1	1	1				
1.1 W	Vaterproofing	Foundation Walls	HVC-074		2	2	wall membrane waterproofing at several locations; leaving it exposed to damage	membrane waterproofing. Cover with	1	LS	\$ 5.600.00	\$ 5,600						\$ 7.56	0 \$ 8,1	41 \$	3,553 \$	9,677	\$ 12,388
							by landscaping and ultra-violet rays from the sun.	elevation above the top of the protection board. Add landscaping.														·	
							Moisture has migrated behind the field	Replace failing urethane based sealant at concrete ramp joints to stop the															
1.2 Fi	ield Stone	Ramp	HVC-059		3	2	stone and deteriorated the mortar joints from the back side, dislodging the field stones.	moisture migration. Replace damaged mortar and reinstall loose and missing	1	LS	\$ 3,200.00	\$ 3,200						\$ 4,32	\$ 4,6	52 \$	1,888 \$	5,530	\$ 7,079
							Stories.	field stones.  Replace damaged wood trim. Paint new															
1.3 W	Vindows	All Elevations	HVC-054		3	2	The paint has delaminated from the wood windows and trim.	wood trim. Remove delaminating paint and repaint wood windows and trim.	9	EA	\$ 200.00	\$ 1,800						\$ 2,43	\$ 2,6	17 \$	2,749 \$	3,111	\$ 3,982
1.4 Sk	Skirt Boards	All Elevations			3	2	The paint has delaminated from the wood skirt boards.	Remove delaminating paint and repaint wood skirt boards.	1	LS	\$ 600.00	\$ 600						\$ 81	0 \$ 8	72 \$	916 \$	1,037	\$ 1,327
							The paint has delaminated from the	Remove delaminating paint and repaint wood doors and trim. Replace missing															
1.5 Do	Doors	West and North Elevations	HVC-076		3	2	wood door trim. Moldings are loose or missing from the main entrance doors.	moldings with new, prepainted moldings.	4	EA	\$ 150.00	\$ 600						\$ 81	5 \$	72 \$	916 \$	1,037	\$ 1,327
1.6 Ce	Cedar Shingles	Roof	HVC-067		3	2	The cedar shingles have curled along the roof perimeter.	Replace curled shingles.	1	LS	\$ 600.00	\$ 600						\$ 81	5 \$ 8	72 \$	916 \$	1,037	\$ 1,327
							The trench drain does not effectively drain water, allowing water into the	Lower trench drain and repour slab to															
1.7 Do	Doors	Basement Exterior	HVC-070 HVC-071		3	2	building under the doors. The doors require sand bags to prevent water	positively pitch to drain. Remove all organic material from the trench drain	1	LS	\$ 6,000.00	\$ 6,000						\$ 8,10	0 \$ 8,7	23 \$	9,164 \$	10,369	\$ 13,273
							infiltration. The concrete has cracked around the trench drain.	and test water flow.															
1.8 Ra	Ramp	South Elevation			2	2	Ramp walking surfaces on each side of center wall is sloping toward the center	Demolish concrete slabs and repour with positive slope. Provide overhang	1	LS	\$ 5,000.00	\$ 5,000						\$ 6,75	0 \$ 7,2	69 \$	7,637 \$	8,641	\$ 11,061
1.9 W	Vood Trim	North Elevation			1	1	wall.  Skirt board is rotted at the northwest corner on north wall near side porch.	and drop on concrete slabs.  Replace rotted skirt board and replace with matching new component.	1	LS	\$ 200.00	) \$ 200						\$ 27	0 \$ 2	91 \$	305 \$	346	\$ 442
1 10 \	Vood Trim	North Elevation			2	4	Sealant joint at top of skirt board on	Strip off sealant, prep and replace with	1	LS	\$ 200.00	\$ 200						\$ 27		91 \$	305 \$	346	\$ 442
					2	'	north wall near northeast corner has failed.  Door trim at bottom of northeast rear	new polyurethane sealant.  Replace lower 12 of trim with new to										<u> </u>	,				*
1.11 Do		Northeast Door			1	1	door is rotting.  Paint on siding is beginning to peel in	match existing. Caulk and paint.	1	LS	\$ 400.00		1					\$ 54	-	82 \$	611 \$	691	
1.12 Si	<u> </u>	All Elevations			3	1	scattered locations.	Repaint in the next 3 years.	1	LS	\$ 10,000.00	\$ 10,000						\$ 13,50	0 \$ 14,5	38 \$ 1	5,274 \$	17,281	\$ 22,121
2.0 Bt	Building Interior	ı		1		T		1			ı	1	T	T	T	T	1	T	T	<u> </u>		1	
2.1 Ce	Ceiling	Nave	HVC-027 HVC-029		3	2	The paint is delaminating from the ceiling and the ceiling has cracked.	Locate and remediate source of damage to the ceiling. Repair ceiling system and repaint entire ceiling.	1	LS	\$ 1,200.00	\$ 1,200						\$ 1,62	5 1,7	45 \$	1,833 \$	2,074	\$ 2,655
2.2 Th	hird Grab Bar	Restroom 1, Restroom 2			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in	Add third/vertical grab bar.	2	EA	\$ 400.0	0 \$ 800						\$ 1,08	0 \$ 1,1	63 \$	1,222 \$	1,382	\$ 1,770
2.3 W	Vood Floor	First Floor			2	2	barrier-free toilet stalls. Floor is worn in main traffic areas.	Refinish in 2021.	1	LS	\$ 2,000.0	0 \$ 2,000							\$ 2,9	08 \$	3,055 \$	3,456	\$ 4,424
3.0 El	Electrical System																						
3.1 Pa	Panelboard (2004)	Basement Furnace Room		HVC-E-1	4	3	Equipment is 4 years old and in good condition.	Plan on replacing in 2054.	1	EA					\$ 5,550.00	\$ 5,550							\$ 12,277
3.2 Lig	ighting Control System	Entire Building			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	2	EA					\$ 285.00	\$ 570		\$ 77	5 \$	29 \$	871 \$	985	\$ 1,261
3.3 Int	nterior Building Lighting	Nave			4	4	Incandescent lamps in antique fixtures.	Lamps should be replaced with vintage look LED lamps.	20	EA					\$ 41.50	\$ 830	\$ 250	\$ 1,12	1 \$ 1,2	07 \$	1,268 \$	1,434	\$ 1,836
3.4 Int	nterior Building Lighting	Basement Storage			4	4	Incandescent lamps in porcelain sockets.	Lamps should be replaced with LED.	10	EA					\$ 10.00	\$ 100	\$ 125	5 \$ 13	5 \$ 1	45 \$	153 \$	173	\$ 221
3.5 Ex	xit Signs	Nave			4	4	Exit signs are not illuminated.	Replace with battery back up exit signs.	2	EA					\$ 355.00	\$ 710		\$ 95			1,084 \$	1,227	
3.6 Er	mergency Egress Lighting	Basement Storage and Stair			4	2	No egress lighting was observed.	Add battery back up egress lighting.	7	EA				1	\$ 535.00	\$ 3,745		\$ 5,05	6 \$ 5,4	44 \$	5,720 \$	6,472	\$ 8,284

### Historic Village Church

**Building Information** Address: 60 West Wattles Road Building Area: 1,610 SF

Year Built: 1837 Evaluation Date: March 2018

No. of Floors: 1

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

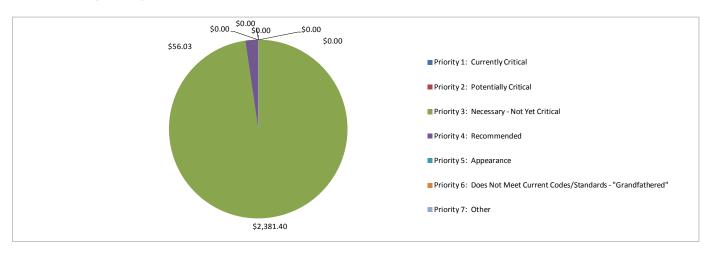
<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

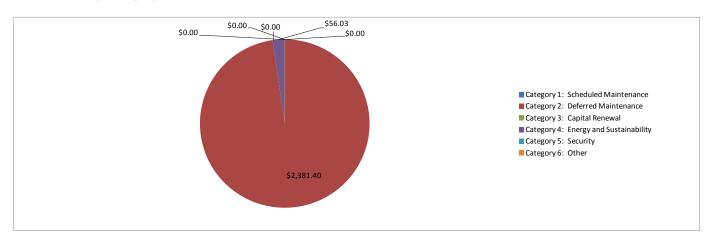
Category 5: Security
Category 6: Other

								*Lower score equals higher priority										Annu	al Maintenance	includes labor	and material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	061	Unit	Architectural	Mech	anical	Electr	ical	Annual	2018	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenanc	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
4.0	Mechanical System																				
4.1	Furnace/Condensing Unit	Basement/Outdoors	HVC-002	HVC-M-1 HVC-M-2	4	3	associated 3.5 ton condensing unit are	Replace the furnace and associated condensing unit with like kind in the next 5 to 10 years.	1	LS		\$ 9,800.0	0 \$ 9,800			\$ 55	)		\$ 14,96	\$ 16,93	5 \$ 21,678
4.2	Furnace/Condensing Unit	Basement/Outdoors	HVC-002	HVC-M-3 HVC-M-4	4		associated 3.5 ton condensing unit are	Replace the furnace and associated condensing unit with like kind in the next 5 to 10 years.	1	LS		\$ 9,800.0	0 \$ 9,800			\$ 55			\$ 14,96	\$ 16,93	5 \$ 21,678
5.0	Plumbing System																				
5.1	Water Heater	Basement		HVC-P-1	3	3	o a	Replace the water heater with like kind in the next 5 to 10 years.	1	EA		\$ 5,025.0	0 \$ 5,025						\$ 7,67	\$ 8,68	3 \$ 11,115
5.2	Plumbing Fixtures	Throughout			4		Plumbing fixtures (water closets, lavatories, sinks, sump pump) are in fair condition.	Replace the fixtures in the next 10 to 20 years.	1	LS		\$ 15,000.0	0 \$ 15,000							\$ 25,92	2 \$ 33,182
5.3	Fire Protection	Building			4	- 3	The fire protection service and sprinkler piping is in good condition.	Replace the system in the next 10 to 20 years.	1600	SF		\$ 4.0	0 \$ 6,400							\$ 11,06	0 \$ 14,157
			•			•					\$ 38,200		\$ 46,025	•	\$ 11,505	\$ 1,47	\$ 56,909	\$ 64,193	\$ 105,054	\$ 155,840	211,765

6.0	Site													
	No comments.													
						\$	(	s -	\$ -	\$ -	\$ - S	- s .	S -	\$ -

## 2018 Deficiency Priority





### Historic Village Gazebo

 Building Information
 Deficiency Priorities

 Address: 60 West Wattles Road
 Priority 1: Currently Critical

 Building Area: 270 SF
 Priority 2: Potentially Critical

 No. of Floors: 1
 Priority 3: Necessary - Not Yet Critical

 Year Built: 2002
 Priority 4: Recommended

 Evaluation Date: March 2018
 Priority 5: Appearance

Priority 5: Appearance Category 5: Security
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Category 6: Other

Priority 7: Other

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Annu	ial Maintenance	includes labor a	and material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	ctural	Mechani	cal	Elect	rical	Annual	2018	2021	2023	2028	2038
140	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior			_													_					
1.1	Stairs	Exterior	HVG-003		3	2	treads and risers.	Remove delaminating paint and repaint wood treads and risers.	1	LS	\$ 400.00	\$ 400	)					\$ 540	\$ 582	\$ 611	\$ 691	\$ 885
	Cupola	Roof	HVG-005		3	2		Remove delaminating paint and repaint wood trim.	1	LS	\$ 800.00	\$ 800						\$ 1,080	\$ 1,163	\$ 1,222	\$ 1,382	2 \$ 1,770
2.0	Building Interior	_					_	<u>.</u>														
2.1		Patio	HVG-004		3	2		Remove delaminating paint and repaint wood floor boards.	188	SF	\$ 3.00	\$ 564	1					\$ 761	\$ 820	\$ 861	\$ 975	5 \$ 1,248
3.0	Electrical System																					
3.1	Lighting	Ceiling		HVG-E-1	4	4	Fluorescent lamp in the only fixture.	Lamp should be replaced with vintage look LED lamp.	1	EA					\$ 41.50	\$ 42		\$ 56	\$ 60	\$ 63	\$ 72	2 \$ 92
4.0	Mechanical System																					
	No comments.																					
5.0	Plumbing System																					
	No comments.																					
	-	=	-			-		_		-	-	\$ 1,764	1	\$ -	-	\$ 42	\$ -	\$ 2,437	\$ 2,625	\$ 2,758	\$ 3,120	\$ 3,994

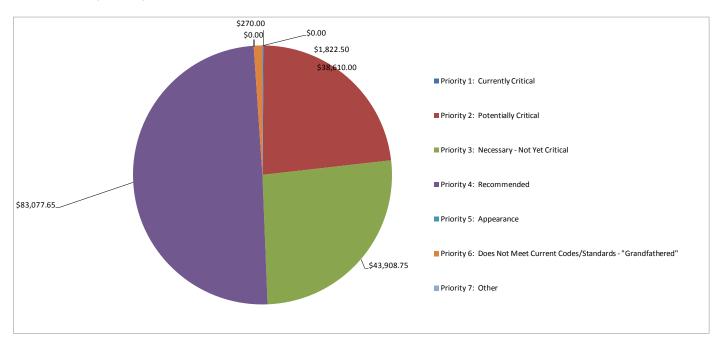
Deficiency Categories
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance

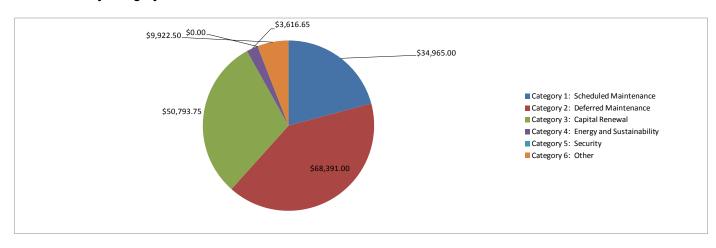
Category 4: Energy and Sustainability

Category 3: Capital Renewal

6.	.0	Site																			4
6	.1	Site Lighting	Parking Lot and Village Green		4	4	HID lamps in antique look fixtures.	Fixtures should be retrofit with LED lamps.	9	EA		\$	150.00 \$	1,350		\$ 1,823 \$	1,963 \$	2,062 \$	2,333 \$	2,986	
											\$ -	\$ -	\$	1,350	\$ -	\$ 1,823 \$	1,963 \$	2,062 \$	2,333 \$	2,986	1

## 2018 Deficiency Priority





### Historic Village General Store

**Building Information** Address: 60 West Wattles Road

Building Area: 2,200 SF No. of Floors: 2 Year Built: 1989

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

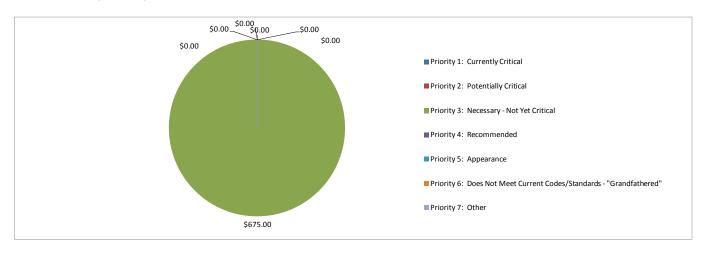
Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

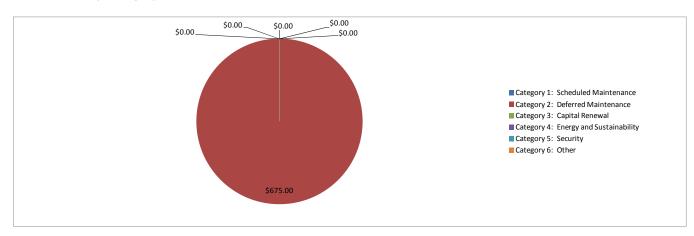
<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			Priority 7: C		Current Codes	/Standards - C	3 randramered	Category 6: Other												Note: Pr	roject Cost in	cludes 35%	mark-uns a	and fees
			r nonky r. c	24101				*Lower score equals higher priority													•	includes labo		
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architec	tural	Mecha	nical	Elect	trical	Annual	2018	202	1	2023	2028	2	2038
NO.	·	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project	Cost F	Project Cost	Project Co	st Proje	ect Cost
1.0	Building Exterior	1	1													1						1		
1.1	Wood Columns	Front Porch	HVGS-070 HVGS-071		3	2	The paint has delaminated from the wood columns.	Remove delaminating paint and repaint wood columns.	1	LS	\$ 500.00	\$ 500						\$ 67	5 \$	727 \$	764	\$ 8	64 \$	1,106
1.2	Flooring	Front Porch	HVGS-072		3	3	The wood floor boards are unfinished and have cracked and weathered.	Replace all wood floor boards.	1	LS	\$ 3,000.00	\$ 3,000						\$ 4,05	60 \$	4,361 \$	4,582	\$ 5,1	84 \$	6,636
1.3	Wood Siding	All Elevations and Chimney	HVGS-075		3	2	The paint has delaminated from the wood siding.	Remove delaminating paint and repaint wood siding.	1	LS	\$ 21,000.00	\$ 21,000						\$ 28,35	60 \$ 3	30,530 \$	32,075	\$ 36,2	90 \$	46,455
1.4	Handrail	Ramp	HVGS-073		2	2	The components of the ramp's vinyl handrail have disconnected from each other.	Repair disconnected sections.  Consider replacement with a more durable and structurally sound system.	1	LS	\$ 3,000.00	\$ 3,000						\$ 4,05	\$ \$	4,361 \$	4,582	\$ 5,1	84 \$	6,636
1.5	Elevator Load Testing	Elevator			4	1	Recommended safety testing from the elevator service contractor.	To verify the integrity of the in-ground hydraulic elevator piston seals, a full load needs to be applied to the car for a pre-determined amount of time. A certified elevator technician will inspect the seals around the piston for any leaks.	1	LS	\$ 1,400.00	\$ 1,400						\$ 1,89	00 \$	2,035 \$	2,138	\$ 2,4	19 \$	3,097
1.6	Soft Starter	Elevator			4	3	The existing motor starter controls the electrical voltage and current from your building power source to the elevator. The existing motor starter is obsolete and parts to repair may not be available which can lead to extended downtime and unplanned costs to return the elevator to service.	A soft starter will add phase, over- voltage and under-voltage protection to  major elevator components. This  protection helps prevent the motor from  burnout during phase loss and  enhances motor life. It will also provide  potential energy savings by changing  the amount of energy used by the motor  according to the load on the motor,  while keeping the motor speed the	1	LS	\$ 3,600.00	\$ 3,600						\$ 4,86	0 \$	5,234 \$	5,499	\$ 6,2	21 \$	7,964
1.7	Elevator Power Unit and Pump	Elevator			4	1	The existing elevator power unit and pump have exceeded their expected serviceable life.	Replace elevator power unit and pump.	1	LS	\$ 21,500.00	\$ 21,500						\$ 29,02	5 \$ 3	31,257 \$	32,839	\$ 37,1	54 \$	47,561
1.8	Elevator Modernization	Elevator			4	3	The existing elevator car finishes, power unit, pump, motor, controls and safety features should be replaced in 2038.	Replace all hydraulic elevator serviceable components and car finishes.	1	LS	\$ 130,000.00	\$ 130,000											\$	287,577
2.0	Building Interior				_	_												_						
2.1	Non-Insulated Lavatory Piping	Men's, Women's			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	9	EA	\$ 150.00	\$ 1,350						\$ 1,82	3 \$	1,963 \$	2,062	\$ 2,3	33 \$	2,986
2.2	Floors	Store			3	1	Floor finish is completely worn away.	Refinish floor.	1	LS	\$ 3,000.00	\$ 3,000						\$ 4,05	0 \$	4,361 \$	4,582	\$ 5,1	84 \$	6,636
2.3	Walls	Store			4	2	Wall finishes around rear double doors are deteriorated.	Remove loose and deteriorated finishes, prep and paint.	1	LS	\$ 300.00	\$ 300						\$ 40	5 \$	436 \$	458	\$ 5	18 \$	664
2.4	Doors	Store			1	2	Bottom bolt on passive leaf of rear double doors is missing.	Provide new bottom manual bolt.	1	LS	\$ 200.00	\$ 200						\$ 27	0 \$	291 \$	305	\$ 3	46 \$	442
2.5	Doors	Store			4	3	Front entry door is anachronistic.	No action. Door is scheduled to be replaced in pending restoration effort.	1	LS														

## 2018 Deficiency Priority





### Historic Village Log Cabin

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 60 West Wattles Road Priority 1: Currently Critical Building Area: 700 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 2 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 1840 Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: March 2018 Category 5: Security Category 6: Other Priority 7: Other

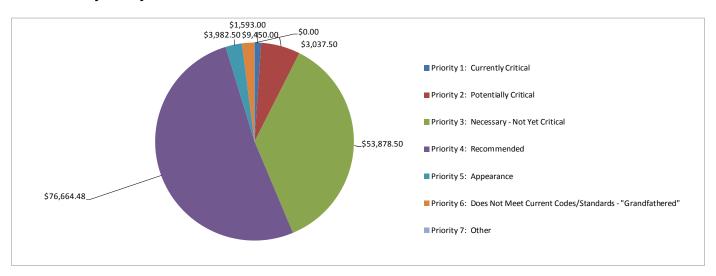
\*Lower score equals higher priority

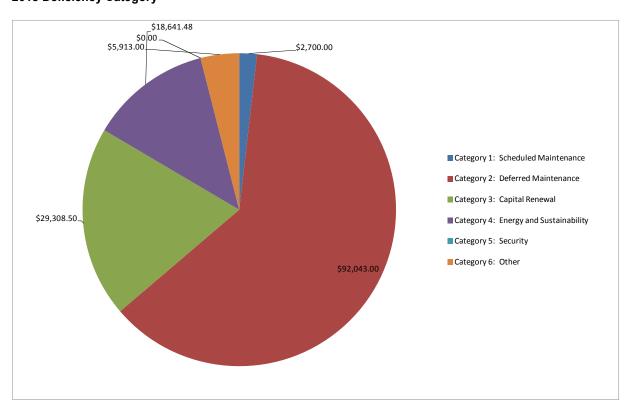
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

	No. Item/Description Location Photo Equipment Deficiency Deficiency Notes Action Qty. Unit Architectural Mechanical Electrical Annual 2018 2021 2023 2028 2038																					
No	Itom/Doscription	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Oty	Unit	Architec	tural	Mechanic	al	Electr	rical	Annual	2018	2021		2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
1.0	Building Exterior		-	_													_					
	-	West Elevation	HVLC-011		3	2	Woodpeckers have damaged the synthetic chinking between the logs.	Patch damaged synthetic chinking.	1	LS	\$ 500.00	\$ 500						\$ 675	\$ 727	\$ 764	\$ 864	4 \$ 1,106
2.0	Building Interior																					
	No comments.																					
3.0	Electrical System																					
	No comments.																					
4.0	Mechanical System		_														_					
	No comments.																					
5.0	Plumbing System																					
	No comments.																					
	_		·				_	_				\$ 500	(	-		\$ -	\$ -	\$ 675	\$ 727	\$ 764	\$ 864	\$ 1,106

6.0	Site												
	No comments.												
							\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -	\$ - \$ -

### 2018 Deficiency Priority





### Historic Village Museum

**Building Information** Address: 60 West Wattles Road Building Area: 3,676 SF

Year Built: 1927 Evaluation Date: March 2018

No. of Floors: 2

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Annua	al Maintenance	includes lat	bor and r	material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit		tectural	Mechanical		ctrical	Annual	2018		2021	2023	2028		2038
	·		No.	No.	Priority	Category					Unit Cost	Subtotal	Unit Cost Subtot	al Unit Cost	Subtotal	Maintenanc	e Project (	Cost	Project Cost	Project Cost	Project C	Cost F	roject Cost
1.0	Building Exterior				1			<u> </u>			1		<u>.                                      </u>		<u> </u>								
1.7	Wood Trim	All Elevations, Front Porch	HVM-154		3	2	The paint has delaminated from the wood trim.	Remove delaminating paint and repaint wood trim and shutters.	1	LS	\$ 5,000.0	0 \$ 5,000					\$	6,750	\$ 7,269	\$ 7,63	7 \$ 8	8,641 \$	11,061
								Remove all paint and corrosion with power tools and apply an exterior															
1.8	Steel Lintel	Windows	HVM-164		4	2	The steel lintels at the wood windows	ferrous-metal primer. Apply two finish	24	EA	\$ 650.0	0 \$ 15,600					\$ 2	21,060	\$ 22,679	\$ 23,82	7 \$ 26	6,959 \$	34,509
							have corroded.	coats of exterior low-luster acrylic paint over primer.															
								Carefully remove brick, remove pack															
1.9	Steel Outriggers	East and West Eave Ends			4	6	Rust jacking at outriggers supporting	rust by blasting or wire brush, coat with	6	EA	\$ 500.0	0 \$ 3,000					\$	4,050	\$ 4,361	\$ 4,582	2 \$ 5	5,184 \$	6,636
							brick at the soffit overhangs.	epoxy primer and paint with two coats of exterior paint.															
1.10	Slate Shingles	Roof	HVM-155 HVM-187		3	2	Slate shingles have dislodged from the roof.	Reattach slate shingles with wire of copper sheet retrofit hangers.	1	LS	\$ 2,500.0	0 \$ 2,500					\$	3,375	\$ 3,635	\$ 3,819	9 \$ 4	4,320 \$	5,530
1.11	Brick	South Elevation	HVM-156 HVM-165		4	2	The brick and mortar joints have been damaged from removed signage.	Replace damaged brick and tuck point damaged mortar joints.	1	LS	\$ 500.0	0 \$ 500					\$	675	\$ 727	\$ 764	4 \$	864 \$	1,106
1.12	Wood Windows	All Elevations	HVM-182		3	2	The paint has delaminated from the wood windows.	Remove delaminating paint and repaint wood windows.	30	EA	\$ 150.0	0 \$ 4,500					\$	6,075	\$ 6,542	\$ 6,873	3 \$ 7	7,777 \$	9,955
			1				The paint has delaminated from the	Remove delaminated paint and		1	1				1	1	1	$\neg \uparrow$			1		
1.13	Handrails	Front Porch			3	2	steel handrails; permitting moisture to	corrosion with power tools. Repaint.	38	LF	\$ 650.0	0 \$ 24,700					\$ 3	33,345	\$ 35,909	\$ 37,72	7 \$ 42	2,684 \$	54,640
							corrode the steel.	Defining all condenses with an all										-					
1.19	Bench	Site	HVM-209		4	3	The picnic tables have wood tops and benches that are showing signs of wear	Refinish all wood surfaces with an oil- r. modified polyurethane.	12	EA	\$ 400.0	0 \$ 4,800					\$	6,480	\$ 6,978	\$ 7,332	2 \$ 8	8,295 \$	10,618
							The picnic tables have wood tops and	Refinish all wood surfaces with an oil-															
1.20	Picnic Table	Site	HVM-210		4	3	benches that are showing signs of wear	r. modified polyurethane.	7	EA	\$ 600.0	0 \$ 4,200					\$	5,670	\$ 6,106	\$ 6,415	5 \$ 7	7,258 \$	9,291
1.21	Former Coal Chute	North Elevation			3	2	Door has corrosion and failed paint.	Scrape, remove corrosion with wire brush, prime and paint.	1	LS	\$ 150.0	0 \$ 150					\$	203	\$ 218	\$ 229	9 \$	259 \$	332
1.22	Fire Escape Door	North Elevation, 2nd Floor			2	2	Bottom and panels of door are deteriorated.	Replace with new stile and rail wood door rated for outdoor exposure.	1	LS	\$ 500.0	0 \$ 500					\$	675	\$ 727	\$ 764	4 \$	864 \$	1,106
2.0	Building Interior							·															
2.1	9 Inch by 9 Inch Vinyl Floor Tile	Storage 4	HVM-061		1	6	Original vinyl floor tiles.	Replace with a historically accurate flooring system.	472	SF	\$ 2.5	0 \$ 1,180					\$	1,593	\$ 1,715	\$ 1,802	2 \$ 2	2,039 \$	2,610
		Gift Shop, Office 1, Office 2,					The carpet and carpet tiles are in good	Plan on replacing with carpet tiles in															
2.2	Carpet	Office 3, Office 4, Storage 6, Storage 7	HVM-094		5	3	condition, but are showing signs of	2028.	2563	SF	\$ 5.5	50 \$ 14,097									\$ 24	4,360 \$	31,183
2.3	Ceiling	Storage 4	HVM-062		3	2	The plaster ceiling has failed and fallen	Replace the damaged plaster ceiling.	120	SF	\$ 8.0	0 \$ 960					\$	1,296	\$ 1,396	\$ 1,466	S S 1	1,659 \$	2,124
	3		HVM-065	<b>-</b>	<u> </u>	-	from the metal lathe.	Replace frames with an aluminum			<u> </u>		<del>                                     </del>	_	_	_	<u> </u>	$\dot{-}$		,	<u> </u>	,,,,,	•
2.4	Exterior Doors and Frames	Boiler, Storage 4	HVM-183		2	2	The bottoms of the hollow metal doors and frames are corroded.	frames. Replace doors with a fiberglass	2	EA	\$ 3,000.0	0 \$ 6,000					\$	8,100	\$ 8,723	\$ 9,164	1 \$ 10	0,369 \$	13,273
								reinforced polyester doors.															
2.5	Maple Flooring	First Floor Room 1			3	1	Maple strip flooring is moderately worn.	Refinish wood floor.	1	LS	\$ 1,500.0	0 \$ 1,500					\$	2,025	\$ 2,181	\$ 2,29	1 \$ 2	2,592 \$	3,318
2.6	Wood Trim and Casings	Entry			5	2	Transparent finished wood trim and casings near floors is worn and	Refinish wood trim.	1	LS	\$ 750.0	0 \$ 750					\$	1,013	\$ 1,090	\$ 1,146	5 \$ 1	1,296 \$	1,659
		· ′					weathered.										Ţ,			,		,	,,,,,
2.7	Wood Base	Office 3			5	6	Wood base under former radiators lacks	Paint wood base under former radiators to match the rest of the base in the	1	LS	\$ 200.0	00 \$ 200					\$	270	\$ 291	\$ 309	5 8	346 \$	442
							paint.	room.			<b>200.0</b>	200							- 231	J 300		υ.υ ψ	-1-12
2.8	Wood Windows	Office 3			3	2	Sash cords in at least one window are broken.	Replace sash cords. Work by qualified historic window restoration firm.	1	LS	\$ 200.0	0 \$ 200			1	1	\$	270	\$ 291	\$ 308	5 \$	346 \$	442
					_		One sash cord and pulley missing at	Replace sash cord and pulley. Work by									1.			_			
2.9	Wood Windows	Kitchen			3	2	west window.	qualified historic window restoration firm.	1	LS	\$ 200.0	0 \$ 200					\$	270	\$ 291	\$ 305	\$	346 \$	442
2.10	Wood Windows	Doom 2			,	2	Southwest dormer window sash cords	Replace sash cords and pulleys. Work		LS	\$ 200.0	0 6 000						270	¢ 004	\$ 305		346 \$	440
2.10	Wood Windows	Room 2			, s		and pulleys are missing.	by qualified historic window restoration firm.	L'	LO	\$ 200.0	0 \$ 200					Ф	210	\$ 291	φ 30:	5 \$	340 \$	442
2.11	Wood Windows	Room 2			2	1	Southwest dormer window transparent finish significantly weathered.	Refinish window.	1	LS	\$ 500.0	00 \$ 500					\$	675	\$ 727	\$ 764	4 \$	864 \$	1,106
2.12	Ceiling	Kitchen	Ì		5	3	Historically inappropriate "popcorn"	Provide new gypsum board ceiling.	1	LS	\$ 2,000.0	0 \$ 2,000					\$	2,700	\$ 2,908	\$ 3,055	5 \$ 3	3,456 \$	4,424
	g	1 11011011	1		l ~	I	finish.	. 1011.00 flow gypourn bould colling.		1 -	2,000.0	2,000						_,. 00	2,300	ψ 5,050	´  " `	υ, 100 ψ	7,727

1,377

14,932

367

1,57

14,202

22,12

21,680

11,115

City of Troy Facility Condition Assessment April 2018

#### Historic Village Museum

**Building Information** Address: 60 West Wattles Road Building Area: 3,676 SF No. of Floors: 2

Year Built: 1927 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

HVM-P-1

3

asement

Priority 7: Other

**Deficiency Categories** 

Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

o 20 years.

n the next 5 to 10 years.

expansion tank, and associated piping.

The 20 gallon electric water heater is in

Note: Project Cost includes 35% mark-ups and fee:

\*Lower score equals higher priority Annual Maintenance includes labor and material only Architectural Mechanical Electrical Deficiency Deficiency Annual 2018 2021 2023 2028 2038 Item/Description Location Notes Qty. Category No. Priority Unit Cost Unit Cost Unit Cost Project Cost Project Cost Project Cost Project Cost **Project Cost** 2.13 EA hroughout Building 6 3 oors have lever latches. 15 150.00 \$ 2,250 3,038 \$ 3,271 3,437 \$ 3,888 4,97 Doors ever latches. Repair doors at remove 3.0 Electrical System Plan on replacing in 2054. Building has quipment is 4 years old and in good EΑ 3.1 ervice Entrance Panelboard (2014) sement, Storage 3 HVM-F-1 ts own service, not from Historic Village 5.600.00 \$ 5,60 7,560 \$ 8,141 8,553 \$ 9,677 \$ 12.388 rvice in General Store. irst floor panel may be 90 years old. Fuse Panels with 2-wire system? (Original First Floor Entry and Second HVM-E-2 eplace fuse panels and wiring with 3 3.2 EΑ HVM-132 4 3 econd floor panel has pullout fuse 2,150.00 \$ 2,15 2,903 \$ 3,126 3,284 \$ 3,715 \$ 4,756 loor Room 2 HVM-E-3 wire system. HVM-134 nstall occupancy sensors to EΑ 3.2 Lighting Control System Intire Building 4 4 ights are manually controlled. tomatically shut off lighting in 22 285.00 \$ 6,27 8,465 \$ 9,115 9,577 \$ 10,835 \$ 13.87

occupied spaces amps should be replaced with vintage EΑ 3.3 4 41.50 \$ 623 175 905 951 \$ nterior Building Lighting irst Floor 4 15 840 \$ 1,076 ncandescent lamps in antique fixtures ook LED lamps. amps should be replaced with LED 3.4 Interior Building Lighting Basement and Second floor 4 4 ncandescent and fluorescent fixtures. lamps. Fluorescent fixtures with LED 25 EΑ 270.00 \$ 6,750 213 9,113 \$ 9,813 10,310 \$ 11,665 \$ amps should be replaced with vintage 3.5 4 EΑ **Building Mounted Lighting** 4 41.50 \$ 166 50 224 \$ 241 254 \$ 287 ntrance ncandescent lamps in antique fixtures ook LED lamps.

EA 3.6 Exit Signs Basement 4 3 Some exit signs are not illuminated. Replace with battery back up exit signs. 2 355.00 \$ 71 959 \$ 1,032 1,084 \$ 1,227 Add battery back up egress lighting in 3.7 mergency Egress Lighting Entire Building 4 2 imited egress lighting was observed. 12 EA 535.00 \$ 6,420 250 8,667 \$ 9,333 9,806 \$ 11,094 \$ orage, corridors and stairs. 4.0 Mechanical System Replace the air conditioning unit and

HVM-M-1 4.1 Air Conditioning Unit/Condensing Unit asement/Outdoors 3 LS 10,000.00 10,000 550 15,274 \$ 17,281 ssociated condensing unit are in fair associated condensing unit with like HVM-M-2 kind in the next 5 to 10 years. The 4 ton air conditioning unit and place the air conditioning unit and HVM-M-3 LS Air Conditioning Unit/Condensing Unit Second Floor/Outdoors 4 3 9,800.00 9,800 550 16,936 ssociated condensing unit are in good ssociated condensing unit with like HVM-M-4 ind in the next 10 years. The boiler system is in good condition. eplace the boiler system with a high consists of a 285 MBH boiler, primary 4.3 Boiler System HVM-M-5 efficient condensing unit in the next 15 LS 50,000.00 \$ 50,000 450 \$ 110,607 ump, two inline secondary pumps,

he 8 MBH hot water suspended unit eplace the unit heaters with like kind i Unit Heaters EΑ 2,000.00 \$ 12,000 20,738 26,546 Basement 3 3 eaters are in fair condition. e next 10 years. he building consists of runtal radiator: oor mounted radiators, and pedestal Replace the hydronic heating devices LS 4.5 Hydronic Heating Devices 15.000.00 \$ 15.000 25 922 \$ 33 182 Throughout 3 nned tube radiation. These hydronic with like kind in the next 10 to 20 years eating devices are in fair condition. 5.0 Plumbing System

Plumbing fixtures (water closets. Replace the fixtures in the next 10 to 20 5.2 Plumbing Fixtures 4 LS 15,000.00 15,000 25,922 \$ 33,182 hroughout vatories, sinks, sump pump) are in fa ears. \$ 28,689 \$ 2,238 **\$ 148,606 \$ 160,032 \$ 191,083 \$ 330,070 \$ 533,125** \$ 95,487 \$ 116.825 eplace damaged wood trim. Paint ne The paint has delaminated from the

EΑ

5,025.00 \$

5,025

od trim. Remove delaminating paint vood trim. The mortar joints have nd repaint wood trim. Replace the eriorated between the bricks and the nortar between the limestone caps. HVM-148 LS \$ 1,600.00 \$ 1,600 2.326 \$ 2.444 \$ 2.765 \$ 3.539 6.1 Site Sign Main Site Entrance 2,160 \$ estone cap. Water infiltration has Rake the mortar joints and fill with an ozen behind the bricks and cracked xterior grade silicone sealant. Repla e bricks and mortar joints. maged bricks and tuck point

7,675 \$

8,683

5.1

Water Heater

### Historic Village Museum

**Building Information** Address: 60 West Wattles Road Building Area: 3,676 SF

No. of Floors: 2 Year Built: 1927

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

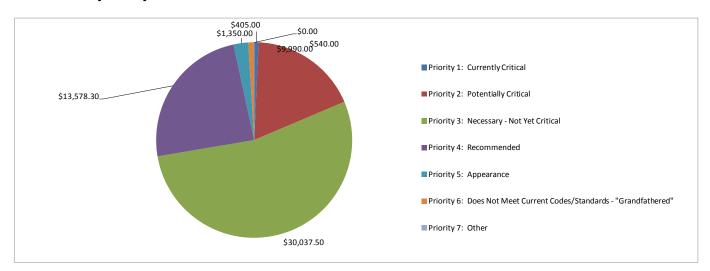
Priority 7: Other

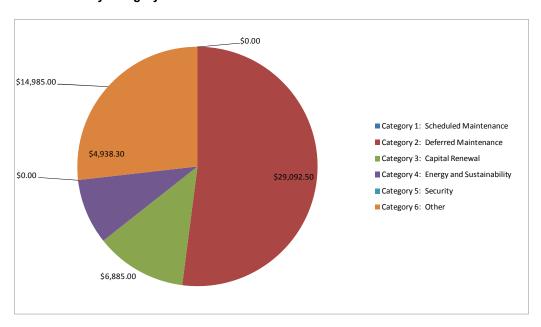
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			r Hority 7.					*Lower score equals higher priority													includes labor	
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit		ectural	Mechanical		trical	Annual	2018		2021	2023	2028	2038
6.2	Concrete Pavement	Main Entrance Sidewalk	<b>No.</b> HVM-150	No.	Priority 1	Category 2	Two sections of the concrete pavement sidewalk have sunk; presenting a tripping hazard.	Remove slab and recompact sub-soil. Pour a new 4-inch thick concrete slab and pitch to match the existing concrete	1	LS	\$ 1,200.00	Subtotal	Unit Cost Subto	al Unit Cost	Subtotal	Maintenance	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	620 \$	1,745	\$ 1,833	\$ 2,074	
6.3	Asphalt Pavement	East Parking Lot	HVM-213 HVM-215		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in fair condition overall.	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	6,307	SF	\$ 4.00	) \$ 25,228								\$ 38,534	\$ 43,59	7 \$ 55,
6.4	Asphalt Pavement	Main Drive	HVM-216 HVM-218		4	3	The asphalt pavement has cracked in two locations, but does drain and is in good condition overall. The concrete curbs have been damaged in two locations.	Plan on replacing the asphalt drive in 2028. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course. Replace damaged concrete purps.	5,558	SF	\$ 4.00	) \$ 22,232									\$ 38,419	9 \$ 49,
6.5	Asphalt Pavement	West Parking Lot	HVM-215 HVM-222		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in fair condition overall.	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	13,481	SF	\$ 4.00	53,924								\$ 82,364	\$ 93,187	7 \$ 119,2
6.6	Control Joints	Ramp and sidewalks	HVM-221		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	445	LF	\$ 2.00	\$ 890					\$ 1,	,202 \$	1,294	\$ 1,359	\$ 1,538	8 \$ 1,
6.7	Handrails	Front Porch			4	2	Handrail post bases are corroded or missing.	Replace post bases.	1	LS	\$ 500.0	\$ 500					\$	675 \$	727	\$ 764	\$ 864	4 \$ 1,
6.8	Stairs	North Elevation	HVM-188		5	3	The steel stair is severely corroded and non-code compliant.	Replace the steel stair with a galvanized stair.	1	LS	\$ 7,000.0	\$ 7,000					\$ 9,	450 \$	10,177	\$ 10,692	\$ 12,097	7 \$ 15,
6.9	Guardrails	Site Perimeter	HVM-178 HVM-212		3	2	The paint has delaminated from the steel guardrails; permitting moisture to corrode the steel.	Remove delaminated paint and corrosion with power tools. Repaint.	1,247	LF	\$ 750.00	\$ 935,250					\$ 1,262,	588 \$	1,359,669	\$ 1,428,502	\$ 1,616,219	\$ 2,068,
6.10	Brick Pavers	Site	HVM-198 HVM-202		2	2	The brick pavers have settled and spalled in several locations; creating trip hazards.	Salvage and clean non-spalled brick pavers. Recompact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.	2,000	SF	\$ 10.00	\$ 20,000					\$ 27,	.000 \$	29,076	\$ 30,548	\$ 34,562	2 \$ 44,:
6.11	Control Joints	Stamped Concrete Pavement	HVM-207		3	6	The control joints cul/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	716	LF	\$ 2.00	3 1,432					\$ 1,	,933 \$	2,082	\$ 2,187	\$ 2,475	5 \$ 3,
	•		•		•		and the second s				•	\$ 1,069,256	\$	-	\$	- \$ -	\$ 1,306,0	527 \$	1,407,095	\$ 1,599,226	\$ 1,847,797	\$

### 2018 Deficiency Priority





### Historic Village Parsonage

**Building Information** Address: 60 West Wattles Road Building Area: 1,500 SF

Year Built: 1871 Evaluation Date: March 2018

No. of Floors: 2

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			Priority 7: C	Ziriei				*Lower score equals higher priority														oject Cost incl laintenance in			
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archi	itectural	Mechanical		Electrica	al	Annual	2018		2021		2023	2028		038
		Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oint	Unit Cost	Subtotal	Unit Cost Subtotal	Unit C	Cost	Subtotal	Maintenance	Project	Cost	Project Co	st Pr	roject Cost	Project Cos	st Projec	t Cost
<b>1.0</b>	Building Exterior Wood Siding	South Elevation	HVP-055		3	2	The paint has delaminated from the	Remove delaminating paint and repaint	1	LS	\$ 16,000.0	00 \$ 16,00		1	Т	Ī		\$ 2	21,600	\$ 23,2	261 \$	24,438	\$ 27,6	550 \$	35,394
1.2	Wood Trim	All Elevations	HVP-057 HVP-060		3	2	wood siding above the front porch roof. The paint has delaminated from the	wood siding. Remove delaminating paint and repaint		LS	\$ 2,000.0	00 \$ 2,00						•	2,700	\$ 21	,908 \$	3,055		156 \$	4,424
							wood trim. The paint has delaminated from the	wood trim. Remove delaminating paint and repaint					-	-				1						-	
1.3	Windows	All Elevations	HVP-020		3	2	wood windows and trim.	wood windows and trim.	17	EA	\$ 150.0	00 \$ 2,55						\$	3,443	\$ 3,7	,707 \$	3,895	\$ 4,40	107 \$	5,641
1.4	Stairs	Front Porch	HVP-059		2	6	The stairs are not secured to a code compliant foundation.	Temporarily remove stairs and brick pavers. Excavate 42 inches below grade and fill the pit with concrete up to 6 inches from grade. After concrete foundation cures, secure galvanized angles to concrete with long legs vertical. Fill top of concrete foundation with 3 inches of slag sand and compact. Place salvaged brick pavers over slag sand, cutting brick pavers around vertical angle legs. Reinstall salvaged stair and secure to front porch and through bolt to apples.	1	LS	\$ 3,600.C	3,60						\$	4,860	\$ 5,2	234 \$	5,499	\$ 6,2	\$221	7,964
1.5	Stair Rails	Front Porch			1	6	Fasteners anchoring bottoms of balusters on stair rails are rusted at bottom and some balusters are detached.	Rebuild balusters. Attach with stainless steel fasteners.	1	LS	\$ 300.0	00 \$ 30						\$	405	\$ 4	436 \$	458	\$ 5	518 \$	664
1.6	Waterproofing	Foundation Walls	HVP-062		2	6	Grade no longer covers the foundation wall membrane waterproofing at several	Replace damaged sections of I membrane waterproofing. Cover with protection board and add top soil to an elevation above the top of the protection board. Add landscaping.	1	LS	\$ 3,800.0	00 \$ 3,80						\$	5,130	\$ 5,5	,524 \$	5,804	\$ 6,5	567 \$	8,406
1.7	Frost Pad	East Door	HVP-066		4	6	The concrete frost pad does not extend down to the frost line and has severely pitched to one side.	Replace with a concrete frost pad to 42 inches below grade. Extend to 1/2 inch below floor line and slope away from the door.	1	LS	\$ 2,200.0	00 \$ 2,20						\$	2,970	\$ 3,′	,198 \$	3,360	\$ 3,8	302 \$	4,867
1.8	Field Stone	Ramp	HVP-071		3	6	Moisture has migrated behind the field stone and deteriorated the mortar joints from the back side; dislodging the field stones.	Replace failing urethane based sealant at concrete ramp joints to stop the moisture migration. Replace damaged mortar and reinstall loose and missing field stones.	1	LS	\$ 1,200.0	00 \$ 1,20						\$	1,620	\$ 1,7	,745 \$	1,833	\$ 2,0	)74 \$	2,655
1.9	Cedar Shingles	Roof	HVP-056 HVP-069		3	3	The cedar shingles have curled in several locations.	Replace curled shingles. Verify breather underlayment was installed.	1	LS	\$ 500.0	00 \$ 50						\$	675	\$ 7	727 \$	764	\$ 8	864 \$	1,106
2.0	Building Interior											_													
2.1	Insulation	Attic Space	HVP-037 HVP-040		6	4	There is no insulation in the walls or roof.	Add 6 inch thick batt insulation.	1	LS	\$ 400.0	00 \$ 40	0					\$	540	\$ 5	582 \$	611	\$ 69	\$91 \$	885
2.2	Wood Floor	First Floor			3	1	Flooring worn near the front entry and a the foot of the stairs, with minor wear in other areas.		1	LS	\$ 4,000.0	90 \$ 4,00									\$	6,109	\$ 6,9	912 \$	8,848
2.3	Walls	Master Bedroom			5	2	Discolored wallpaper.	Unknown if this is new or long-standing condition. Monitor for changes.	1	LS	\$ 1,000.0	00 \$ 1,00						\$	1,350	\$ 1,4	454 \$	1,527	\$ 1,7	728 \$	2,212
3.0	Electrical System																								
3.1	Panelboard (2004)	Basement		HVP-E-1	4	3	Equipment is 10 years old and in good condition.	Plan on replacing in 2054.	1	EA				\$ 4,	,600.00 \$	4,600		\$	6,210	\$ 6,6	,687 \$	7,026	\$ 7,9	949 \$	10,176
3.2	Lighting Control System	Basement Storage			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	4	EA				\$	285.00 \$	1,140		\$	1,539	\$ 1,6	,657 \$	1,741	\$ 1,9	970 \$	2,522
3.3	Interior Building Lighting	Historic Rooms			4	4	Incandescent lamps in antique fixtures.	Lamps should be replaced with vintage look LED lamps	12	EA				\$	41.50 \$	498	\$ 150	\$	672	\$	724 \$	761	\$ 8	861 \$	1,102
3.4	Interior Building Lighting	Basement Storage			4	4	Incandescent lamps in porcelain sockets	Replace with LED fixtures	6	EA				\$	270.00 \$	1,620	\$ 26	\$	2,187	\$ 2,5	,355 \$	2,474	\$ 2,8	300 \$	3,584
4.0	Mechanical System						account of the second of the s																		
4.1	Furnace/Condensing Unit	Basement/Outdoors		HVP-M-1 HVP-M-2	4	3	The 115 MBH gas fired furnace and associated 4 ton condensing unit are in fair condition.	Replace the furnace and associated condensing unit with like kind in the next 10 years.	1	LS			\$ 9,800.00 \$ 9,800				\$ 550						\$ 16,9	936 \$	21,680

### Historic Village Parsonage

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 60 West Wattles Road Priority 1: Currently Critical Building Area: 1,500 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 2 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 1871 Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: March 2018 Category 5: Security Category 6: Other

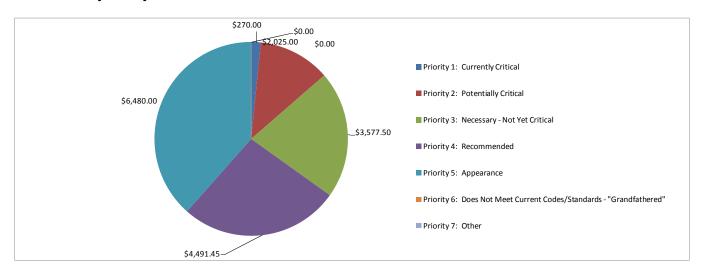
Priority 7: Other

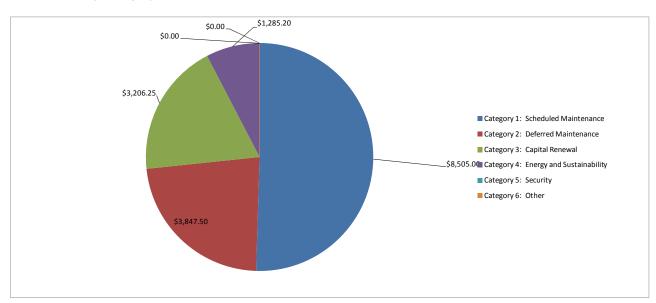
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Annu	al Maintenance i	ncludes labor an	d material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architec	tural	Mecl	anical	Elect	rical	Annual	2018	2021	2023	2028	2038
140.	item/bescription	Location	No.	No.	Priority	Category	Notes	Action	Gty.	Oint	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
5.0	Plumbing System																					
5.1	Water Heater	Basement		HVP-P-1	3	3	The 30 gallon electric water heater is in fair condition.	Replace the water heater with like kind in the next 5 to 10 years.	1	EA			\$ 5,025.0	0 \$ 5,025						\$ 7,675	\$ 8,683	\$ 11,115
5.2	Plumbing Fixtures	Throughout			4	3	Plumbing fixtures (sink, sump pump) are in good condition.	years.	- 1	LS			\$ 2,000.0	0 \$ 2,000							\$ 3,456	\$ 4,425
5.3	Fire Protection	Building			4	3	The fire protection service and sprinkler piping are in good condition.	Replace the system in the next 10 to 20 years.	1500	SF			\$ 4.0	0 \$ 6,000							\$ 10,368	\$ 13,272
												\$ 37,550		\$ 22,825		\$ 7,858	\$ 726	\$ 55,901	\$ 60,199	\$ 77,031	\$ 117,914	\$ 150,940

6.0	Site													
	No comments.													
							\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$ -

### 2018 Deficiency Priority





#### Historic Village Poppleton School

**Building Information** Address: 60 West Wattles Road Building Area: 1,500 SF

No. of Floors: 1 Year Built: 1877

Evaluation Date: March 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

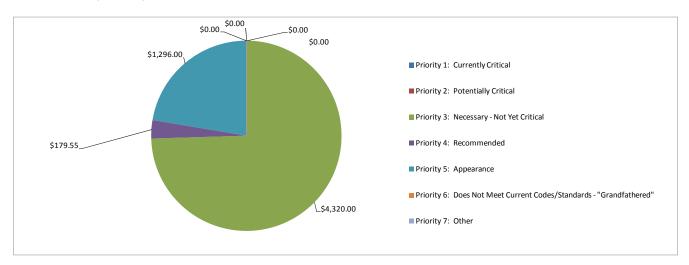
Note: Project Cost includes 35% mark-ups and fees

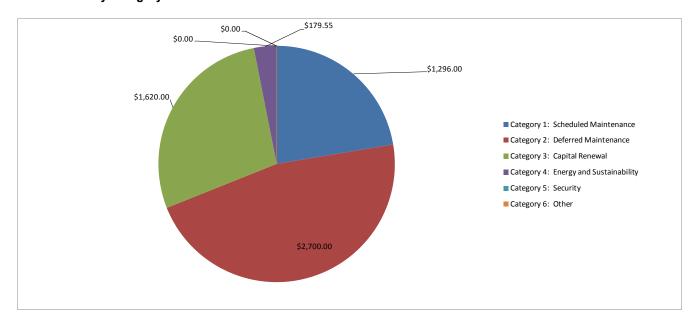
								*Lower score equals higher priority												Ann	ıal Maintenance	includes labor a	and material
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archited		Mechai			ctrical		nnual tenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Cost	2038 Project C
1.0	Building Exterior		NO.	NO.	Filolity	Category	<u> </u>				Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subto	tal	teriance	Froject Cost	Froject Cost	Froject Cost	Project Cost	Froject C
1.0	Building Exterior	1	1	ı	1	1	The paint has delaminated from the	Replace damaged wood and				l	1	1		<del></del>				T	I		$\overline{}$
1.1	Wood Trim and Door	West Door	HVPS-010 HVPS-011		3	2	wood trim and door and the wood trim has rotted.	delaminating paint and repaint wood trim and door.	1	LS	\$ 150.00	\$ 150							\$ 200	\$ 218	\$ 229	\$ 259	9 \$
1.2	Field Stone	Ramp	HVPS-026 HVPS-027		3	2	Moisture has migrated behind the field stone and deteriorated the mortar joints from the back side; dislodging the field stones.	Replace failing urethane based sealant at concrete ramp joints to stop the moisture migration. Replace damaged mortar and reinstall loose and missing field stones.	1	LS	\$ 1,200.00	\$ 1,200							\$ 1,620	\$ 1,74	5 \$ 1,833	3 \$ 2,074	·4 \$ 2
1.3	Gutter	West Elevation	HVPS-029		3	2	A section of the gutter has fallen from the roof fascia.	Replace missing gutter section.	1	LS	\$ 800.00	\$ 800							\$ 1,080	\$ 1,163	\$ 1,222	2 \$ 1,382	2 \$ 1
	Cedar Shingles	Roof	HVPS-029		3	3	The cedar shingles have curled in several locations.	Replace curled shingles. Verify breather underlayment was installed.	1	LS	\$ 500.00	\$ 500							\$ 675	\$ 72	\$ 764	\$ 864	i4 \$ 1
2.0	Building Interior																						
2.1	Floor	Classroom, Entry	HVPS-008		5	1	The wood floor finish has been worn away in several locations.	Refinish the wood floor.	1,500	SF	\$ 3.00	\$ 4,500							\$ 6,075	\$ 6,542	\$ 6,873	3 \$ 7,777	7 \$ 9
2.2	Windows	All			2	1	Paint is peeling on bottom of lower sashes at all windows.	Repaint all interior window surfaces.	10	EA	\$ 150.00	\$ 1,500							\$ 2,025	\$ 2,18	\$ 2,291	1 \$ 2,592	2 \$ 3
2.3	Windows	West Windows			1	2	Two windows on west wall lack functioning sash locks.	Repair or replace two sash locks.	2	EA	\$ 100.00	\$ 200							\$ 270	\$ 29	\$ 305	5 \$ 346	6 \$
2.4	Wood Trim	Entry			5	1	Finishes at casings around openings in entryway are scraped and gouged.	Repaint casings at entryway.	2	EA	\$ 150.00	\$ 300							\$ 405	\$ 436	\$ 458	\$ 518	8 \$
	Walls	North Wall			4	2	Plaster at north wall has two long horizontal cracks above blackboard.	Repair two plaster cracks.	1	LS	\$ 500.00	\$ 500							\$ 675	\$ 72	\$ 764	\$ 86	i4 \$ 1
3.0	Electrical System		-	-																			
3.1	Panelboard (2003)	First Floor, Southwest Corner		HVPS-E-1	4	3	Equipment is 15 years old and in good condition.	Plan on replacing in 2053.	1	EA					\$ 1,875.	00 \$	1,875		\$ 2,53	\$ 2,726	\$ 2,864	\$ 3,240	0 \$ 4
3.2	Lighting Control System	Crawl Space			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	2	EA					\$ 285.	00 \$	570		\$ 770	\$ 829	\$ 871	\$ 985	5 \$ 1
3.3	Interior Building Lighting	Schoolroom			4	4	Incandescent lamps in antique fixtures.	Lamps should be replaced with vintage look LED lamps.	8	EA					\$ 41.8	50 \$	332 \$	100	\$ 448	\$ 483	\$ 507	7 \$ 574	4 \$
3.4	Interior Building Lighting	Crawl Space			4	4	Incandescent lamps in porcelain sockets.	Replace with LED lamps.	2	EA					\$ 25.	00 \$	50 \$	25	\$ 68	\$ 73	\$ 76	\$ 80	\$6 \$
4.0	Mechanical System																						
4.1	Furnace	Crawl Space		HVPS-M-1	3	3	The 75 MBH horizontal gas fired furnace is in good condition.	Replace the furnace with like kind in the next 5 to 10 years.	1	EA			\$ 3,800.00	\$ 3,800			\$	350			\$ 5,804	\$ 6,566	6 \$ 8
5.0	Plumbing System																						
	No comments.																						
												\$ 9,650		\$ 3,800		\$ :	2,827 \$	475	\$ 16,844	\$ 18,139	\$ 24,861	\$ 28,128	8 \$ 36

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200 248-823-2100 www.ids-troy.com

## 2018 Deficiency Priority





#### Historic Village Print Shop

**Building Information** Address: 60 West Wattles Road

Building Area: 320 SF No. of Floors: 1

Year Built: 1968 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

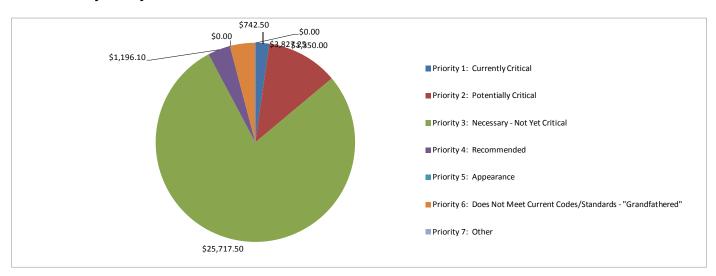
Category 5: Security Category 6: Other

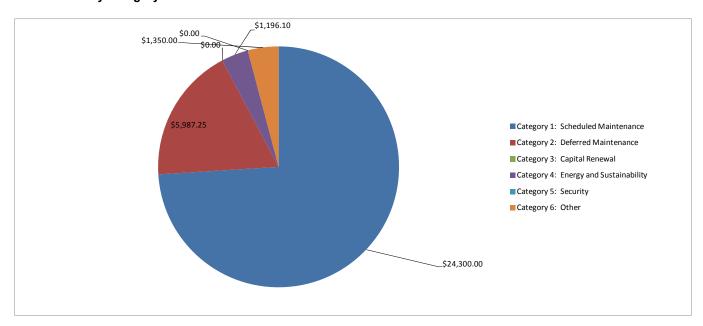
\*Lower score equals higher priority

								*Lower score equals higher priority										•	Annu	al Maintenance		
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited		Mecha		Elect		Annual	2018	2021	2023	2028	2038
			NO.	NO.	Priority	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Waintenance	Project Cos	Project Cost	Project Cost	Project Cost	Project Co
1.0	Building Exterior			•		•						T	•	1			•	•		•	1	—
1.1	Floor	Front Porch	HVPR-016 HVPR-022		3	3	The wood floor boards do not have a finish and are severely weathered. Some are rotted on the ends and are loose, presenting a safety hazard.	Replace wood floor boards and subframing. New subframing should be treated lumber.	400	SF	\$ 3.00	\$ 1,200						\$ 1,62	0 \$ 1,745	\$ 1,833	\$ 2,074	4 \$ 2,
1.2	Cedar Shingles	Roof	HVPR-014 HVPR-015		3	2	The cedar shingles have curled in several locations.	Replace curled shingles. Verify breather underlayment was installed.	1	LS	\$ 2,000.00	\$ 2,000						\$ 2,70	0 \$ 2,908	\$ 3,055	\$ 3,456	6 \$ 4,
2.0	Building Interior																					
2.1	Floor	Work Room	HVPR-008		5	1	The wood floor finish has been worn away in several locations.	Refinish the wood floor.	320	SF	\$ 3.00	\$ 960						\$ 1,29	6 \$ 1,396	\$ 1,466	\$ 1,659	9 \$ 2,
3.0	Electrical System																_					
3.1	Panelboard	First Floor, South Wall		HVPR-E-1	4	3	Equipment is in good condition.	Plan on replacing in 2034.	1	EA					\$ 1,675.00	\$ 1,675	5					\$ 3,
3.2	Lighting Control System	Attic			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	1	EA					\$ 285.00	\$ 285	5					\$
3.3	Interior Building Lighting	Work Room			4	4	Incandescent lamp in antique fixture.	Lamp should be replaced with vintage look LED lamp.	1	EA					\$ 41.50	\$ 42	2	\$ 5	6 \$ 60	\$ 63	\$ 72	2 \$
3.4	Interior Building Lighting	Attic			4	4	Incandescent lamps in porcelain sockets.	Replace with LED lamps.	2	EA					\$ 25.00	\$ 50	0 \$ 25	\$ 6	8 \$ 73	\$ 76	\$ 86	6 \$
3.5	Exterior Building Lighting	Entrance			4	4	Incandescent lamp in antique fixture.	Lamp should be replaced with vintage look LED lamp.	1	EA					\$ 41.50	\$ 42	2	\$ 5	6 \$ 60	\$ 63	\$ 72	2 \$
4.0	Mechanical System		_	_	_	_			_									_				
4.1	Furnace	Attic		HVPR-M-1	4	3	The 66 MBH horizontal gas fired furnace is in good condition.	Replace the furnace with like kind in the next 20 years.	1	EA			\$ 3,800.00	\$ 3,800								\$ 8,
5.0	Plumbing System																					
5.1	Plumbing Fixtures	Throughout			3	3	The sink and faucet are in fair condition	Replace the fixtures in the next 10 years.	1	LS	<u> </u>		\$ 2,000.00	\$ 2,000							\$ 3,456	6 \$ 4,
		<u> </u>			•	•				•		\$ 4,160	•	\$ 5,800	•	\$ 2,093	s \$ 25	\$ 5,79	6 \$ 6,241	\$ 6,557	\$ 10,875	5 \$ 26,

6.	Site	_	_		_	_	_				_	_				
	No comments.															
								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## 2018 Deficiency Priority





#### Historic Village Troy Hall

**Building Information** Address: 60 West Wattles Road Building Area: 500 SF

No. of Floors: 1 Year Built: 1860 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

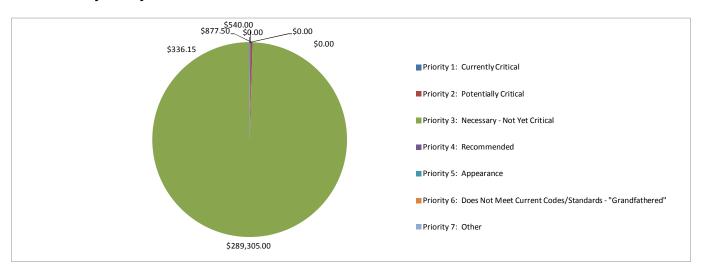
Note: Project Cost includes 35% mark-ups and fees

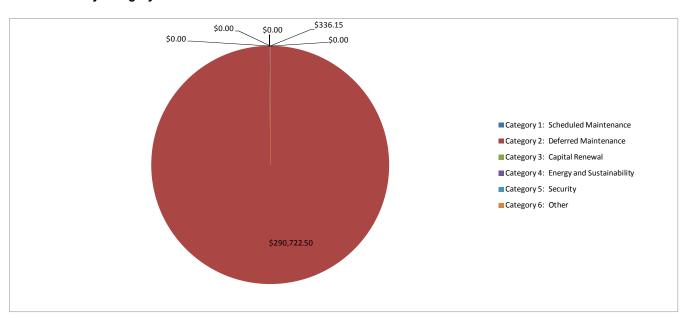
								*Lower score equals higher priority											Annu	al Maintenance i	ncludes labor and	material on
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite		Mecha		Elect		Annual	2018	2021	2023	2028	2038
	·		No.	No.	Priority	Category			,		Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cos
1.0	Building Exterior			1			1					T	<del> </del>			T			T	1		
1.1	Handrails	Stairs	HVTH-016		6	6	The stair handrails are not code compliant.	Replace with code compliant handrails.	1	LS	\$ 1,000.00	\$ 1,000						\$ 1,350	\$ 1,454	\$ 1,527	\$ 1,728	\$ 2,2
1.2	Windows	East and West Elevations	HVTH-021 HVTH-024		3	2	The paint has delaminated from the wood windows and trim.	Remove delaminating paint and repaint wood windows and trim.	7	EA	\$ 150.00	\$ 1,050						\$ 1,418	\$ 1,526	\$ 1,604	\$ 1,815	\$ 2,32
1.3	Windows	North and East Elevations			1	2	Rotting at window sills at windows on the north elevation and one window on east elevation.	Replace window sill. Work to be done by qualified historic window restoration firm.	1	LS	\$ 550.00	\$ 550						\$ 743	\$ 800	\$ 840	\$ 950	\$ 1,21
1.4	Asphalt Shingles	Roof	HVTH-019		2	2	The asphalt shingles are in poor condition and the wood roof sheathing has sagged.	Replace damaged wood roof sheathing. Install underlayment, flashings and asphalt shingles	567	SF	\$ 5.00	\$ 2,835						\$ 3,827	\$ 4,122	\$ 4,330	\$ 4,899	\$ 6,27
1.5	Exterior Siding and Trim	All Elevations			3	1	Miscellaneous peeling at corner boards and some siding areas.	Repaint building.	1	LS	\$ 18,000.00	\$ 18,000						\$ 24,300	\$ 26,168	\$ 27,493	\$ 31,106	\$ 39,8
2.0	Building Interior																					
2.1	Floor	Meeting Room			5	3	The wood floor finish has been worn away in one location.	Plan on refinishing the wood floor in 2023.	500	SF	\$ 3.00	\$ 1,500								\$ 2,291	\$ 2,593	\$ 3,31
3.0	Electrical System	-																				
3.1	Panelboard (2004)	First Floor, Northeast Corner	г	HVTH-E-1	4	3	Equipment is 14 years old and in good condition.	Plan on replacing in 2054.	1	EA					\$ 1,875.00	\$ 1,875	5					\$ 4,14
3.2	Lighting Control System	Crawl Space			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	2	EA					\$ 285.00	\$ 570	)	\$ 770	\$ 829	\$ 871	\$ 985	\$ 1,26
3.3	Interior Building Lighting	Meeting Room			4	4	Incandescent lamps in antique fixtures.	Lamps should be replaced with vintage look LED lamps	4	EA					\$ 41.50	\$ 166	\$ 50	\$ 224	\$ 241	\$ 254	\$ 287	\$ 36
3.4	Interior Building Lighting	Crawl Space			4	4	Compact fluorescent lamps in porcelain sockets	Replace with LED lamps	6	EA					\$ 25.00	\$ 150	\$ 75	5 \$ 203	\$ 218	\$ 229	\$ 259	\$ 33
4.0	Mechanical System	-	_	-		_	-						_					_	•		· ·	
4.1	Furnace/Condensing Unit	Basement/Outdoors		HVTH-M-1 HVTH-M-2	3	3	The 69 MBH gas fired furnace and associated 2 ton condensing unit are in fair condition.	Replace the furnace and associated condensing unit with like kind in the next 5 to 10 years.	1	LS			\$ 9,800.00	\$ 9,800			\$ 550	)		\$ 14,968	\$ 16,935	\$ 21,678
5.0	Plumbing System																					
5.1	Sump Pump	Crawl Space			4	3	The sump pump is in fair condition.	Replace the sump pump in the next 10 years.	1	EA			\$ 500.00	\$ 500							\$ 864	\$ 1,100
												\$ 24,935		\$ 10,300		\$ 2,761	\$ 675	\$ 32,833	\$ 35,358	\$ 54,408	\$ 62,422	84,052
6.0	Site																					
	No comments.																					

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200

## 2018 Deficiency Priority





#### Historic Village Wagon Shop

**Building Information** Address: 60 West Wattles Road Building Area: 600 SF

No. of Floors: 1 Year Built: 1860 Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

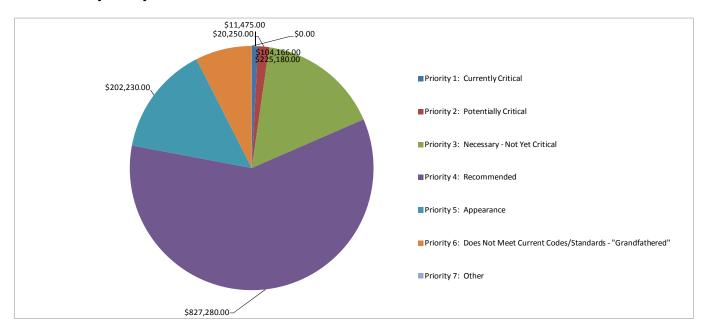
Note: Project Cost includes 35% mark-ups and fees

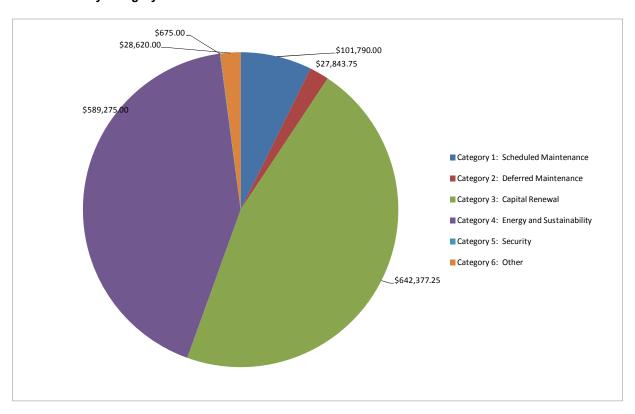
			Priority 7. C	Milei				*Lower score equals higher priority															and material only
			Photo	Equipment	Deficiency	Deficiency						Architectural		Mechai	nical	Electi	ical	Annual	2018	2021	2023	2028	2038
No.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit			ubtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				Project Cost
1.0	Building Exterior						-			-	-		-										
1.1	Skirt Boards	All Elevations	HVWS-012 HVWS-019		3	2	The paint has delaminated from the wood skirt boards.	Remove delaminating paint and repaint wood skirt boards.	1	LS	\$	300.00 \$	300						\$ 405	\$ 436	\$ 458	\$ 51	8 \$ 664
1.2	Windows	West Elevation	HVWS-015		3	2	The paint has delaminated from the wood sill and the wood sill has rotted.	Replace the damaged wood sill and paint new wood sill.	1	LS	\$	400.00 \$	400						\$ 540	\$ 582	\$ 611	\$ 69	1 \$ 885
1.3	Cedar Shingles	Roof	HVWS-014		3	2	The cedar shingles have curled in several locations and the wood roof sheathing has sagged.	Replace damaged wood roof sheathing. Install underlayment, breather underlayment flashings and cedar shingles.	712	SF	\$	300.00 \$	213,600						\$ 288,360	\$ 310,532	\$ 326,253	\$ 369,129	5 \$ 472,511
1.4	Windows	East Elevation			1	2	Sill at east window is rotted at south end.	Provide dutchman repair of window. Employ qualified window restoration firm.	1	LS	\$	400.00 \$	400						\$ 540	\$ 582	\$ 611	\$ 69	1 \$ 885
1.5	Wood Trim	North Elevation			2	2	Bottom of board above door at north wall is rotted.	Replace rotted board with new board to match existing; prep and paint.	1	LS	\$	200.00 \$	200						\$ 270	\$ 291	\$ 305	\$ 34	6 \$ 442
1.6	Skirt Boards	All Elevations			2	2	Scattered rotting on wood drip cap.	Selectively replace drip cap to match existing.	1	LS	\$	250.00 \$	250						\$ 338	\$ 363	\$ 382	\$ 433	2 \$ 553
1.7	Batten Board	West Elevation			2	2	Bottom of batten board rotted at one location on west elevation.	Replace rotted portion of batten board with new to match existing.	1	LS	\$	200.00 \$	200						\$ 270	\$ 291	\$ 305	\$ 34	6 \$ 442
2.0	Building Interior																						
	No comments.																						
3.0	Electrical System																						
3.1	Power	Served from an unknown structure																					
3.2	Interior Building Lighting	Work Room			4	4	Incandescent lamps in antique fixtures.	Lamps should be replaced with vintage look LED lamps	6	EA						\$ 41.50	\$ 249	\$ 75	\$ 336	\$ 362	\$ 380	\$ 43	0 \$ 551
4.0	Mechanical System				=	=																	
	No comments.																						
5.0	Plumbing System																						
	No comments.																						
												\$	215,350	•	\$ -		\$ 249	\$ 75	\$ 291,059	\$ 313,438	\$ 329,306	\$ 372,580	0 \$ 476,933
6.0	Site																						
	No comments.													•		•	•						
												\$	-		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$ -

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200 248-823-2100 www.ids-troy.com

## 2018 Deficiency Priority





#### Troy Public Library

**Building Information** Address: 510 West Big Beaver Road Building Area - Basement: 4,757 SF Building Area - First Floor: 39,873 SF

Building Area - Total: 44,630 SF No. of Floors: 2 Year Built: 1969/1982 Evaluation Date: January 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

	·		•					*Lower score equals higher priority													ual Mainter		udes labor an	nd material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural	Mechai	nical	Electr		Annual	-	)18	2021	202	-	2028	2038
	<u> </u>	2000	No.	No.	Priority	Category	1.0.00	7,0,10,11	٦.,.	J	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Projec	ct Cost	Project Cos	Project	Cost P	Project Cost	Project Cost
	Building Exterior Steel Lintels	Above Doors and Windows			3	2	The steel brick lintels over each door and window opening is corroded.	Using mechanical tools, remove corrosion from the steel lintels. Prime and paint with an exterior grade paint.	35	LF	\$ 75.00	\$ 2,625						\$	3,544	\$ 3,8	6 \$	4,009 \$	4,536	\$ 5,807
1.2	Door	Exterior Stair	TPL-040		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace frame with an aluminum frame. Replace door with a fiberglass reinforced polyester door.	1	LS	\$ 3,000.00	\$ 3,000						\$	4,050	\$ 4,3	1 \$	4,582 \$	5,184	\$ 6,63
1.3 F	Roofing System	Roof			4	3	The roofing system is a 3-ply modified asphalt built-up roof with gravel surfacing.	Warranty expires on April 24, 2022. Replace with same in 2028.	39,873	SF	\$ 25.00	\$ 996,825										\$	1,722,628	\$ 2,205,10
1.4 E	Elevator Door Detection Edge	Elevator			4	3	The hoistway and elevator car doors do not have electronic eye detection. If the doors meet a restriction, they retract.	Install a 2D infrared door detection edge to the doors so they retract after detecting a restriction via electronic eye.	1	LS	\$ 3,600.00	\$ 3,600						\$	4,860	\$ 5,2	4 \$	5,499 \$	6,221	\$ 7,96
1.5 E	Elevator Sill Support Angle	Elevator	TPL-400		1	1	The steel angle supporting the elevator hoistway sill in the basement is severely corroded due to water infiltration into the elevator pit.	Replace the steel angle with a galvanized steel angle. Salvage and reset the elevator hoistway sill on the new angle. Replace the corroded steel fascia.	1	LS	\$ 8,500.00	\$ 8,500						\$	11,475	\$ 12,3	7 \$	12,983 \$	14,689	\$ 18,80
1.6 E	Elevator Load Testing	Elevator			4	1	Recommended safety testing from the elevator service contractor.	To verify the integrity of the in-ground hydraulic elevator piston seals, a full load needs to be applied to the car for a pre-determined amount of time. A certified elevator technician will inspect the seals around the piston for any leaks	1	LS	\$ 1,400.00	\$ 1,400						\$	1,890	\$ 2,0	5 \$	2,138 \$	2,419	\$ 3,09
1.7 \$	Soft Starter	Elevator			4	3	The existing motor starter controls the electrical voltage and current from your building power source to the elevator. The existing motor starter is obsolete and parts to repair may not be available which can lead to extended downtime and unplanned costs to return the elevator to service.	A soft starter will add phase, over- voltage and under-voltage protection to major elevator components. This protection helps prevent the motor from burnout during phase loss and enhances motor life. It will also provide potential energy savings by changing the amount of energy used by the motor according to load on the motor, while keeping the motor speed the same.	1	LS	\$ 3,600.00	\$ 3,600						\$	4,860	\$ 5,2:	4 \$	5,499 \$	6,221	\$ 7,96
1.8 E	Elevator Power Unit and Pump	Elevator			4	1	The existing elevator power unit and pump have exceeded their expected serviceable life.	Replace elevator power unit and pump.	1	LS	\$ 21,500.00	\$ 21,500						\$	29,025	\$ 31,2	7 \$	32,839 \$	37,154	\$ 47,56
	Elevator Modernization	Elevator			4	3	The existing car finishes, power unit, pump, motor, controls and safety features should be replaced in 2038.	Replace all hydraulic elevator serviceable components and car finishes.	1	LS	\$ 130,000.00	\$ 130,000												\$ 287,57
2.0 E	Building Interior		TDI 040				1											,						
2.1 E	Blue Carpet Tiles	Adult Services, et.al.	TPL-019 TPL-020		5	3	The carpet tiles are severely worn.	Remove carpet tiles and replace with new carpet tiles in 2023.	43811	SF	\$ 5.50	\$ 240,961									\$ 3	\$8,043	416,407	\$ 533,03
2.2	Gypsum Board	Adult Services	TPL-021 TPL-023		3	2	Gypsum board has been damaged by moisture, furnishings and thermal expansion.	Remove damaged portion and replace with impact resistant grade gypsum board and paint.	1	LS	\$ 10,000.00	\$ 10,000						\$	13,500	\$ 14,5	8 \$	15,274 \$	17,281	\$ 22,12
2.3	Acoustical Lay-in Ceiling Panels	Adult Services	TPL-024 TPL-025		3	2	Several ceiling panels are water damaged at the south side of Adult Services.	Repair leak and replace damaged ceiling panels.	1	LS	\$ 1,200.00	\$ 1,200						\$	1,620	\$ 1,7	5 \$	1,833 \$	2,074	\$ 2,65
2.4 V	Window Treatments	Computers	TPL-026		5	2	The bottoms of horizontal window treatments are damaged.	Replace damaged metal slats.	1	LS	\$ 400.00	\$ 400						\$	540	\$ 5	2 \$	611 \$	691	\$ 88
2.5 T	Terrazzo Floor	Corridor	TPL-027		3	2	The terrazzo at the bottom of the Corridor ramp has multiple cracks.	Grout cracks, polish to a natural finish and seal with an impregnator sealer.	200	SF	\$ 7.00	\$ 1,400						\$	1,890	\$ 2,0	5 \$	2,138 \$	2,419	\$ 3,09
2.6 V	Windows	Original, South, Building	TPL-028		4	4	The windows are original single pane glass with non-thermally broken aluminum frames.	Replace with one inch insulating glass units in thermally broken aluminum frames. Replace perimeter sealant with an exterior grade silicone sealant.	500	SF	\$ 65.00	\$ 32,500						\$	43,875	\$ 47,2	9 \$	19,641 \$	56,164	\$ 71,89
27 li	Interior Brick	Youth Reading Stacks, et.al.	TPL-029		5	1	Efflorescence and mortar debris cover multiple areas of the interior bricks.	Clean brick with a non-acidic cleaning agent.	1	LS	\$ 8,000.00	\$ 8,000						\$	10,800	\$ 11,6	0 \$	12,219 \$	13,825	\$ 17,69

#### Troy Public Library

**Building Information** Address: 510 West Big Beaver Road Building Area - Basement: 4,757 SF Building Area - First Floor: 39,873 SF

Building Area - Total: 44,630 SF No. of Floors: 2

Year Built: 1969/1982 Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security
Category 6: Other

	ation Date. January 2016		r nonty 7.					*Lower score equals higher priority													and material only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architec		Mechanical		ctrical	Annual	2018	2021	2023	2028	2038
2.8	Skylights	Youth Reading Area	TPL-030	NO.	Priority 2	Category 1	The skylights are leaking and damaging interior finishes.	At the time of this report, the skylight installation is two years old and should have a warranty for materials and labor. The continuity of the flashing and sealant should be verified by the installing contractor. If defective, those items and/or other installed items should be corrected and repairs to the interior finishes be charged to the skylight contractor.	1	LS	Unit Cost	Subtotal \$ -	Unit Cost Subtotal	Unit Cost	Subtotal	Maintenance	\$	- \$	- \$	- \$	- \$
2.9	Countertop Height	Staff Lunch Room	TPL-032		6	3	The countertop height exceeds the code maximum height of 34 inches.	Replace base cabinets with shorter/code compliant base cabinets and install new solid surface counter. Replace sink and faucet.	14	LF	\$ 275.00	\$ 3,850	\$ 1,200.00 \$ 16,80	00			\$ 27,	78 \$ 30,0	21 \$ 31,54	\$ 35,68	36 \$ 45,681
2.10	Ramp Slope	Staff Lunch Room			6	3	The floor slope into the room exceeds the code permitted maximum slope of 1:12 (4.7636 degrees).	Replace concrete floor slab with a concrete ramp no greater than the code permitted slope.	1	LS	\$ 4,000.00	\$ 4,000					\$ 5,	00 \$ 5,8	15 \$ 6,1	0 \$ 6,91	2 \$ 8,849
2.11	Ceiling Height	Bookstore			6	3	The acoustical lay-in ceiling system height is lower than the code permitted minimum height of 7 feet 6 inches.	Raise the acoustical lay-in ceiling system height to a code compliant height. Modify above ceiling ducts to accommodate the higher ceiling elevation. Replace fluorescent light fixtures with flat LED panel light fixtures and new lighting controls.	932	SF	\$ 6.50	\$ 6,058	\$ 3.50 \$ 3,26	52 \$ 7.5	50 \$ 6,99	0	\$ 22,	19 \$ 23,7	12 \$ 24,9	2 \$ 28,18	36,080
2.12	Water Infiltration	Book Storage 7	TPL-035		3	6	Water has infiltrated under the CMU foundation wall and into the south and east sides of the room.	Excavate top soil to foundation wall footing. Replace drain tile and verify connection to existing sump pump in Electrical Room. Route and fill cracks in CMU foundation wall. Apply membrane waterproofing over CMU foundation wall and top of concrete footing. Below the grade line, cut in a reglet with exterior grade silicone sealant. Apply drainage mat over membrane waterproofing. Apply rigid insulation over drainage mat. Cover drain tile with pea stone. Backfill and compress in 8 inch lifts top soil. Grade top soil away from building. Plant	1	LS	\$ 12,000.00	\$ 12,000					\$ 16,	00 \$ 17,4	46 \$ 18,3:	9 \$ 20,73	37 \$ 26,546
2.13	Water Infiltration	Electrical Room (Basement)	TPL-036 TPL-037		3	6	Water has infiltrated under the CMU foundation wall and into the south side of the room.	The exterior floor drain at the bottom of the exterior stairs drains poorly and permits water infiltration into the Electrical Room. Remove all organic material and test water flow.	1	LS	\$ 2,000.00	\$ 2,000					\$ 2,	00 \$ 2,9	08 \$ 3,0	55 \$ 3,45	56 \$ 4,424
2.14	Door Hardware	Stair	TPL-038		6	6	The type of exit hardware on the stair is not code compliant for the number of occupants in the basement.	Replace stair door hardware with panic hardware. Remove the non-code compliant door hold open device from the bottom of the stair door.	1	LS	\$ 1,200.00	\$ 1,200					\$ 1,	20 \$ 1,7	45 \$ 1,8	33 \$ 2,07	74 \$ 2,655

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								*Lower score equals higher priority												Anı	ual Maintenanc	e includes lab	or and mate	erial only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architect		Mechanical			Electrical		Annual	2018	2021	2023	2028		2038
			No.	No.	Priority	Category			.,		Unit Cost	Subtotal	Unit Cost Su	btotal	Unit Co	st Sub	ototal	Maintenance	Project Co	t Project Cos	Project Cos	Project C	st Projec	ect Cost
2.15	Elevator Pit	Elevator	TPL-401		2	6	There is water in the elevator pit (code violation).	Prior to correction, the elevator pit and its equipment must be inspected, under the code required service agreement, by a licensed elevator inspector. They must be provided pit access and be present during the entire correction process. Remove all standing water and oil from the pit's concrete surfaces. Remove sump pump and cap piping inside elevator concrete pit wall. Fill opening in elevator concrete pit wall. Fill with concrete with a crystalline waterproofing admixture. Route all cracks and defective construction joints and fill with a cementitious packing mortar compatible with a crystalline waterproofing system. Apply an 1/8 inch thick slurry coat of a crystalline waterproofing system over all concrete surfaces. Add 1/4 inch thick perforated cover plate to the sump pit.	1	EA	\$ 6,000.00	\$ 6,000							\$ 8,	00 \$ 8,72	3 \$ 9,16	4 \$ 10	,369 \$	13,273
3.0	Electrical System												<u> </u>						•					
3.1	Emergency Egress Lighting	Entire Building			6	3	Additional fixtures with emergency back- up are required to comply with the current code.	Add emergency battery packs to select existing fixtures.	50	EA					\$ 3	\$00.00	15,000	\$ 1,600	\$ 20,2	50 \$ 21,80	7 \$ 22,91	1 \$ 25	,922 \$	33,182
3.2	Exit Signs	Basement			3	3	Additional exit signs are required.	Add exit signs to direct to stairs.	3	EA					\$ 5	25.00 \$	1,575		\$ 2,	26 \$ 2,29	0 \$ 2,40	6 \$ 2	,722 \$	3,484
3.3	Emergency Egress Lighting Power	XA serves Adult Services and X serves Children's Services		TPL-E-17 TPL-E-18	6	3	Source for emergency power (sump pumps and egress lighting) is no longer code compliant.	Add 10 kW natural gas generator, emergency and standby ATS & panels.	1	EA					\$ 20,0	00.00 \$	20,000		\$ 27,0	00 \$ 29,0	6 \$ 30,54	8 \$ 34	,562 \$	44,243
3.4	Service Entrance Switchboard (1983)	Entire Building		TPL-E-17	4	2	Rust at bottom of enclosure.	Address basement flooding. Inspect interior of switchboard and repair.	1	LOT					\$ 2,0	00.00 \$	2,000		\$ 2,7	00 \$ 2,90	8 \$ 3,05	5 \$ 3	,456 \$	4,424
3.5	Switchboard (1970)	Children's Services		TPL-E-2	2	3	Defective 200 amp switch. LP-D was relocated to 60 amp switch.	Replace switchboard with 600 amp distribution panel.	1	LOT					\$ 6,0	00.00 \$	6,000		\$ 8,	00 \$ 8,72	3 \$ 9,16	4 \$ 10	,369 \$	13,273
3.6	Lighting Control System	E & F serve Adult Services and C & D serve Children's Services		TPL-E-5 TPL-E-6 TPL-E-7 TPL-E-8	4	4	Manually switched breaker panels were replaced with remote controlled breaker panels.	Program system to reduce lighting levels to better match building use.	1	LS					\$ 6,0	00.00 \$	6,000		\$ 8,	00 \$ 8,72	3 \$ 9,16	4 \$ 10	,369 \$	13,273
3.7	Fire Alarm Control Panel	East Vestibule et. al.		TPL-E-21	4	5	Internal calendar has wrong date and time. System adequately serves the building.	Program system to correct date and time so recorded history can be matched to events for analysis.  Replace batteries in 5-year increments.	1	LS					\$ 5	\$ 00.00	500		\$ 6	75 \$ 72	7 \$ 76	4 \$	864 \$	1,106
3.8	Cove Lighting	Children's and Adult Services			4	4	Drawing E-2 indicates 32 2-lamp fluorescent fixtures in each cove.	Replace with half as many LED fixtures for significant energy and maintenance savings.	2,560	EA					\$ 1	10.00 \$ 2	281,600	\$ 893	\$ 380,	60 \$ 409,39	1 \$ 430,11	6 \$ 486	,637 \$	622,936
4.0	Mechanical System			T 1			In the second second						<b>1</b>	-					<del> </del>			<u> </u>		
4.1	RTU-1	Roof		TPL-M-1	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out). 4 Ton.	Replace with high efficiency unit of like and kind model and size/output. 4 ton unit. Mount on existing curb.	1	LS			\$ 10,080.00 \$	10,080	\$ 5	62.00 \$	562	\$ 1,900	\$ 14,3	57 \$ 15,47	1 \$ 16,25	5 \$ 18	,391 \$	23,542
4.2	RTU-2	Roof		TPL-M-2	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out). 25 Ton.	Replace with high efficiency unit of like and kind model and size/output. 25 ton unit. Mount on existing curb.	1	LS			\$ 63,000.00 \$	63,000	\$ 5	62.00 \$	562	\$ 1,900	\$ 85,8	09 \$ 92,40	7 \$ 97,08	5 \$ 109	,842 \$	140,608
4.3	RTU-3	Roof		TPL-M-3	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out). 20 Ton.	Replace with high efficiency unit of like and kind model and size/output. 20 ton unit. Mount on existing curb.	1	LS			\$ 50,400.00 \$	50,400	\$ 5	62.00 \$	562	\$ 1,900	\$ 68,7	99 \$ 74,08	9 \$ 77,83	9 \$ 88	,068 \$	112,735
4.4	RTU-4	Roof		TPL-M-4	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out). 20 Ton.	Replace with high efficiency unit of like and kind model and size/output. 10 ton unit. Mount on existing curb.	1	LS			\$ 25,200.00 \$	25,200	\$ 5	62.00 \$	562	\$ 1,900	\$ 34,7	79 \$ 37,45	3 \$ 39,34	9 \$ 44	,520 \$	56,989

#### Troy Public Library

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<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

uals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Annu	al Maintenance	includes labo	r and mate	rial only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency	Notes	Action	Qty.	Unit	Architectural		Mechani		Electri		Annual	2018	2021	2023	2028		038
4.5	DTUS	D. (	NO.		Priority	Category	Existing RTU is in fair condition, standard efficiency, and approaching	Replace with high efficiency unit of like			Unit Cost Subtotal	Unit Co		Subtotal	Unit Cost	Subtotal	Maintenan				Project Co		ect Cost
4.5	RTU-5	Roof		TPL-M-5	4	3	the end of its lifecycle. Unit uses R-22 refrigerant (phased out). Existing RTU is in fair condition,	and kind model and size/output. 10 ton unit. Mount on existing curb.	1	LS		\$ 25,2	200.00	\$ 25,200	\$ 562.00	\$ 562	\$ 1,9	00 \$ 34,779	37,453	\$ 39,349	\$ 44,5	20 \$	56,989
4.6	RTU-6	Roof		TPL-M-6	4	3	standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out).	Replace with high efficiency unit of like and kind model and size/output. 5 ton unit. Mount on existing curb.	1	LS		\$ 12,6	600.00	\$ 12,600	\$ 562.00	\$ 562	\$ 1,9	00 \$ 17,76	\$ 19,135	\$ 20,104	\$ 22,7	45 \$	29,116
4.7	RTU-7	Roof		TPL-M-7	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out).	Replace with high efficiency unit of like and kind model and size/output. 5 ton unit. Mount on existing curb.	1	LS		\$ 12,6	00.00	\$ 12,600	\$ 562.00	\$ 562	\$ 1,9	00 \$ 17,76	\$ 19,135	\$ 20,104	\$ 22,7	45 \$	29,116
4.8	RTU-8	Roof		TPL-M-8	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out).	Replace with high efficiency unit of like and kind model and size/output. 4 ton unit. Mount on existing curb.	1	LS		\$ 10,0	080.00	\$ 10,080	\$ 562.00	\$ 562	\$ 1,9	14,36	\$ 15,471	\$ 16,255	\$ 18,3	91 \$	23,542
4.9	RTU-9	Roof		TPL-M-9	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out).	Replace with high efficiency unit of like and kind model and size/output. 4 Ton Unit. Mount on existing curb.	1	LS		\$ 10,0	00.08	\$ 10,080	\$ 562.00	\$ 562	\$ 1,9	14,36	\$ 15,471	\$ 16,255	\$ 18,3	91 \$	23,542
4.10	RTU-10	Roof		TPL-M-10	4	3	Existing RTU is in fair condition, standard efficiency, and approaching the end of its lifecycle. Unit uses R-22 refrigerant (phased out).	Replace with high efficiency unit of like and kind model and size/output. 3 ton unit. Mount on existing curb.	1	LS		\$ 7,5	60.00	\$ 7,560	\$ 562.00	\$ 562	\$ 1,9	00 \$ 10,96	5 \$ 11,808	\$ 12,406	\$ 14,0	36 \$	17,967
4.11	Roof Condensers	Roof			4	3	Existing units are in fair condition. Uses R-22 refrigerant (phased out).	Replace with high efficiency unit of like and kind model and size/output. 1 ton output. Typical for three.	3	EA		\$ 7,5	500.00	\$ 22,500	\$ 560.00	\$ 1,680	\$ 6	00 \$ 32,64	35,153	\$ 36,933	\$ 41,7	86 \$	53,489
4.12	Roof Exhaust Fan 1	Roof			5	4	Existing REF is in fair condition.	Replace with like and kind at next capital project improvement cycle.  Mount on existing curb.	1	EA		\$ 3,0	00.00	\$ 3,000	\$ 280.00	\$ 280	\$ 1	50 \$ 4,42	3 \$ 4,768	\$ 5,010	\$ 5,6	68 \$	7,256
4.13	Roof Exhaust Fan 2	Roof			5	4	Existing REF is in fair condition.	Replace with like and kind at next capital project improvement cycle.  Mount on existing curb.	1	EA		\$ 3,0	00.00	\$ 3,000	\$ 280.00	\$ 280	\$ 1	50 \$ 4,42	3 \$ 4,768	\$ 5,010	\$ 5,6	68 \$	7,256
4.14	Roof Exhaust Fan 3	Roof			5	4	Existing REF is in fair condition.	Replace with like and kind at next capital project improvement cycle.  Mount on existing curb.  Replace with like and kind at next	1	EA		\$ 3,0	00.00	\$ 3,000	\$ 280.00	\$ 280	\$ 1	50 \$ 4,42	3 \$ 4,768	\$ 5,010	\$ 5,6	68 \$	7,256
4.15	Roof Exhaust Fan 4	Roof			5	4	Existing REF is in fair condition.	capital project improvement cycle.  Mount on existing curb.  Replace with like and kind at next	1	EA		\$ 3,0	00.00	\$ 3,000	\$ 280.00	\$ 280	\$ 1	50 \$ 4,42	3 \$ 4,768	\$ 5,010	\$ 5,6	68 \$	7,256
4.16	Roof Exhaust Fan 5	Roof			5	4	Existing REF is in fair condition.	capital project improvement cycle.  Mount on existing curb.	1	EA		\$ 3,0	00.00	\$ 3,000	\$ 280.00	\$ 280	\$ 1	\$ 4,42	3 \$ 4,768			68 \$	7,256
4.17	Multizone AHU	Lower Level		TPL-M-16	3	4	Unit is in fair condition, but is inefficient.	21,500 CFM, 7 zones.	1	EA		\$ 100,0	00.00	\$ 100,000			\$ 2,3		\$ 145,380	\$ 152,740	\$ 172,8	11 \$	221,213
4.18	Outdoor Air Cooled Chiller	Exterior Slab on Grade			3	1				igspace				\$ -			\$ 5		- \$ -	\$	\$	- \$	
4.19	Boiler	Lower Level		TPL-M-11	3	1	Boiler is in good condition.	Replace with like and kind.	1	EA		\$ 80,0	00.00	\$ 80,000			\$ 4	50	1		\$ 138,2	49 \$	176,970
	HWH Pumps	Lower Level		TPL-M-12 TPL-M-13 TPL-M-14	3	1	Pumps are in fair condition.	Replace with like and kind.	4	EA			,00.00	\$ 44,000			\$ 1,2				\$ 76,0		97,334
	Furnace	Lower Level		TPL-M-18	3	1	Furnace is in good condition.	Replace with like and kind.	1	EA			00.00	\$ 6,000			\$ 3		1		\$ 10,3		13,272
4.22	Furnace	Lower Level		TPL-M-20	3	1	Furnace is in good condition.	Replace with like and kind.	1	EA	,		00.00	\$ 6,000			\$ 3	50	1		\$ 10,3	_	13,272
4.23	Dehumidifier	Lower Level		TPL-M-19	3	1	Dehumidifier is in good condition.  Existing multi-zone distribution ductwork	Replace with like and kind.  Scope and balance existing ductwork	1	EA		\$ 2,0	00.00	\$ 2,000			<b> </b>	+			\$ 3,4	56 \$	4,425
4.24	Ductwork	Lower Level			4	3	is run underground throughout the children's library.	for possible contamination and air leakage.	1	LS		\$ 3,5	500.00	\$ 3,500				\$ 4,72	5 \$ 5,088	\$ 5,346	\$ 6,0	48 \$	7,742
4.25	Building Controls	Throughout Building			5	3	Existing Andover DDC controls are adequately serving the building at the present time.	Control upgrades and BAS software upgrades should be planned for in 5- year increments.	1	LS		\$ 125,0	00.00	\$ 125,000				\$ 168,75	181,725	\$ 190,925	\$ 216,0	14 \$	276,517
4.26	Fire Protection Sprinkler System	Throughout Building												\$ -				\$	- \$ -	\$	\$	- \$	-

#### Troy Public Library

**Building Information** Address: 510 West Big Beaver Road Building Area - Basement: 4,757 SF Building Area - First Floor: 39,873 SF

Building Area - Total: 44,630 SF No. of Floors: 2 Year Built: 1969/1982

Evaluation Date: January 2018

**Deficiency Priorities** 

Priority 5: Appearance

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

Category 6: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security

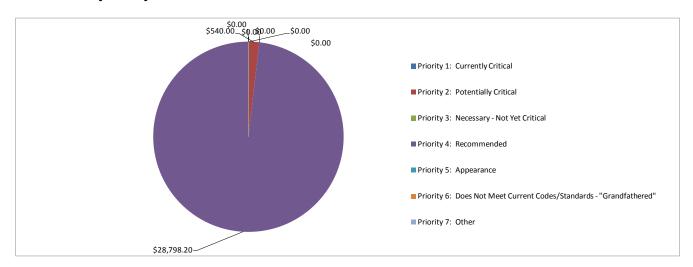
\*Lower score equals higher priority

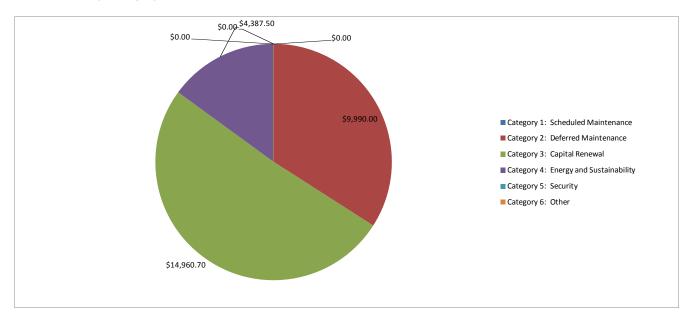
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority										Alliu	ai Maillenance	riciuues iabbi a	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	tural	Mechar	nical	Electrical	Annual	2018	2021	2023	2028	2038
NO.	item/bescription	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
5.0	Plumbing System																				
5.1	Domestic Water Heater	Lower Level			3	1	Domestic water heater is in good condition.		1	EA			\$ 2,000.00	\$ 2,000			\$ 2,700	\$ 2,908	\$ 3,055	\$ 3,456	\$ 4,424
5.2	Sump Pump	Lower Level			3		Pumps are in good condition. Sump and cover are in poor condition.		2	EA			\$ 2,000.00	\$ 4,000			\$ 5,400	\$ 5,815	\$ 6,110	\$ 6,912	\$ 8,849
5.3	Domestic Water Piping	Throughout Building			3	1	Appears to be in good/fair condition.		1	LS			\$ 30,000.00	\$ 30,000			\$ 40,500	\$ 43,614	\$ 45,822	\$ 51,843	\$ 66,364
5.4	Toilet Fixtures	Original Building			5	3								\$ -			\$	\$ -	\$ -	\$ -	\$
5.5	Toilet Fixtures	1984 Addition			5	3								\$ -			\$	\$ -	\$ -	\$ -	\$
5.6	Sanitary Piping	Throughout Building			6	5	Sanitary system is adequate and there are no reports of existing issues.	System replacement not anticipated within the study period.						\$ -			\$	\$ -	\$ -	\$ -	\$
5.7	Storm System	Throughout Building			6	5		System replacement not anticipated within the study period.						\$ -			\$	- \$	\$ -	\$ -	\$
												\$ 1,500,619		\$ 686,862	\$ 348,365	\$ 27,993	\$ 1,390,581	\$ 1,497,504	\$ 1,941,358	\$ 4,157,576	\$ 5,609,626

6.0	Site																						
6.1	Contro	ol Joints	Sidewalks	TPL-041	3	6	•	Seal joints with an exterior grade silicone sealant.	1,667	LF	\$ 2.00	\$ 3,334					\$	4,501	\$ 4,847	\$ 5,092	\$ 5,762	2 \$ 7,3	375
6.2	Aspha	ilt Pavement	Parking Lots	TPL-043 TPL-044	3	3	slope to the drain. The asphalt	Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 6.00	\$ 180,000					\$	243,000	\$ 261,684	\$ 274,932	\$ 311,061	\$ 398,1	184
6.3	Concr	ete Sidewalk Curb	Northwest Parking Lot	TPL-046	3	2		Replace concrete curb.	1	LS	\$ 2,500.00	\$ 2,500					\$	3,375	\$ 3,635	\$ 3,819	\$ 4,320	\$ 5,5	530
6.4	Dock I	Bumper	Loading Dock	TPL-047	3	2	second bumper is damaged and a	Replace damaged bumper and add second dock bumper. Parge masonry face supporting loading dock slab.	1	LS	\$ 3,000.00	\$ 3,000					\$	4,050	\$ 4,361	\$ 4,582	\$ 5,184	\$ 6,6	336
6.5	Site Li	ghting	Parking Lots		4	3		One pole has no fixture. Replace all poles in 2038.	1	EA				\$ 1,200.	00 \$ 1,20	0			·			\$ 2,6	<i>3</i> 55
							_	_				\$ 188,834	\$ -		\$ 1,200	\$	- \$	254,926	\$ 274,527	\$ 288,425	\$ 326,327	\$ 420,38	81

## 2018 Deficiency Priority





#### Lange House

**Building Information** Address: 109 Lange Street Building Area: 2,814 SF No. of Floors: 2

Year Built: ? Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

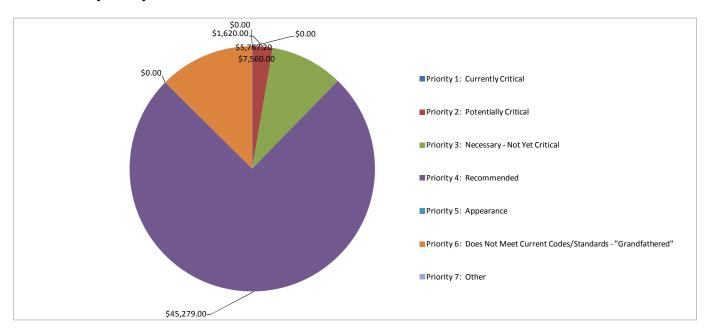
			Phonity 7.	Juiel				*Lower score equals higher priority											al Maintenance		
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mech	anical	Electr	ical	Annual	2018	2021	2023	2028	2038
	·	2004	No.	No.	Priority	Category		, ioue.	٦.,.	J	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenand	e Project Cost	Project Cost	Project Cost	Project Cost	Project Cos
1.0	Building Exterior							1													
1.1	Wood Trim	Soffits, Fascias, Column Covers, Window Sills, Door Trim	LH-028 LH-031		4	2		Replace all damaged wood trim with preservative-treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low- luster acrylic enamel over primer. At wood in acceptable condition, remove paint and apply finish as previously indicated.	1	LS	\$ 7,000.00 \$ 7,000	0					\$ 9,450	\$ 10,177	\$ 10,692	2 \$ 12,09	7 \$ 15,4
1.2	Concrete Pavement	Front Porch	LH-027		2	2	There is a large crack in the concrete floor slab.	Route the crack open and fill with patching mortar.	1	LS	\$ 400.00 \$ 400	0					\$ 540	\$ 582	\$ 61	\$ 69	1 \$ 8
1.3	Asphalt Shingles	Roof			2	3	The asphalt shingles are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	2,125	SF	\$ 4.00 \$ 8,500	0								\$ 14,68	9 \$ 18,8
2.0	Building Interior	•				•					•		•			-	-			•	
2.1	Carpet, Linoleum	Stair, Sitting, Dining, et.al.	LH-055		4	3	The carpet has been soiled and the linoleum damaged by the use of spaces as storage.	Replace the carpet and linoleum with a resilient sheet flooring system with welded seams.	1847	SF	\$ 6.00 \$ 11,08	2					\$ 14,961	\$ 16,111	\$ 16,927	\$ 19,15	1 \$ 24,5
3.0	Electrical System																				
3.1	Panelboard (Original?)	Basement, Southwest Corner		LH-E-1	4	3	Equipment is 45? years old and in fair condition.	Plan on replacing in 2023.	1	EA				\$ 4,600.00	\$ 4,600				\$ 7,026	\$ 7,94	9 \$ 10,1
3.2	Lighting Control System	Entire Building			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	10	EA				\$ 285.00	\$ 2,850		\$ 3,848	\$ 4,143	\$ 4,350	3 \$ 4,92	5 \$ 6,3
3.3	Interior Building Lighting	Entire Building			4	4	Incandescent lamps.	Lamps should be replaced with LED lamps.	16	EA				\$ 25.00	\$ 400		\$ 540	\$ 582	\$ 61	\$ 69	1 \$ 8
4.0	Mechanical System																				
4.1	Furnace	Basement		LH-M-1	2	2	The gas fired furnace with DX cooling coil is in poor condition.	Replace the furnace with like kind in 2023.	1	EA		\$ 3,800.00	\$ 3,800			\$ 35	0		\$ 5,804	\$ 6,56	6 \$ 8,4
4.2	Air-Cooled Condensing Unit	Outdoors		LH-M-2	2	2	The 3.5 ton condensing unit is in poor condition.	Replace the condensing unit with like kind in 2023.	1	EA		\$ 6,000.00	\$ 6,000			\$ 20	0		\$ 9,16	\$ 10,36	9 \$ 13,2
5.0	Plumbing System		_			_						_		_		_					
5.1	Water Heater	Basement		LH-P-1	3	3	The 40 MBH 40 gallon water heater is in fair condition.	n Replace the water heater with like kind in 2028.	1	EA		\$ 5,025.00	\$ 5,025							\$ 8,68	4 \$ 11,1
5.2	Plumbing Fixtures	Throughout Building			4	3	Plumbing fixtures (water closets, lavatories, shower, kitchen sink, disposal, laundry tub, sump pump) are in poor condition.	Replace the fixtures in the 2023.	1	LS		\$ 17,350.00	\$ 17,350						\$ 26,50	\$ 29,98	3 \$ 38,3
											\$ 26,98	2	\$ 32,175		\$ 7,850	\$ 55	0 <b>\$ 29,338</b>	\$ 31,594	\$ 81,688	\$ 115,79	5 \$ 148,22
6.0	Site																				
			I				I	Remove damaged sections.				T				I	T				T
								Recompact subsoil. Pour new concrete with woven wire mesh. Form control													

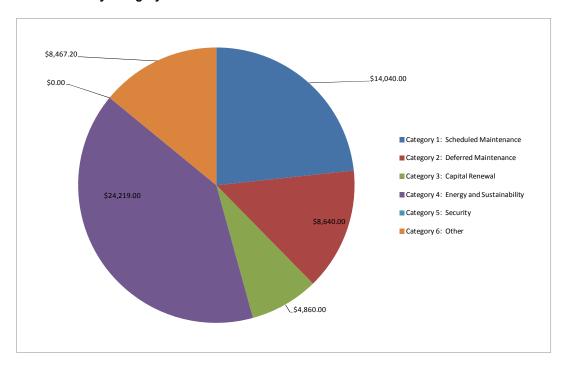
6	0 S	Site																		
6	1 C	Concrete Pavement	Driveway	LH-087	4		The concrete pavement adjacent to the garage has cracked and is no longer level.	Remove damaged sections.  Recompact subsoil. Pour new concrete with woven wire mesh. Form control joints and seal with an exterior grade silicone sealant. Seal existing control joints in remaining concrete pavement with an exterior grade silicone sealant.	SF	\$ 10.00 \$ 7,120				\$ 9,6	12 \$ 10	),351 \$	10,875	\$ 12,304	4 \$ 15,	750
					 ·	·	•	•		\$ 7,120	\$ -	 \$ -	\$ -	\$ 9,6	12 \$ 10	,351 \$	10,875	\$ 12,304	\$ 15,	50

5211 cascade road se, ste. 300 grand rapids, mi 49546

INTEGRATED design SOLUTIONS architecture engineering interiors & technology

## 2018 Deficiency Priority





## OEC/Nature Center/Sugar Shack

**Building Information** Address: 6685 Coolidge Highway Building Area: 9,624 SF No. of Floors: 1

Year Built: 2001 Evaluation Date: April 2018

Deficiency Priorities
Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											AIIII	ial Maintenance	iliciuues labo	anu mai	lenal only
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archited Unit Cost	ctural Subtotal	Med Unit Cost	chanical Subtotal	Elect Unit Cost	rical Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Co		2038 ject Cost
4.0	D. T.F. of Co. Co.		140.	140.	Thority	Category				ш	Unit Cost	Subtotai	Unit Cost	Subtotal	Unit Cost	Subtotai	Wantenance	1 Toject Cost	1 Toject Cost	1 Toject cost	1 Toject Co.	110,	sci cosi
	Building Exterior  Asphalt Pavement	Parking Lots and Drives	NC-226 NC-233		4	3	The asphalt pavement in the parking lots and drives has cracked in several locations, but does drain and is in good condition overall.	course, 1 inch thick bituminous wear	37,000	SF	\$ 4.00	\$ 148,000									\$ 255,7	60 \$	327,395
1.2	Control Joints	Patio Concrete Pavement at Sidewalks Stamped Concrete	NC-223 NC-231		3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	course and striping.  Seal joints with an exterior grade silicone sealant.	336	LF	\$ 2.00	\$ 672						\$ 907	\$ 977	\$ 1,02	5 \$ 1,1	161 \$	1,487
1.3	Asphalt Pavement	Walking Path			4	3	The asphalt walking paths are in good condition.	Plan on replacing the 9-foot wide asphalt walking paths in 2038. Remove both layers and recompact the drainage course and add 2-1/2 inch thick bituminous binder course and i inch thick bituminous wear course.	3,996	SF	\$ 4.00	\$ 15,984										\$	35,358
1.4	Concrete Pavement	Patio	NC-185		3	2	The patio concrete pavement has cracked in one section.	Route the crack open and fill with patching mortar.	1	LS	\$ 1,200.00	\$ 1,200						\$ 1,620	\$ 1,745	\$ 1,83	3 \$ 2,0	74 \$	2,655
1.5	Exterior Window Sills	All Elevations	NC-174		4	2	The mortar joints at the window sills have deteriorated between the limestone cap sections, allowing water to infiltrate, freeze and push out the mortar.	Grind out 1/2 inch of the limestone cap mortar joints and fill with an exterior grade silicone sealant.	1	LS	\$ 1,600.00	\$ 1,600						\$ 2,160	\$ 2,326	\$ 2,44	\$ 2,7	765 \$	3,539
1.6	Wood Trim Finish	All Elevations	NC-176 NC-183		3	2	The wood trim paint has faded and sections of wood trim have been weather damaged.	Replace damaged wood trim sections. Prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 1,600.00	\$ 1,600						\$ 2,160	\$ 2,326	\$ 2,44	\$ 2,7	765 \$	3,539
1.7	Paint	Patio Front Porch			4	1	The ceilings and columns are painted and are in acceptable condition.	Plan on repainting the ceilings and columns in 2023 with an adhesion promoting primer and two finish coats of exterior low-luster acrylic enamel over the primer.	1	LS	\$ 4,000.00	\$ 4,000								\$ 6,10	9 \$ 6,9	912 \$	8,848
1.8	Fence	North Side of Building	NC-173		3	3	The wood fence has weathered and the gate hardware partially holds the gate in place	Plan to replace the wood fence with a vinyl fence in 2021.	1	LS	\$ 1,500.00	\$ 1,500							\$ 2,181	\$ 2,29	1 \$ 2,5	.92 \$	3,318
1.9	Asphalt Shingles	Roof			4	3	The asphalt shingles were installed in 2001 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	11,300	SF	\$ 4.00	\$ 45,200									\$ 78,1	11 \$	99,989
1.10	Wood Siding	Sugar Shed	NC-203		4	1	The paint on the exterior wood siding, trim and soffit panels is in acceptable condition, but is weathering and is covered with organic material.	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an adhesion promoting primer and two finish coats of exterior low-luster acrylic enamel over the primer.	1	LS	\$ 4,000.00	\$ 4,000						\$ 5,400	\$ 5,815	5 \$ 6,11	\$ 6,9	912 \$	8,849
1.11	Wood Siding	Fire Wood Shed	NC-207		4	1	The paint on the exterior wood siding, trim and soffit panels is in acceptable condition, but is weathering and is covered with organic material.	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an adhesion promoting primer and two finish coats of exterior low- luster acrylic enamel over the primer.	1	LS	\$ 800.00	\$ 800						\$ 1,080	\$ 1,163	\$ 1,22	2 \$ 1,3	382 \$	1,770
1.12	Asphalt Shingles	Sugar Shack Roof	NC-204		4	3	The asphalt shingles are in poor condition and are covered in organic material.	Replace with asphalt shingles, underlayment and flashings.	800	SF	\$ 4.00	\$ 3,200						\$ 4,320	\$ 4,652	\$ 4,88	3 \$ 5,5	530 \$	7,079
1.13	Cedar Shingles	Fire Wood Roof	NC-209		4	3	The cedar shingles are in poor condition and are covered in organic material.	Replace with asphalt shingles, underlayment and flashings.	100	SF	\$ 4.00	\$ 400						\$ 540	\$ 582	\$ 61	1 \$ 6	\$91 \$	885
1.14	Bench	Walking Path	NC-215		2	2	The bench is made of wood and is weathering without protection (i.e. paint) and is covered in organic material. The condition of the bench is good and in character with the walking path.	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an oil-modified polyurethane.	3	EA	\$ 400.00	\$ 1,200						\$ 1,620	\$ 1,745	5 \$ 1,83	3 \$ 2,0	5)74 \$	2,655

## OEC/Nature Center/Sugar Shack

**Building Information** Address: 6685 Coolidge Highway Building Area: 9,624 SF No. of Floors: 1

Year Built: 2001 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

Deficiency Categories

Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

			Filolity 7.	Juici				*Lower score equals higher priority												•	includes 35% III	
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural	Mechanical		Electrica		Annual	201	-	2021	2023	2028	2038
			No.	No.	Priority	Category			,-	•	Unit Cost Subtotal	Unit Cost Sul	ototal	Unit Cost	Subtotal	Maintenanc	Project	Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.15	Picnic Table	Main Entrance	NC-229		4	1	The picnic table has wood tops and benches that have weathered.	Refinish all wood surfaces with an oil- modified polyurethane.	4	EA	\$ 800.00 \$ 3,200						\$	4,320	\$ 4,652	\$ 4,88	3 \$ 5,53	\$ 7,079
1.16	Bridge	Walking Path	NC-218		4	1	There is one pre-manufactured wood deck bridge with weathered steel guardrails and supports.	The weathered (i.e. corrosion) appearance is part of a protective, oxidation layer purposely designed into the steel guardrails and supports. Annual inspections, by a structural engineer, are recommended by the bridge manufacturer, Contech Engineered Solutions	2	EA	\$ 1,200.00 \$ 2,400						\$	3,240	\$ 3,489	\$ 3,66	6 \$ 4,14	7 \$ 5,309
1.17	Bridge	Walking Path	NC-219		4	3	There is one pre-manufactured bridge with wood decks that, over time, will weather to an unsafe load capacity.	Plan to remove all wood decks and replace with preservative-treated wood decking and stainless steel fasteners in 2028.	1	EA	\$ 6,000.00 \$ 6,000										\$ 10,36	3 \$ 13,272
2.0	Building Interior			-	-	•														1	·	
2.1	Walk-off Mat	Vestibule			4	3	The walk-off mat is in good condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with walk-off carpet tiles in 2028.	36	SF	\$ 5.50 \$ 198										\$ 34.	2 \$ 437
2.2	Carpet	Gift Shop Administration Library, et. al.			5	3	The carpet throughout is in good condition, but is showing signs of wear.	Plan on replacing the carpet tiles in 2028.	2354	SF	\$ 5.50 \$ 12,947										\$ 22,37	\$ 28,640
2.3	Tile Flooring	Men's	NC-034		3	2	The quarry tile flooring has cracked at the urinal.	Remove damaged quarry tile. Inspect concrete slab for settlement. Patch concrete, if cracked, with patching mortar and install new quarry tile and grout.	1	LS	\$ 800.00 \$ 800						\$	1,080	\$ 1,163	\$ 1,22	2 \$ 1,38.	2 \$ 1,770
2.4	Third Grab Bar	Men's Women's			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar	2	EA	\$ 400.00 \$ 800						\$	1,080	\$ 1,163	\$ 1,22	2 \$ 1,38	2 \$ 1,770
2.5	Door Hardware	Sugar Shack Doors	NC-196		6	6	The locksets have non-code compliant door knobs.	Replace with locksets utilizing code compliant levers.	3	EA	\$ 1,600.00 \$ 4,800						\$	6,480	\$ 6,978	\$ 7,33	2 \$ 8,29	5 \$ 10,618
3.0	Electrical System						door knobs.	compliant lovers.														
3.1	Emergency Egress Lighting	Entire Nature Center			6	3	Emergency Battery Units (EBU) are in all spaces.	All EBU should be routinely tested and results recorded. Replace batteries and/or repair units.	1	LS			\$	500.00 \$	500	\$ 1,00	)		\$ 727	\$ 76	4 \$ 86	\$ 1,106
3.2	Exit Signs	Entire Nature Center		NC-E-7	3	3	Exit signs with battery backup are in all spaces.	All Exit signs should be routinely tested and results recorded. Replace batteries.	1	LS			\$	800.00 \$	800	\$ 20	)		\$ 1,163	\$ 1,22	2 \$ 1,38	2 \$ 1,770
3.3	Service Entrance Switchboard	Electrical/Mechanical/Storage		NC-E-1	7	3	The equipment appears in very good condition.	Plan on replacing in 2051.	1	EA			\$	1,500.00 \$	1,500							
3.4	Secondary Distribution	Elec/Mech/Storage & Mechanical & Storage 1		NC-E-2 NC-E-3 NC-E-4 NC-E-5	7	3	The equipment appears in very good condition.	Plan on replacing in 2051.	2	EA			\$	2,800.00 \$	5,600							
3.5	Interior Lighting	Entire Nature Center		NC-E-7	4	4	T-8 Fluorescent and Incandescent.	Retrofit fixtures with LED components.	62	EA			\$	250.00 \$	15,500	\$ 573	3 \$	20,925	\$ 22,534	\$ 23,67	5 \$ 26,78	34,288
3.6	Exterior Lighting	Porch/Entry Overhangs and exit doors			4	4	Recessed fixtures and wallpacks with compact fluorescent lamps.	Re-lamp with LED lamps.	12	EA			\$	200.00 \$	2,400	\$ 6	\$	3,240	\$ 3,489	\$ 3,66	6 \$ 4,14	\$ 5,309
3.7	Secondary Distribution	Sugar Shack	NC-196	NC-E-8	7	3	The equipment appears in good condition.	Plan on replacing in 2031.	1	EA				\$	-		\$	-	\$	\$	- \$	- \$ -
3.8	Interior Lighting	Sugar Shack			4	4	Recessed fixtures with fluorescent lamps.	Replace with LED fixtures.	4	EA			\$	10.00 \$	40	\$ 18	\$	54	\$ 58	\$ 6	1 \$ 6	\$ 88
4.0	Mechanical System	1	1	1	1	1	The 100 MPH are fired furners with DV	Deploys the furness with like kind in		-				ı				-		T		
4.1	Gas-Fired Furnace	Mechanical		NC-M-1	3	3	The 100 MBH gas fired furnace with DX cooling coil is in fair condition.	2023.	1	EA		\$ 3,800.00 \$	3,800			\$ 35	)			\$ 5,80	4 \$ 6,56	\$ 8,405
4.2	Gas-Fired Furnace	Mechanical/Storage		NC-M-2	3	3	The 100 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA		\$ 3,800.00 \$	3,800			\$ 35	)			\$ 5,80	4 \$ 6,56	8,405
4.3	Gas-Fired Furnace	Mechanical/Storage		NC-M-3	3	3	The 100 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA		\$ 3,800.00 \$	3,800			\$ 35	)			\$ 5,80	4 \$ 6,56	8,405
4.4	Gas-Fired Furnace	Animal Care		NC-M-4	3	3	The 100 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA		\$ 3,800.00 \$	3,800			\$ 35	)			\$ 5,80	4 \$ 6,56	\$ 8,405
4.5	Gas-Fired Furnace	Animal Care		NC-M-5	3	3	The 100 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA		\$ 3,800.00 \$	3,800			\$ 35	)			\$ 5,80	4 \$ 6,56	\$ 8,405

## OEC/Nature Center/Sugar Shack

**Building Information** Address: 6685 Coolidge Highway Building Area: 9,624 SF No. of Floors: 1

Year Built: 2001 Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

Category 6: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Archited	ctural	Mech	anical	Electi	rical	Annual	2018	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
4.6	Gas-Fired Furnace	Animal Care		NC-M-6	3	3	The 100 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2023.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350			\$ 5,804	\$ 6,566	\$ 8,405
4.7	Condensing Unit	Outdoors		NC-M-7	3	3	condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.0	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	\$ 13,273
4.8	Condensing Unit	Outdoors		NC-M-8	3	3	condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.0	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	\$ 13,273
4.9	Condensing Unit	Outdoors		NC-M-9	3	3		Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.0	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	\$ 13,273
4.10	Condensing Unit	Outdoors		NC-M-10	3	3	condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.0	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	\$ 13,273
4.11	Condensing Unit	Outdoors		NC-M-11	3	3		Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.0	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	\$ 13,273
4.12	Condensing Unit	Outdoors		NC-M-12	3	3	condition.	Replace the condensing unit with like kind in 2023.	1	EA			\$ 6,000.0	\$ 6,000			\$ 200			\$ 9,165	\$ 10,369	\$ 13,273
4.13	Unit Heaters	Restrooms		NC-M-13 NC-M-14	4	4	The electric wall mounted unit heaters are in good condition.	Replace the unit heaters with like kind in 2028.	2	EA			\$ 750.0	\$ 1,500							\$ 2,592	3,318
5.0	Plumbing System								_				-					_				
5.1	Water Heater	Mechanical		NC-P-1	3	3	The 40 gallon electric water heater is in good condition.	Replace the water heater with like kind in 2028.	1	EA			\$ 3,400.0	\$ 3,400							\$ 5,875	5 \$ 7,521
5.2	Water Heater	Mechanical/Storage		NC-P-2	3	3	good condition.	Replace the water heater with like kind in 2028.	1	EA			\$ 3,400.00	\$ 3,400							\$ 5,875	5 \$ 7,521
5.3	Water Heater	Animal Care		NC-P-3	3	3	good condition.	Replace the water heater with like kind in 2028.	1	EA			\$ 3,400.0	\$ 3,400							\$ 5,875	5 \$ 7,521
5.4	Plumbing Fixtures	Throughout			3	4	The plumbing fixtures are in fair condition.	Replace the fixtures in 2028.	1	LS			\$ 47,100.0	\$ 47,100							\$ 81,39	5 \$ 104,192
5.5	Fire Protection	Throughout			4	3	The fire protection piping is in good condition.	Replace the system in 2038.	10,000	SF			\$ 4.00	\$ 40,000								\$ 88,486
											•	\$ 260,501		\$ 157,600	_	\$ 26,340	\$ 5,151	\$ 60,226	\$ 68,928	\$ 168,336	\$ 659,025	\$ 967,452

6.0	Site					_	_			_								
6.1	Asphalt Pavement	Parking Lots and Drives	NC-226 NC-233	4		The asphalt pavement in the parking	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00 \$ 148,000					\$	255,760	) \$ 32	27,395
6.2	Control Joints	Patio Concrete Pavement at Sidewalks Stamped Concrete	NC-223 NC-231	3	6	The control joints cut/formed in the concrete sidewalks and curbs are not sealed. This will lead to premature deterioration of the surrounding concrete because of water infiltration.	Seal joints with an exterior grade silicone sealant.	336	LF	\$ 2.00 \$ 672		\$ 90	7 \$	977 \$	1,026 \$	1,161	\$	1,487
6.3	Asphalt Pavement	Walking Path		4	3		Plan on replacing the 9-foot wide asphalt walking paths in 2038. Remove both layers and recompact the drainage course and add 2-1/2 inch thick bituminous binder course and 1 inch thick bituminous wear course.	3,996	SF	\$ 4.00 \$ 15,984							\$ :	35,358
6.4	Concrete Pavement	Patio	NC-185	3	2	The patio concrete pavement has cracked in one section.	Route the crack open and fill with patching mortar.	1	LS	\$ 1,200.00 \$ 1,200		\$ 1,62	0 \$	1,745 \$	1,833 \$	2,074	\$	2,655
6.5	Fence	North Side of Building	NC-173	3	3	The wood fence has weathered and the gate hardware partially holds the gate in place.		1	LS	\$ 1,500.00 \$ 1,500			\$	2,181 \$	2,291 \$	2,592	\$	3,318
6.6	Bench	Walking Path	NC-215	2	2	and is covered in organic material. The	Pressure wash with a dirt, algae, mold and mildew stain removing solution and coat with an oil-modified polyurethane.	3	EA	\$ 400.00 \$ 1,200		\$ 1,62	0 \$	1,745 \$	1,833 \$	2,074	\$	2,655
6.7	Picnic Table	Main Entrance	NC-229	4	1	The picnic table has wood tops and benches that have weathered.	Refinish all wood surfaces with an oil- modified polyurethane.	4	EA	\$ 800.00 \$ 3,200		\$ 4,32	0 \$	4,652 \$	4,888 \$	5,530	\$	7,079

## OEC/Nature Center/Sugar Shack

**Building Information** Address: 6685 Coolidge Highway Building Area: 9,624 SF

Year Built: 2001 Evaluation Date: April 2018

No. of Floors: 1

**Deficiency Priorities** 

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Priority 1: Currently Critical Priority 2: Potentially Critical Category 2: Deferred Maintenance Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Priority 4: Recommended Category 4: Energy and Sustainability Category 5: Security

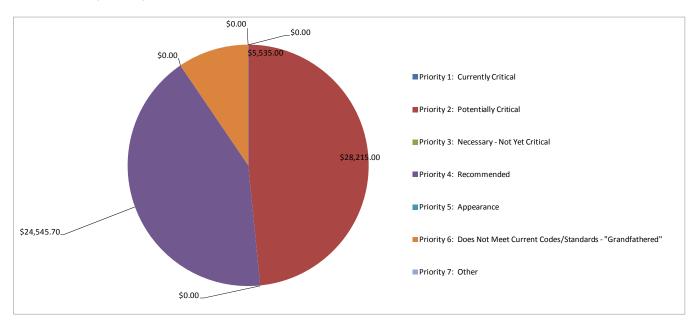
Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Category 6: Other

Priority 7: Other

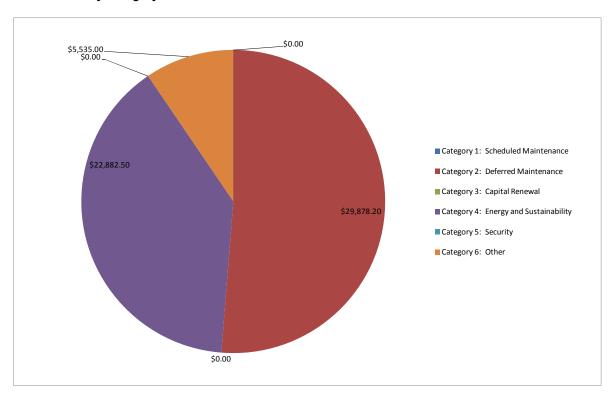
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

				•					*Lower score equals higher priority											Annu	al Maintenance	includes labor an	d material only
	٥.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Archite	ctural	Mecha	nical	Electi		Annual	2018	2021	2023	2028	2038
	•	neng 2000 i pilon	200411011	No.	No.	Priority	Category		7.Gue.ii	٦.,.	<b>U</b>	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
•	.8 Br	ridge	Walking Path	NC-218		4	1	There is one pre-manufactured wood deck bridge with weathered steel guardrails and supports.	The weathered (i.e. corrosion) appearance is part of a protective, oxidation layer purposely designed into the steel guardrails and supports. Annual inspections, by a structural engineer, are recommended by the bridge manufacturer, Contech Engineered Solutions	2	EA	\$ 1,200.00	\$ 2,400						\$ 3,240	\$ 3,489	\$ 3,666	\$ 4,147	\$ 5,309
(	.9 Br	ridge	Walking Path	NC-219		4	3	There is one pre-manufactured bridge with wood decks that, over time, will weather to an unsafe load capacity.	Plan to remove all wood decks and replace with preservative-treated wood decking and stainless steel fasteners in 2028.	1	EA	\$ 6,000.00	\$ 6,000									\$ 10,368	\$ 13,272
6	10 Si	ite Lighting	Parking Lot		NC-E-9	4	4	HII ) (Cobra head on existing poles	Replace with LED fixtures on existing poles.	4	EA					\$ 1,200.00	\$ 4,800	\$ 960	\$ 6,480	\$ 6,978	\$ 7,332	\$ 8,295	\$ 10,618
-		·	<del>-</del>	<u>-</u>	-	•	-	-	-			<del>-</del> '	\$ 180,156	<del>-</del>	\$ -	•	\$ 4,800	\$ 960	\$ 18,187	\$ 21,766	\$ 22,868	\$ 292,002	\$ 409,146

## 2018 Deficiency Priority



## 2018 Deficiency Category



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#### Boulan Park

Building Information
Address: 3671 Crooks Road

Building Area: 1,020 SF (Main Building) Building Area: 1,100 SF (Concessions Building)
Building Area: 900 SF (Pavilion 1)

Building Area: 1,612 SF (Pavilion 2)

No. of Floors: 1 Year Built: ?

Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

quals higher priority

1	aluat	ion Date: March 2018							*Lower score equals higher priority								Annı	ıal Maintenanc	e includes labo	r and ma	terial only
Part	lo.	Item/Description	Location					Notes	Action	Qty.	Unit										2038 ject Cost
1	.0 I	Building Exterior	*		•			•	•						•	•					
1.   1.   1.   1.   1.   1.   1.   1.			Main Building			4	3		inspect annually. Plan on replacing asphalt shingles, underlayment and flashings in 2038.	1,180	SF	\$ 4.00	\$ 4,720							\$	10,442
Part	.2	Asphalt Shingles	Concessions Building			4	3		inspect annually. Plan on replacing asphalt shingles, underlayment and	1,948	SF	\$ 4.00	\$ 7,792							\$	17,236
24   Park   Pa	2.0 E	Building Interior																			
2   Part   Par	2.1 F	Paint	Pavilion 1	PB-007		5	1	condition. There is minor corrosion on	with a high-performance coating in 2023.	1	LS	\$ 8,000.00	\$ 8,000					\$ 12,21	9 \$ 13,8	324 \$	17,696
Processory   Pro	2.2 F	Paint	Pavilion 2	PB-007		5	1		with a high-performance coating in 2028.	1	LS	\$ 8,000.00	0 \$ 8,000						\$ 13,8	825 \$	17,697
2.4   Ensert Character Parties   Particular   Particula	!.3 F	Floor	Storage 1			2	2	sunk inside the building.	Fill depressed sub-grade with course aggregate and compact. Drill and epoxy set #4 reinforcement bars into the existing concrete slab. Pour a new 6	100	SF	\$ 20.00	\$ 2,000			\$ 2,700	\$ 2,908	\$ 3,05	5 \$ 3,4	156 \$	4,424
Processes   Proc	2.4 E	Exterior Door and Frame	Storage 1	PB-045		2	2	past the asphalt pavement. The hardware has been damaged and	Add hardware to door.	1	LS	\$ 1,900.00	\$ 1,900			\$ 2,565	\$ 2,762	\$ 2,90	2 \$ 3,2	283 \$	4,203
2	2.5 F	Floor	Storage 2			2	2	sunk inside the building.	Fill depressed sub-grade with course aggregate and compact. Drill and epoxy set #4 reinforcement bars into the existing concrete slab. Pour a new 6 inch thick concrete floor slab.	100	SF	\$ 20.00	\$ 2,000			\$ 2,700	\$ 2,908	\$ 3,05	5 \$ 3,4	456 \$	4,424
27   Settlement Cracks   Slorage 3   PS-UsO	2.6 E	Exterior Door and Frame	Storage 2	PB-036		2	2	and frame are corroded. The hardware	frame. Replace the door with fiberglass reinforced polyester (FRP) doors.	1	EA	\$ 3,000.00	\$ 3,000			\$ 4,050	\$ 4,361	\$ 4,58	2 \$ 5,1	184 \$	6,636
2.8 Garage Door Storage 3 4 3 acceptable condition. The locking hardware is not original to the design of the manufactured garage door system in 2022.  2.9 Non-insulated Lavatory Piping Men's 1, Men's 2 Vormen's 1, Women's 2 6 6 6 2015 regulate and fundamental conditions in which the lay of those in wheelshafts (code the design of the manufactured garage door system in 2022.  2.10 Grab Bar Men's 1, Men's 2 Vormen's 1, Women's 2 6 6 6 2015 regulate and information of the system of the sys	2.7	Settlement Cracks	Storage 3			2	2	locations.	route the cracks open and fill with	1	LS	\$ 1,200.00	\$ 1,200			\$ 1,620	\$ 1,745	\$ 1,83	3 \$ 2,0	)74 \$	2,655
2.9 Non-Insulated Lavatory Piping Meris 1, Meris 2 Women's 1, Women's 2 Women's 2 PB-125 4 2 The quarry tile base has delaminated part from the CMU partitions. Plan on replacing in 2038. 154 US \$ 8.00 \$ 1.232 Women's 1, Women's 2 Women's 2 Women's 2 Women's 2 PB-125 4 3 Equipment is 35 years old and in fair condition.  3.0 Electrical System  3.1 Service Entrance Disconnect (1983) Main Building Storage PB-E-1 4 3 Equipment is 35 years old and in fair condition.  3.2 Service Entrance Switchboard (1983) Main Building Storage PB-E-2 4 3 Equipment is 35 years old and in fair condition.  4 EA \$ 150.00 \$ 900 Women's 1, 1215 \$ 1.308 \$ 1.375 \$ 1.555 \$ 1.	2.8	Garage Door	Storage 3			4	3	acceptable condition. The locking hardware is not original to the design of the manufactured garage door.	hardware with an exterior grade/vandal	1	LS	\$ 2,400.00	0 \$ 2,400					\$ 3,66	6 \$ 4,1	147 \$	5,309
2.10   Grab Bar   Men's 1, Men's 2   Men's 3   Men's 4	2.9	Non-Insulated Lavatory Piping				6	6	countertops is exposed and can burn the legs of those in wheelchairs (code	Insulate piping.	6	EA	\$ 150.00	\$ 900			\$ 1,215	\$ 1,308	\$ 1,37	5 \$ 1,5	555 \$	1,991
2.11 Electric Hand Dryers   Women's 1, Women's 2   Women's 2   Women's 2   PB-125   4   2   The quarry tile base has delaminated from the CMU partitions.   Fertice Hand Dryers   PB-125   4   3   and in fair condition.   2023.   4   EA   \$800.00   \$3,200	.10	Grab Bar	Women's 1, Women's 2			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.		4	EA	\$ 800.00	\$ 3,200			\$ 4,320	\$ 4,652	\$ 4,88	8 \$ 5,5	530 \$	7,079
Remove quarry tile and grout. Remove quarry tile and grout. Remove quarry tile and grout. Remove paint from CMU at base location. Thickset new quarry tile base to the CMU partitions. Grout with epoxy grout.  3.0 Electrical System  3.1 Service Entrance Disconnect (1983) Main Building Storage PB-E-1 4 3 Equipment is 35 years old and in fair condition.  3.2 Service Entrance Switchboard (1983) Main Building Storage PB-E-2 4 3 Equipment is 35 years old and in fair condition.  Service Entrance Switchboard (1983) Main Building Storage PB-E-2 4 3 Equipment is 35 years old and in fair condition.  Figure Plan on replacing in 2038. 1 EA	.11	Electric Hand Dryers				4	3		Plan on replacing electric hand dryers in 2023	4	EA	\$ 800.00	3,200					\$ 4,88	8 \$ 5,5	330 \$	7,079
3.1 Service Entrance Disconnect (1983) Main Building Storage PB-E-1 4 3 Equipment is 35 years old and in fair condition. Plan on replacing in 2038. 1 EA \$ 4,275.00 \$ 4,275 \$ 5,800.00 \$ 5,800 \$ 5,800 \$ \$ 5,800.00 \$ 5,800 \$	.12 (	Quarry Tile Base	Men's 2	PB-125		4	2	The quarry tile base has delaminated	paint from CMU at base location. Thick- set new quarry tile base to the CMU	154	LS	\$ 8.00	\$ 1,232			\$ 1,663	\$ 1,791	\$ 1,88	2 \$ 2,1	129 \$	2,725
3.1 Service Entrance Disconnect (1963) Main Building Storage PB-E-1 4 3 condition. Frain of replacing in 2008. 1 EA \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	.0 I	Electrical System																			
3.2 Service Entrance Switchboard (1983) Main Building Storage PB-E-2 4 3 Equipment is 35 years old and in fair condition.	3.1	Service Entrance Disconnect (1983)	Main Building Storage		PB-E-1	4	3		Plan on replacing in 2038.	1	EA			\$ 4,275.00 \$ 4,275	5					\$	11,005
Loo Ipullanda Indiana	3.2	Service Entrance Switchboard (1983)	Main Building Storage		PB-E-2	4	3	Equipment is 35 years old and in fair condition.	Plan on replacing in 2038.	1	EA			\$ 5,800.00 \$ 5,800	)					\$	11,005
3.3 Panelboard Main Building Storage PB-E-3 4 3 condition. Plan on replacing in 2038. 1 EA 5 2,500.00 \$ 2,500.00 \$ 2,500.00 \$	3.3 F	Panelboard	Main Building Storage		PB-E-3	4	3		Plan on replacing in 2038.	1	EA			\$ 2,500.00 \$ 2,500						\$	5,530

#### Boulan Park

Building Information
Address: 3671 Crooks Road

Building Area: 1,020 SF (Main Building) Building Area: 1,100 SF (Concessions Building)
Building Area: 900 SF (Pavilion 1)

Building Area: 1,612 SF (Pavilion 2)

No. of Floors: 1 Year Built: ?

Evaluation Date: March 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

	Built: ? ation Date: March 2018		Priority 7:	Otner				*Lower score equals higher priority													•	includes 35% ma e includes labor a	
Evalua	ation Date: March 2018		Dhata	Eminant.	Deficiency	Definion		Lower score equals higher priority			Archited	tural	Me	chanical	T E	ectrical	Annua	I 201	•	2021	2023	2028	2038
No.	Item/Description	Location	Photo No.	Equipment No.	Priority	Deficiency Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost		Unit Cost			nce Project	-	Project Cost		Project Cost	
3.4	Service Entrance Disconnect (2007)	Concession Electrical		PB-E-4	4	3	The disconnect appears in good condition.	Plan on replacing in 2057.	1	EA												1	
3.5	Transformer	Concession Electrical		PB-E-5	4	3	The transformer appears in good condition.	Plan on replacing in 2057.	1	EA					\$ 5,725	.00 \$ 5,7	25						
3.6	Panelboard	Concession Electrical		PB-E-6	4	3	Panel replaced the original and is 11 years old in good condition.	Plan on replacing in 2057.	1	EA					\$ 4,600	.00 \$ 4,6	00						
3.7	Disconnect (1983)	Concession Electrical		PB-E-7	4	3	Equipment is 35 years old and is in fair condition.	Plan on replacing in 2038.	1	EA					\$ 1,050	.00 \$ 1,0	50						\$ 11,00
3.8	Panelboard	Concession Electrical		PB-E-8	4	3	Panel was added and is in good condition.	Plan on replacing in 2028.	1	EA					\$ 2,500	.00 \$ 2,5	00					\$ 4,321	1 \$ 5,53
3.9	Site Lighting Panelboard	Outdoors, East of Concessions		PB-E-9	2	2	Outdoor enclosure is no longer weather tight.	Install recently installed circuit breakers in new 3R enclosure.	1	EA					\$ 10,800	.00 \$ 10,8	00	\$	14,580 \$	15,701	\$ 16,49	6 \$ 18,664	4 \$ 23,89
3.10	Lighting	Restrooms, Storage, Concession and Entries			4	4	Fluorescent and incandescent fixtures.	Replace with LED retrofit lamps or new fixtures.	25	EA					\$ 150	.00 \$ 3,7	50 \$	219 \$	5,063 \$	5,452	\$ 5,72	8 \$ 6,480	0 \$ 8,29
3.11	Site Lighting	Parking Lots		PB-E-11	4	4	Existing cobra head fixtures with HID lamps.	Replace with LED fixtures on existing poles. West lot pole is leaning badly and should be replaced.	11	EA					\$ 1,200	.00 \$ 13,2	00 \$	770 \$	17,820 \$	19,190	\$ 20,16	2 \$ 22,811	1 \$ 29,20
3.12	Outdoor Primary Switch	East of Concessions Building	9		4	3	Serves tennis courts and ball fields.	Plan on replacing in 2028.	1	EA					\$ 35,700	.00 \$ 35,7	00					\$ 61,693	3 \$ 78,97
4.0	Mechanical System	-													·		-						
4.1	Unit Heater	Concessions Building		PB-M-1 PB-M-2	3	3	The suspended electric unit heaters are in fair condition.	2023.	2	EA			\$ 2,500	.00 \$ 5,00	0						\$ 7,63	7 \$ 8,641	1 \$ 11,06
	Furnace	Main Building		PB-M-3	3	3	The 75 MBH gas fired suspended furnace is in fair condition.	Replace the furnace with like kind in 2023.	1	EA			\$ 3,800	.00 \$ 3,80	0		\$	350			\$ 5,80	4 \$ 6,566	6 \$ 8,40
5.0	Plumbing System		_										_										
5.1	Water Heater	Main Building		PB-P-1	3	3	The 6 gallon electric water heater is in fair condition.	Replace the water heater with like kind in 2023.	1	EA			\$ 2,150	.00 \$ 2,15	0						\$ 3,28	4 \$ 3,716	6 \$ 4,75
5.2	Water Heater	Main Building		PB-P-2	2	2	The 6 gallon electric water heater is in poor condition.	Replace the water heater with like kind in 2021.	1	EA			\$ 2,150	.00 \$ 2,15	0				\$	3,126	\$ 3,28	4 \$ 3,716	6 \$ 4,75
5.3	Water Heater	Concessions Building		PB-P-3	3	3	The 30 gallon electric water heater is in fair condition.	Replace the water heater with like kind in 2023.	1	EA			\$ 3,400	.00 \$ 3,40	0						\$ 5,19	3 \$ 5,876	6 \$ 7,52
5.4	Pump	Concessions Building		PB-P-4	3	3	The 3 HP inline irrigation pump is in poor condition.	Replace the pump with like kind in 2023.	1	EA			\$ 1,000	.00 \$ 1,00	0						\$ 1,52	8 \$ 1,728	8 \$ 2,21
5.5	Plumbing Fixtures	Throughout			3	3	The plumbing fixtures are in fair condition.	Replace the fixtures in 2023.	1	LS			\$ 62,150	.00 \$ 62,15	0						\$ 94,92	8 \$ 107,403	3 \$ 137,48
				•								\$ 49,544		\$ 79,65	)	\$ 89,9	00 \$ 1,	339 \$	58,296 \$	65,904	\$ 208,387	7 \$ 315,609	9 \$ 470,22

6.	0 S	iite																
6.	1 G	Gravel Parking Lot	Northfield Parkway	PB-178 PB-180	4	3	The drive and parking lot from Northfield Parkway are unpaved with several low points that collect water and make parking difficult.	Design a paved parking lot with a 2-way traffic drive and center lane and 16 parking spaces, including one van accessible barrier-free space with signage. Design a drive over the swale. Compact an 8 inch drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping. Form rolled concrete curbs on all sides of the asphalt pavement and seal each joint with an exterior grade silicone sealant. Connect to the existing asphalt walking path with new pavement wide enough for City vehicles. Replace single light	14,000	SF	\$ 6.00	\$ 84,000	\$ 0.54	\$ 7,560	\$ 123,606	\$ 133,110	\$ 139,849 \$ 158,226	\$ 202,543
6.3	2 A	sphalt Pavement	Walking Path		4	3	The asphalt walking paths are in good condition.	Plan on replacing the 8 foot wide asphalt walking paths in 2038. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course. Add striping and/or signage posts with marked distances.		SF	\$ 4.00	\$ 224,000						\$ 495,518

#### Boulan Park

Building Information
Address: 3671 Crooks Road

Building Area: 1,020 SF (Main Building)

Building Area: 1,100 SF (Concessions Building)
Building Area: 900 SF (Pavilion 1) Building Area: 1,612 SF (Pavilion 2) No. of Floors: 1

Year Built: ?

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

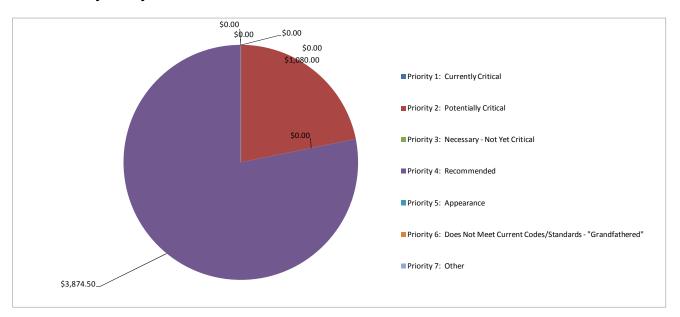
Priority 7: Other

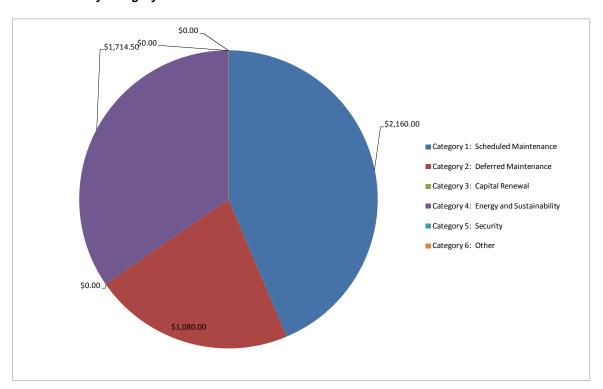
<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

valuat	tion Date: March 2018							*Lower score equals higher priority										Annı	ual Maintenance	includes labor	and material
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural	Mechanical	Elect		Annual	2018	2021	2023	2028	2038
10.	neni/Description	Location	No.	No.	Priority	Category	Notes	Action	Gty.	Oilit	Unit Cost	Subtotal	Unit Cost Subtotal	Unit Cost	Subtotal	Maintenance	Project Co	st Project Cost	Project Cost	Project Cos	t Project Co
6.3	Asphalt Pavement	Soccer Fields Parking Lot	PB-181		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00	\$ 168,000								\$ 290,3.	23 \$ 371
6.4	Asphalt Pavement	Tennis Courts Parking Lot	PB-182		4	3	The asphalt pavement in the parking lot has cracked in a few locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00	\$ 35,200								\$ 60,8	30 \$ 77
6.5	Asphalt Pavement	Main Parking Lot	PB-183		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	106,000	SF	\$ 4.00	\$ 424,000								\$ 732,7	20 \$ 937
6.6	Asphalt Pavement	Concession Building	PB-134 PB-135		4	3	The asphalt pavement is cracked in several locations, but does drain and is in fair condition overall.	Plan on replacing the asphalt parking lot in 2023. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00	\$ 38,120							\$ 58,225	\$ 65,8	76 \$ 84
6.7	Asphalt Pavement	Main Building			4	3	The asphalt pavement is cracked and unlevel in several locations.	Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course.	2,160	SF	\$ 4.00	\$ 8,640					\$ 11,6	64 \$ 12,561	\$ 13,197	\$ 14,9	31 \$ 19
6.8	Asphalt Pavement	Boulan Park Drive	PB-184		4	3	The asphalt pavement has very few cracks and is in good condition overall.	Plan on replacing the asphalt parking lot in 2038. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	37,551	SF	\$ 4.00	\$ 150,204									\$ 332
6.9 F	Playing Surface	Tennis Court	PB-137 PB-139		4	3	Court surfaces are in good condition with minor cracks at the sidelines.	Plan on replacing with a 1 inch thick top asphalt layer and seal with acrylic emulsion, 3 coats and 2 colors in 2038.	92,954	SF	\$ 4.11	\$ 382,041									\$ 845
6.10	Artificial Turf	Playground Equipment			4	3	The artificial turf is in good condition.	Plan on replacing the artificial turf in 2028	6,072	SF	\$ 5.00	\$ 30,360								\$ 52,4	66 \$ 67
6.11 F	Play Structures	Playground			7	3	The play structures are in good condition.	Plan on replacing play structures in	2	EA	\$ 40,000.00	\$ 80,000									\$ 176
5.12	Swings	Playground			7	3	The swing seats and chains are in good condition.	Plan on replacing in 2028.	1	LS	\$ 2,400.00	\$ 2,400								\$ 4,1	48 \$ 5
6.13 M	Mulch	Playground			4	1	The mulch is in good condition.	Remove any live organic material and add playground mulch.	419	SF	\$ 3.50	\$ 1,467					\$ 1,9	80 \$ 2,132	2 \$ 2,240	\$ 2,5	34 \$ 3
6.14 F	Picnic Tables	Park Grounds	PB-032		4	1	The picnic tables have wood tops and benches that have recently been refinished.	Plan on refinishing all wood surfaces with an oil-modified polyurethane in 2021.	9	EA	\$ 600.00	\$ 5,400						\$ 7,851	\$ 8,248	\$ 9,3	32 \$ 11
6.15 F	Picnic Tables	Pavilion 1	PB-006	_	4	1	The picnic tables have wood tops and benches that are showing signs of wear	Refinish all wood surfaces with an oil- modified polyurethane.	21	EA	\$ 600.00	\$ 12,600					\$ 17,0	10 \$ 18,318	3 \$ 19,245	\$ 21,7	74 \$ 27
6.16 F	Picnic Tables	Pavilion 2	PB-016		4	1	The picnic tables have wood tops and benches that have recently been refinished.	Plan on refinishing all wood surfaces with an oil-modified polyurethane in 2021.	23	EA	\$ 600.00	\$ 13,800						\$ 20,062	2 \$ 21,078	\$ 23,8	48 \$ 30
5.17	Site Lighting	Sports Field Lighting		PB-E-12	4	4	Newer fixtures with HID lamps. Concrete poles manufactured in 1999.	Replace with LED fixture on existing poles in 2038.	128	EA				\$ 2,150.00	\$ 275,200	\$ 15,360					\$ 608

## 2018 Deficiency Priority





#### **Brinston Park**

**Building Information** Address: 2262 Brinston Drive Building Area - Building: 540 SF Building Area - Pavilion: 860 SF No. of Floors: N/A

Year Built: ? Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

								*Lower score equals higher priority												Annual Mai	intenance inc	cludes labor a	nd material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	ctural	Mechan	ical		trical	Annual	2018			2023	2028	2038
	·	2004.0	No.	No.	Priority	Category	110100	Albub.	٦.,.	J.III	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenanc	e Project C	ost Project (	Cost Pro	oject Cost	Project Cost	Project Cost
1.0	Building Exterior																						
1.1	Painted Wood	Toilet Building Roof			4	1	The paint over the wood at the roof fascia, soffit and cupola has weathered.	Prepare and/or replace the wood and paint with an exterior grade paint.	1	LS	\$ 1,600.00	\$ 1,600						\$ :	2,160 \$	2,326 \$	2,444	\$ 2,765	\$ 3,539
1.2	Garage Door	Storage	PBR-041		4	3	The garage door and tracks are in acceptable condition. The locking hardware is not original to the design of the manufactured garage door.	Replace the garage door, tracks and hardware with an exterior grade/vandal resistant garage door system in 2023.	1	LS	\$ 2,400.00	\$ 2,400								\$	3,666	\$ 4,147	\$ 5,309
1.3	Cedar Shingles	Toilet Building Roof			4	3	The cedar shingles are in good condition.	Remove organic build-up and visually inspect annually. Plan on replacing cedar shingles, underlayment and flashings in 2028.	560	SF	\$ 9.00	\$ 5,040									\$	\$ 3,871	\$ 4,955
2.0	Building Interior																						
2.1	Paint	Pavilion			5	1	The paint on the steel members is in good condition.	Plan on removing paint and prime/paint with a high-performance coating in 2023.	1	LS	\$ 9,000.00	\$ 9,000								\$	13,746	\$ 15,553	\$ 19,909
2.2	Electric Hand Dryers	Men and Women			4	3	and in fair condition.	Plan on replacing electric hand dryers in 2023.	2	EA	\$ 800.00	\$ 1,600								\$	2,444	\$ 2,765	\$ 3,539
2.3	Door Hardware	Men and Women	PBR-038		2	2	The door hardware is loose and does not function correctly.	Replace locks.	2	EA	\$ 400.00	\$ 800						\$	\$ 080,	1,163 \$	1,222	\$ 1,382	\$ 1,770
3.0	Electrical System																						
3.1	Service Entrance Panelboard	Chase/Electrical		PBR-E-1	7	3	The panel appears in good condition	Plan on replacing panel in 2038.	1	EA					\$ 800.0								\$ 1,769
3.2	Lighting	Restroom Entrance		PBR-E-2	4	4	Old fixture with HID lamp	Replace with LED fixture	1	EA					\$ 150.0	0 \$ 15	0 \$ 2	5 \$	203 \$	218 \$	229	\$ 259	\$ 332
3.3	Lighting	Men, Women and Chase/Electrical and Chase		PBR-E-2	4	4	T-8 Fluorescent	Retrofit fixtures with LED components	2	EA					\$ 100.0	0 \$ 20	0 \$ 1	1 \$	270 \$	291 \$	305	\$ 346	\$ 442
3.4	Lighting	Pavilion		PBR-E-3	4	4	Old fixture with HID lamp	Replace with LED fixture	2	EA					\$ 460.0	0 \$ 92	0	\$	1,242 \$	1,337 \$	1,405	\$ 1,590	\$ 2,035
4.0	Mechanical System																						
	No Comments.																						
5.0	Plumbing System																						
5.1	Domestic Water Heater	Plumbing Chase		PBR-P-1	3	2	The electric water heater is in fair condition.	Plan on replacing in 2023.	1	EA		\$ -	\$ 3,000.00	\$ 3,000						\$	4,582	\$ 5,184	\$ 6,636
5.2	Plumbing Fixtures	Toilet Rooms			1	3	The fixtures are in fair condition.	Plan on replacing in 2023.	1	LS	\$ 1,200.00	\$ 1,200	\$ 30,000.00	\$ 30,000						\$	47,655	\$ 53,918	\$ 69,019
												\$ 21,640		\$ 33,000		\$ 2,07	0 \$ 3	6 \$ 4	,955 \$	5,335 \$	77,698	91,779	\$ 119,254

6.	0 S	ite																		
6.	1 A	sphalt Pavement	Parking Lot	PBR-049 PBR-072	3	5	The asphalt pavement in the parking lots has cracked and does not slope to	Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4	.00 \$ 200,0	00		\$ 270	,000 \$	290,760	\$ 305,480	\$ 345,623	\$ 442,426
6.3	2 P	laying Surface	Tennis Court	PBR-007	4	3	Court surraces are in good condition.  The sidelines have several cracks	Replace 1 inch thick top asphalt layer and seal with acrylic emulsion, 3 coats and 2 colors in 2023.	14,600	SF	\$ 4	.11 \$ 60,0	06					\$ 91,653	\$ 103,697	\$ 132,741
6.3	3 P	onding	Site	PBR-008	4	1		Add 50% top soil/50% peat blend, grade and add grass seed.	800	SF	\$ 3	70 \$ 2,9	60		\$ 3	996 \$	4,303	\$ 4,521	\$ 5,115	\$ 6,548
6.4	4 P	icnic Tables	Pavillion	PBR-068	4	1	The picnic tables have wood tops and benches that are showing signs of wear.		24	EA	\$ 600	.00 \$ 14,4	00		\$ 19	440 \$	20,935	\$ 21,995	\$ 24,885	\$ 31,855
6.	5 M	lulch	Playground		3	2	the mulch.	Remove live organic material and add playground mulch.	4,200	SF	\$ 3	50 \$ 14,7	00		\$ 19	845 \$	21,371	\$ 22,453	\$ 25,403	\$ 32,518
6.	6 A	rtificial Turf	Playground Equipment		4	3	The artificial turn is in good condition.	Plan on replacing the artificial turf in 2028.	1,500	SF	\$ 5	.00 \$ 7,5	00						\$ 12,961	\$ 16,592
6.	7 A	sphalt Pavement	Walking Paths	PBR-020	3	2	The asphalt pavement in the walking	Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course and 1 inch thick bituminous wear course.	300	SF	\$ 4	.00 \$ 1,2	00		\$ 1	,620 \$	1,745	\$ 1,833	\$ 2,074	\$ 2,655
6.8	8 C	oncrete Pavement	Walking Paths	PBR-042	1	2		Replace with concrete and recompact drainage course.	100	SF	\$ 64	.00 \$ 6,4	00		\$ 8	640 \$	9,304	\$ 9,775	\$ 11,060	\$ 14,158

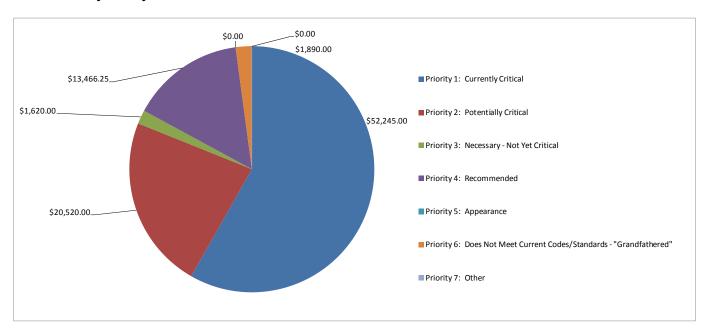
#### **Brinston Park**

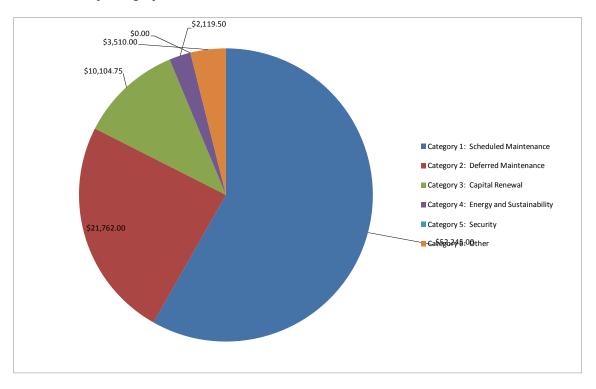
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 2262 Brinston Drive Priority 1: Currently Critical Building Area - Building: 540 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance Building Area - Pavilion: 860 SF Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal No. of Floors: N/A Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Year Built: ? Category 5: Security Evaluation Date: January 2018 Category 6: Other

Priority 7: Other

				r nonty r. C	20101				*Lower score equals higher priority												•		and material only
No.	Item/Descript	ion	Location	Photo	Equipment	Deficiency	•	Notes	Action	Qty.	Unit	Architectural		Mechai		Electr		Annual	2018	2021	2023	2028	2038
	· ·			No.	No.	Priority	Category			-		Unit Cost Su	ubtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
6.9	Brick Pavers		Walking Paths	PBR-042		1	2	live organic growing through the joints.	Remove brick pavers and recompact drainage course and reinstall brick pavers.	100	SF	\$ 12.00 \$	1,200						\$ 1,620	\$ 1,745	5 \$ 1,833	\$ 2,074	4 \$ 2,655
6.10	Play Structure		Playground			7	3	The play structure is in good condition.	Plan on replacing the play structure in 2038.	1	LS	\$ 25,000.00 \$	25,000										\$ 55,303
6.11	Swings		Playground			7	3	The swing seats and chains are in good condition.	Plan on replacing in 2028.	1	LS	\$ 2,400.00 \$	2,400									\$ 4,148	8 \$ 5,309
6.12	2 Site Lighting		Parking Lot		PBR-E-4	4	4	Old fixtures with HID lamps	Replace with LED fixture on existing pole	4	EA					\$ 1,200.00	\$ 4,800	\$ 250	\$ 6,480	\$ 6,978	3 \$ 7,332	\$ 8,295	5 \$ 10,618
		•						_				\$	335,766	•	\$ -		\$ 4,800	\$ 250	\$ 331,641	\$ 357,141	\$ 466,875	\$ 545,335	5 \$ 753,378

## 2018 Deficiency Priority





#### Don Flynn Park/Concession

**Building Information** Address: 1710 East South Boulevard

Building Area - Shed: 64 SF Building Area - Concessions Building: 1,136 SF

No. of Floors: 1

Year Built: 2008

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			Priority 7: C	otner				*Lower score equals higher priority													Project Cost al Maintenance			
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectu	ural	Mecha	anical	Elec	trical	Annual	201	8	2021	2023	2028	8	2038
NO.	<u> </u>	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Onit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenanc	Project	Cost F	Project Cost	Project Cost	t Project C	Cost P	roject Cost
	Building Exterior  Wood Siding	Shed	PDF-051		2	2	The exterior T1-11 panels have severely weathered at grade and the	Replace the wood corner trims. Paint the exterior with a high-performance	1	LS	\$ 1,800.00	\$ 1,800	1				T	\$	2,430 \$	\$ 2,617	\$ 2,74	19 \$ 3	3,111 \$	3,982
	Wood Door	Shed	PDF-054		2	2	wood corner trims are damaged.  The wood door is in poor condition.	exterior grade coating system. Replace the wood door with a solid wood door with exterior grade door hardware, including a continous hinge	1	LS	\$ 2,400.00	\$ 2,400						\$	3,240 \$	\$ 3,489	\$ 3,66	66 \$ 4	4,147 \$	5,309
1.3	Cedar Shingles	Concessions Building Roof			4	3	The cedar shingles are in fair condition.	and mortise lockset. Replace the wood threshold with composite lumber. Plan on replacing cedar shingles, underlayment and flashings in 2023.	1,168	SF	\$ 9.00	\$ 10,512							+		\$ 16,05	56 \$ 1	18,165 \$	23,253
1.4	Asphalt Shingles	Shed Roof			4	3	The asphalt shingles are in good condition.	Plan on replacing asphalt shingles, underlayment and flashings in 2038.	80	SF	\$ 4.00	\$ 320											\$	708
2.0	Building Interior																							
2.1	Door Hardware	Concessions			4	3	The door hardware is in fair condition.	Plan on replacing door hardware in 2023.	1	EA	\$ 1,200.00	\$ 1,200									\$ 1,83	3 \$	2,074 \$	2,655
2.2	Flooring	Concessions	PDF-085		3	6	The vinyl composition tile (VCT) flooring system has cracked and the seams have opened up due to standing water.	Replace the VCT with a resilient sheet flooring system with welded seams and an integral base.	200	SF	\$ 6.00	\$ 1,200						\$	1,620 \$	\$ 1,745	\$ 1,83	33 \$ 2	2,074 \$	2,655
2.3	Settlement Crack	Storage	PDF-104 PDF-106		2	2		The partition should be monitored for further settlement. As an interim correction, the joints should be raked of mortar and filled with mortar and tooled, but not painted. Seismic strips should be placed over the corrected joints and monitored four times a year.	1	LS	\$ 1,200.00	\$ 1,200						\$	1,620 \$	\$ 1,745	\$ 1,83	33 \$ 2	2,074 \$	2,655
2.4	Concrete Floor Slab	Storage	PDF-111		2	2	There is a large crack in the concrete floor slab.	Route the crack open and fill with patching mortar.	1	LS	\$ 800.00	\$ 800						\$	1,080 \$	\$ 1,163	\$ 1,22	.2 \$	1,382 \$	1,770
2.5	Electric Hand Dryers	Men and Women			4	3	The electric hand dryers are functional and in fair condition.	Plan on replacing electric hand dryers in 2023.	2	EA	\$ 800.00	\$ 1,600									\$ 2,44	4 \$	2,765 \$	3,539
2.6	Exterior Door and Frame	Men, Women and Chase	PDF-126 PDF-127		2	2	The bottoms of the hollow metal door and frame are corroded. The chase's door binds with the exterior concrete slab. The men's and women's doors stick to the frames.	Replace the frames with aluminum frames. Replace doors with a fiberglass reinforced polyester doors.	3	EA	\$ 3,000.00	\$ 9,000						\$	12,150 \$	\$ 13,084	\$ 13,74	17 \$ 15	15,553 \$	19,909
2.7	Non-Insulated Lavatory Piping	Men and Women			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	4	EA	\$ 150.00	\$ 600						\$	810 \$	\$ 872	\$ 91	16 \$	1,037 \$	1,327
2.8	Quarry Tile Base	Men and Women	PDF-121 PDF-135		4	2	The quarry tile base has delaminated from the CMU partitions.	Remove quarry tile and grout. Remove paint from CMU at base location. Thick-set new quarry tile base to the CMU partitions. Grout with epoxy grout.	115	LF	\$ 8.00	\$ 920						\$	1,242 \$	\$ 1,337	\$ 1,40	05 \$	1,590 \$	2,035
	Grab Bar	Men			6	6	The current Michigan Building Code 2015 requires two grab bars in an ambulatory barrier-free toilet stall. One is missing.	Add second grab bar.	1	EA	\$ 800.00	\$ 800						\$	1,080 \$	\$ 1,163	\$ 1,22	22 \$	1,382 \$	1,770
3.0	Electrical System						Im.							<del>                                     </del>	T	<u> </u>								
-	Transformer	Storage		PDF-E-1	4	3	The transformer appears in fair condition.  The disconnect appears in fair	Plan on replacing in 2028.	1	EA					\$ 960.0			\$	1,296 \$	\$ 1,396			1,659 \$	2,124
3.2	Transformer Secondary Disconnect  Panelboard	Storage Storage		PDF-E-2	4	3	condition.  The panel appears in fair condition.	Plan on replacing in 2028.  Plan on replacing in 2028.	1	EA EA					\$ 5,725.00 \$ 800.00			\$	7,729 \$ 1,080 \$	\$ 8,323 \$ 1,163			9,893 \$ 1,382 \$	12,664
	Lighting	Entries		PDF-E-3	4	4	Old incandescent fixture relamped with	Replace with LED fixture.	3	EA					\$ 150.0			3 \$	608 \$	\$ 654	\$ 68		778 \$	995
3.5	Lighting	Men, Women and Concession and Storage		PDF-E-4	4	4	T-8 fluorescent and incandescent.	Retrofit fixtures with LED components.	2	EA					\$ 100.0	0 \$ 20	0 \$ 1	1 \$	270 \$	\$ 291	\$ 30	05 \$	346 \$	442
3.6	Receptacles	Concession and Restrooms		PDF-E-1	4	4	Only 2 circuit breakers are GFCI.	Add GFCI receptacles or circuit breakers for concession receptacles.	2	EA					\$ 460.0	920	0	\$	1,242 \$	\$ 1,337	\$ 1,40	15 \$	1,590 \$	2,035
3.7	Outdoor Primary Switch	Outdoor Between East Fields			4	3	Serves ball fields.	Plan on replacing in 2028.	1	EA					\$ 35,700.0	35,70	0					\$ 6	61,693 \$	78,973

#### Don Flynn Park/Concession

**Building Information** Address: 1710 East South Boulevard

Building Area - Shed: 64 SF Building Area - Concessions Building: 1,136 SF

No. of Floors: 1

Year Built: 2008

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

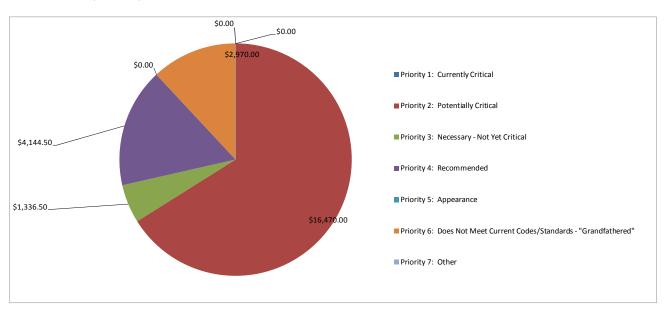
<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

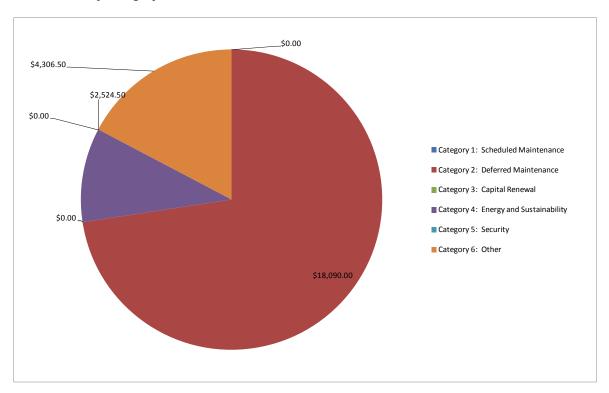
Category 5: Security
Category 6: Other

								*Lower score equals higher priority														and material only
No.	. Item/Description	Location	Photo	Equipment		Deficiency	Notes	Action	Qty.	Unit	Archited	ctural	Mechan	nical	Electi		Annual	2018	2021	2023	2028	2038
	поли 2000 г.р.нен	200411011	No.	No.	Priority	Category		7.00.1	٦.,.	0	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
4.0	Mechanical System																					
4.1	1 Electric Finned Tube Radiation	Plumbing Chase		PDF-M-1	2	3	The electric finned tube radiation is in poor condition and approaching the end of its useful life.	Replace with like and kind.	1	EA			\$ 1,000.00	\$ 1,000		\$ -	-		\$ 1,454	\$ 1,528	\$ 1,728	\$ 2,212
5.0	Plumbing System																					
5.1	1 Domestic Water Heater	Plumbing Chase		PDF-P-1	2		The 30 gallon electric domestic water heater appears to be in fair condition.	The water heater should be replaced in 5 years.	1	EA			\$ 3,400.00	\$ 3,400		\$ -	-			\$ 5,193	\$ 5,876	5 \$ 7,521
5.3	3 Plumbing Fixtures	Toilet Rooms			1	1	Plumbing fixtures (porcelain, flush valves, faucets, mixing valves, fixture carriers) are in poor condition and are at the end of their useful lives.	Replace plumbing fixtures immediately.	1	LS			\$ 38,700.00	\$ 38,700		\$ -	-	\$ 52,245	\$ 56,262	\$ 59,110	\$ 66,878	85,610
5.4	Three-Compartment Sink/Hand Sink/Service Sink	Concessions			2	3		Replace plumbing fixtures in 5 years, including adding a grease interceptor.	1	LS			\$ 16,300.00	\$ 16,300		\$ -	-			\$ 24,897	\$ 28,168	\$ 36,058
												\$ 32.352		\$ 59,400		\$ 44.755	\$ 49	\$ 89.741	\$ 98.095	\$ 153,484	\$ 235,347	\$ 301.972

6.0	Cito																				
	Main Gate	Park Entrance	PDF-042		3	2	The steel gate has corroded where the paint has delaminated from the steel.	Strip paint to steel and apply a rust- inhibiting high-performance primer, intermediate coat and top coat.	1	LS	\$ 4,200.00	\$ 4,20	0				\$ 5,670 \$	6,106	\$ 6,415	\$ 7,258 \$	9,291
6.2	Fencing	Park Entrance	PDF-044		4	2	The fencing between the posts has been damaged at the bottom resulting in large holes.		50	LF	\$ 16.00	\$ 80	0				\$ 1,080 \$	1,163	\$ 1,222	\$ 1,382 \$	3 1,770
6.3	Play Structure	Playground			7	3	The play structure is in good condition.	Plan on replacing play structure in 2038.	1	LS	\$ 40,000.00	\$ 40,00	0							\$	88,486
6.4	Wood Siding	Shed	PDF-051 PDF-054		2	2	The exterior T1-11 panels have severely weathered at grade and the wood corner trims are damaged.	Replace the wood corner trims. Paint the exterior with a high-performance exterior grade coating system.	1	LS	\$ 1,800.00	\$ 1,80	0				\$ 2,430 \$	2,617	\$ 2,749	\$ 3,111 \$	3,982
6.5	Wood Door	Shed	PDF-052		2	2	The wood door is in poor condition.	Replace the wood door with a solid wood door with exterior grade door hardware, including a continous hinge and mortise lockset. Replace the wood threshold with composite lumber.	1	LS	\$ 2,400.00	\$ 2,40	0				\$ 3,240 \$	3,489	\$ 3,666	\$ 4,147 \$	5,309
6.6	Concrete Frost Slab	Exterior of Men's Room Entrance	PDF-139		2	2	There is a large crack in the concrete frost slab.	Route the crack open and fill with patching mortar.	1	LS	\$ 800.00	\$ 80	0				\$ 1,080 \$	1,163	\$ 1,222	\$ 1,382 \$	1,770
6.7	Planter Wall	Concessions Building	PDF-140 PDF-141		3	2	The planter wall blocks have dislodged at the corners.	Rebuild the dislodged blocks and install drainage weeps at the base of the wall every other block.	1	LS	\$ 2,400.00	\$ 2,40	0				\$ 3,240 \$	3,489	\$ 3,666	\$ 4,147 \$	5,309
6.8	Picnic Tables	Park Grounds	PDF-145		4	1	The picnic tables have wood tops and benches that are showing signs of wear.	Refinish all wood surfaces with an oil- modified polyurethane.	13	EA	\$ 600.00	\$ 7,80	0				\$ 10,530 \$	11,340	\$ 11,914	\$ 13,479 \$	3 17,255
6.9	Scoreboard	Northeast Baseball Field	PDF-142		2	6	The scoreboard structure is leaning.	Salvage scoreboard and remove supports and concrete footings. Recompact soil and pour a concrete grade beam foundation. Set new galvanized base plates on the concrete grade beam and level with non-shrinking grout. Bolt two galvanized HSS6x6 columns to the base plates and reinstall salvaned scoreboard.	1	LS	\$ 9,600.00	\$ 9,60	0				\$ 12,960 \$	13,957	\$ 14,663	\$ 16,590 \$	5 21,236
6.10	Site Lighting	Sports Field Lighting		PDF-E-5	7	4	New fixtures with HID lamps.	Replace with LED fixture on existing poles in 2038.	160	EA				\$ 2,150.00	\$ 344,000	\$ 19,200	\$ 464,400 \$	500,108	\$ 525,426	\$ 594,471 \$	760,973
-		-	-				•					\$ 69.80	0 % -		\$ 344,000	\$ 19,200	\$ 504,630 \$	543,431	\$ 570,943	\$ 645,969 \$	915,381

## 2018 Deficiency Priority





#### Firefighters Park/Concession

**Building Information** Address: 1810 West Square Lake Road Building Area: 960 SF (Concessions Building)

Building Area: 805 SF (Pavilion) Building Area: 95 SF (Pump House)

No. of Floors: 1 Year Built: ? Evaluation Date: April 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

	ation Date. April 2016		Fliolity 7. C	20101				*Lower score equals higher priority													al Maintenand			d material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectur	ral	Mecha	nical	Electi		Annual		2018	2021	2023	_	2028	2038
110.	·	Education	No.	No.	Priority	Category	Hotes	Action	Q.y.	Oint	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Proje	ect Cost	Project Cost	Project Cos	Proje	ect Cost	Project Cost
1.1	Building Exterior  Wood Trim	Pump House	PF-006		4	2	The wood fascia trim paint has delaminated from the wood.	Strip paint from wood trim and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 1,200.00 \$	1,200						\$	1,620 \$	\$ 1,745	\$ 1,8:	33 \$	2,074	\$ 2,655
1.2	Asphalt Shingles	Pump House			4	3	The asphalt shingles are in good	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	120	SF	\$ 4.00 \$	480										\$	829	\$ 1,062
1.3	Asphalt Shingles	Pavilion			4	3	The asphalt shingles are in good	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	1,500	SF	\$ 4.00 \$	6,000						1				\$	10,368	\$ 13,272
1.4	Cedar Shingles	Concessions Building	PF-062		3	1	The cedar shingles have curled in several locations, but there is no evidence of roof leaks.	Plan to replace the cedar shingles with asphalt shingles over an underlayment with flashings in 2028.	1,250	SF	\$ 4.00 \$	5,000										\$	8,641	\$ 11,061
1.5	Cupola	Concessions Building	PF-063		2	2	The paint has delaminated from the wood and the fasteners have corroded; disengaging the wood slats.	Replace damaged wood and all fasteners. Strip paint from the wood and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 2,400.00 \$	2,400						\$	3,240 \$	\$ 3,489	\$ 3,60	66 \$	4,147	\$ 5,309
2.0	Building Interior							Bendiner ever primer.																
2.1	Exterior Door and Frame	Pump Room	PF-017		4	3	The edges of the hollow metal door and frame are corroding. The hardware is difficult to operate.	Plan to replace the frame with an aluminum frame and door with a fiberglass reinforced polyester door in 2028.	1	EA	\$ 3,000.00 \$	3,000										\$	5,184	\$ 6,636
2.2	Paint	Pavilion			5	3	The paint on the steel members is in acceptable condition. There is minor corrosion on the ridge beam.	Plan on removing paint and prime/paint with a high-performance coating in 2023.	1	LS	\$ 8,000.00 \$	8,000									\$ 12,2	19 \$	13,824	\$ 17,696
2.3	Garage Door	Storage	PF-069 PF-070		4	3	The garage door and tracks are in acceptable condition. The locking hardware is not original to the design of the manufactured garage door.	Replace the garage door, tracks and hardware with an exterior grade/vandal resistant garage door system in 2023.	1	LS	\$ 2,400.00 \$	2,400									\$ 3,60	66 \$	4,147	\$ 5,309
2.4	Exterior Door and Frame	Men's, Women's, Chase	PF-073		2	2	The bottoms of the hollow metal door and frame are corroded. The bottom of the Men's door frame has fallen off. Both doors bind to the frames and their hardware is difficult to operate.	Replace the frames with aluminum frames. Replace the doors with fiberglass reinforced polyester doors.	3	EA	\$ 3,000.00 \$	9,000						\$	12,150 \$	\$ 13,084	\$ 13,74	47 \$	15,553	\$ 19,909
2.5	Door Hardware	Concessions	PF-085		6	6	The lockset has non-code compliant door knobs.	Replace with a lockset utilizing code compliant levers.	1	EA	\$ 1,600.00 \$	1,600						\$	2,160 \$	\$ 2,326	\$ 2,4	14 \$	2,765	\$ 3,539
2.6	Flooring	Concessions	PF-090		3	6	The vinyl composition tile (VCT) flooring system has cracked and the seams have opened up due to standing water.	Replace the VCT with a resilient sheet flooring system with welded seams and an integral base.	165	SF	\$ 6.00 \$	990						\$	1,337 \$	\$ 1,439	\$ 1,5	12 \$	1,711	\$ 2,190
2.7	Concrete Floor Slab	Storage	PF-101		2	2	There is a large crack in the concrete floor slab.	Route the crack open and fill with patching mortar.	1	LS	\$ 800.00 \$	800						\$	1,080 \$	\$ 1,163	\$ 1,2	22 \$	1,382	\$ 1,770
2.8	Electric Hand Dryers	Men's, Women's			4	3	The electric hand dryers are functional and in fair condition.	Plan on replacing electric hand dryers in 2023.	2	EA	\$ 800.00 \$	1,600									\$ 2,4	14 \$	2,765	\$ 3,539
2.9	Non-Insulated Lavatory Piping	Men's, Women's			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	4	EA	\$ 150.00 \$	600						\$	810 \$	\$ 872	\$ 9	16 \$	1,037	\$ 1,327
3.0	Electrical System	ı	1				len :																	
3.1	Service Entrance Equipment	Storage		PF-E-1 PF-E-2	7	3	The equipment appears in good condition.	Plan on replacing panel in 2044.	1	EA														
3.2	Service Entrance Equipment	Pump House		PF-E-3 PF-E-4 PF-E-5	7	3	The equipment appears in good condition.	Plan on replacing panel in 2038.	1	EA					\$ 1,500.00	\$ 1,500	)							\$ 3,318
3.3	Exterior Lighting	Concession Canopy and Restroom Entrance	PF-063		4	4	Old fixture with HID lamp.	Replace with LED fixture.	4	EA					\$ 150.00	\$ 600	)	\$	810 \$	\$ 872	\$ 9	16 \$	1,037	\$ 1,327
3.4		Entire Building		PF-E-8	4	4	T-8 Fluorescent and Incandescent.	Retrofit fixtures with LED components.	8	EA					\$ 100.00	\$ 800		3 \$	1,080 \$	\$ 1,163		_	1,382	
3.5	Exterior Lighting Interior Lighting	Pavilion Pump House		PF-E-7	4	4	Original fixture with HID lamp.  Original fixtures with HID lamps.	Replace with LED fixture.  Replace with LED fixture on existing	1	EA EA					\$ 460.00 \$ 10.00	\$ 460 \$ 10		\$	621 \$	\$ 669 \$ 15		03 \$ 15 \$	795 17	
3.0	intenor Lighting	i ump riouse			,	4	Original fixtures with this lamps.	pole.	-	EA					ψ 10.00	Ψ 10	'I	φ	14 3	ا ر	Ψ	پ پ	17	ψ 22

#### Firefighters Park/Concession

**Building Information** Address: 1810 West Square Lake Road Building Area: 960 SF (Concessions Building)

Building Area: 805 SF (Pavilion) Building Area: 95 SF (Pump House)

No. of Floors: 1 Year Built: ? Evaluation Date: April 2018 **Deficiency Priorities** Priority 1: Currently Critical

Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

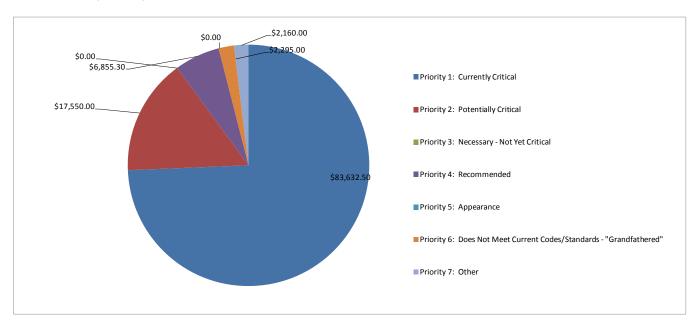
Category 5: Security Category 6: Other

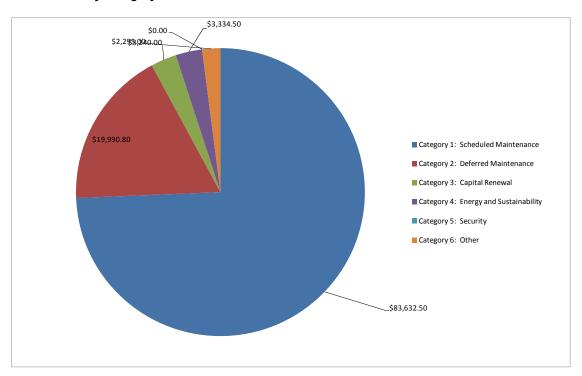
\*Lower score equals higher priority

								*Lower score equals higher priority									Annu	iai iviaintenance	inciudes labor a	and material only
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qtv.	Unit	Architectural	Mecha	nical	Electrical	Annual	2018	2021	2023	2028	2038
140.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oint	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost Subtota	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
4.0	Mechanical System																			
4.1	Electric Finned Tube Radiation	Concessions Building		PF-M-1	2			Replace with like and kind.	1	LS		\$ 1,000.00	\$ 1,000				\$ 1,454	\$ 1,528	\$ 1,728	\$ 2,212
5.0	Plumbing System																			
5.1	Water Heater	Concessions Building		PF-P-1	3	3	The 30 gallon electric water heater is in fair condition.	Replace the water heater with like kind in 2023.	1	EA		\$ 34,000.00	\$ 34,000					\$ 51,931	\$ 58,756	5 \$ 75,212
5.2	Pressure Tank	Pump House		PF-P-2	3	3	The 20 gallon domestic water pressure tank is in fair condition.	Replace the tank with like kind in 2023.	1	EA		\$ 1,000.00	\$ 1,000					\$ 1,528	\$ 1,728	3 \$ 2,212
5.3	Pump	Pump House		PF-P-3 PF-P-4	2	2	The 10 HP irrigation pumps are in poor condition.	Replace the pumps with like kind in 2023.	2	EA		\$ 6,000.00	\$ 12,000					\$ 18,329	\$ 20,738	\$ 26,546
4.0 Mechanical System  4.1 Electric Finned Tube Radiation Concessions Building PF-M-1 2 3 The electric finned tube radiation is in poor condition and approaching the end of its useful life.  5.0 Plumbing System  5.1 Water Heater Concessions Building PF-P-1 3 3 3 The 30 gallon electric water heater is in fair condition.  5.2 Pressure Tank Pump House PF-P-2 3 3 3 The 20 gallon domestic water pressure tank is in fair condition.  6.3 Pump House PF-P-3 2 3 3 The 10 HP irrigation pumps are in poor Replace the pumps with like kind in 20 The 20 Gallon domestic water pumps are in poor Replace the pumps with like kind in 20 The 20 Gallon of Replace the 20 The 20 Gallon of Replace														\$ 58,117	\$ 65,755	\$ 84,171				
											\$ 43,070		\$ 86,050	\$ 3,	370 \$ 18	\$ 24,921	\$ 28,291	\$ 177,957	\$ 226,364	\$ 293,084

6.0	Site																							
6.1	Asphalt Pavement	Parking Lots and Drive	PF-050 PF-102		4	3	condition everall	Plan on removing both layers of asphalt, recompacting the drainage course, adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	180,000	SF	\$ 4	1.00 \$	720,000											\$ 1,592,735
6.2	Asphalt Pavement	Walking Path			4	3	The asphalt walking paths are in good condition.	Plan on replacing the 7 foot wide asphalt walking paths in 2038. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course and 1 inch thick bituminous wear course. Add striping and/or signage posts with marked distances.		SF	\$	1.00 \$	89,908											\$ 198,888
6.3	Bridge	Park Grounds	PF-019		4	1	There are three pre-manufactured wood deck bridges over rivers with weathered steel guardrails and supports.	The weathered (i.e. corrosion) appearance is part of a protective, oxidation layer purposely designed into the steel guardrails and supports. Annual inspections, by a structural engineer, are recommended by the bridge manufacturer, Contech Engineered Solutions.	6	EA	\$ 1,200	0.00 \$	7,200					\$	9,720	\$ 10,46	57 \$	10,997 \$	12,442	\$ 15,927
6.4	Bridge	Park Grounds	PF-021		4	3	There are three pre-manufactured wood bridges over rivers with wood decks that, over time, will weather to an unsafe load capacity.	Plan to remove all wood decks and replace with preservative-treated wood decking and stainless steel fasteners in 2028	3	EA	\$ 6,000	0.00 \$	18,000									\$	31,106	\$ 39,818
6.5	Picnic Tables	Park Grounds	PF-028		4	1		Plan on refinishing all wood surfaces with an oil-modified polyurethane in 2021.	9	EA	\$ 600	0.00 \$	5,400							\$ 7,85	\$1 \$	8,248 \$	9,332	\$ 11,946
6.6	Picnic Tables	Pavilion	PF-043		4	1	The picnic tables have wood tops and benches that are showing signs of wear.	Refinish all wood surfaces with an oil-modified polyurethane.	28	EA	\$ 600	0.00 \$	16,800					\$	22,680	\$ 24,42	\$ \$	25,660 \$	29,032	\$ 37,164
6.7	Play Structure	Playground			7	3	The play structure is in good condition.	Plan on replacing structure in 2038.	1	LS	\$ 40,000	0.00 \$	40,000											\$ 88,486
6.8	Artificial Turf	Playground Equipment			4	3	The artificial turf is in good condition.	Plan on replacing the artificial turf in 2028.	1,200	SF	\$ 5	5.00 \$	6,000									\$	10,368	\$ 13,272
6.9	Swings	Playground			7	3	The swing seats and chains are in good condition.	Plan on replacing in 2028.	1	LS	\$ 2,400	0.00 \$	2,400									\$	4,148	\$ 5,309
6.10	Bench	Park Grounds	PF-056		2	1		Refinish all wood surfaces with an oil- modified polyurethane.	1	EA	\$ 400	0.00 \$	400					\$	540	\$ 58	32 \$	611 \$	691	\$ 885
6.11	Concrete Frost Slab	Exterior of Toilet Room Entrances	PF-074 PF-075		4	2		Route the crack open and fill with patching mortar.	1	LS	\$ 800	0.00 \$	800					\$	1,080	\$ 1,16	3 \$	1,222 \$	1,382	\$ 1,770
6.12	Site Lighting	Parking Lot	11-013	PF-E-9	4	4	Original incandescent socket relamped with fluorescent	Replace with LED.	15	EA					\$ 1,200.0	0 \$ 18,000	\$ 1,05	50 \$	24,300	\$ 26,16	8 \$	27,493 \$	31,106	\$ 39,818
												\$ :	906,908	\$ -		\$ 18,000	\$ 1,05	50 \$	58,320	\$ 70,65	5 \$ 7	4,232 \$	129,608	\$ 2,046,018

## 2018 Deficiency Priority





#### Jaycee Park

**Building Information** Address: 1755 East Long Lake Road Building Area - Building 1: 695 SF Building Area - Building 2: 306 SF Building Area - Pavilion: 1,240 SF

No. of Floors: 1 Year Built: ?

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

Evaluation Date: February 2018

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

nuals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Ann	ıal Maintenand	e includes la	bor and m	aterial only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite			Mechanical		ctrical	Annual	2018	2021	2023	2028		2038
- 10			No.	No.	Priority	Category					Unit Cost	Subtotal	Uni	nit Cost Subtotal	Unit Cost	Subtotal	Maintenance	e Project Cost	Project Cost	Project Cos	t Project (	Cost Pro	oject Cost
	Garage Door	Building 1: Storage	PJ-064		2	2	The garage door and tracks are in poor condition and the door is difficult to operate and close completely. The locking hardware is not original to the design of the manufactured garage door.	Replace the garage door, tracks and hardware with an exterior grade/vandal resistant garage door system.	1	LS	\$ 2,400.00	\$ 2,400	0					\$ 3,24	0 \$ 3,489	\$ 3,6	66 \$	4,147 \$	5,309
2.0	Building Interior																						
2.1	Paint	Pavilion			5	6	The paint on the wood members is in good condition.	Plan on painting in 2028.	1	LS	\$ 6,000.00	\$ 6,000	0								\$ 1	0,369 \$	13,274
2.2	Electric Hand Dryers	Building 1: Men and Women			4	3	The electric hand dryers are functional and in fair condition.	Plan on replacing electric hand dryers in	2	EA	\$ 800.00	3 1,600	0							\$ 2,4	44 \$	2,765 \$	3,539
2.3	Exterior Door and Frame	Building 1: Men and Women	PJ-067 PJ-068		2	2	The bottoms of the hollow metal doors and frames are corroded.	Replace the frames with aluminum frames. Replace the doors with fiberglass reinforced polyester (FRP) doors.	2	EA	\$ 3,000.00	\$ 6,000	0					\$ 8,10	0 \$ 8,723	\$ 9,1	64 \$ 1	0,369 \$	13,273
2.4	Non-Insulated Lavatory Piping	Building 1: Men and Women			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	4	EA	\$ 150.00	\$ 600	0					\$ 81	0 \$ 872	\$ 9	16 \$	1,037 \$	1,327
2.5	Quarry Tile Base	Building 1: Men and Women	PJ-075 PJ-089		4	2	The quarry tile base has delaminated from the CMU partitions.	Remove quarry tile and grout. Remove paint from CMU at base location. Thickset new quarry tile base to the CMU partitions. Grout with epoxy grout.	120	LF	\$ 8.00	\$ 960	0					\$ 1,29	6 \$ 1,396	\$ 1,4	66 \$	1,659 \$	2,124
2.6	Grab Bar	Building 1: Women			6	6	The current Michigan Building Code 2015 requires two grab bars in an ambulatory barrier-free toilet stall. One is missing.	Add second grab bar.	1	EA	\$ 800.00	\$ 800	0					\$ 1,08	0 \$ 1,163	\$ 1,2	22 \$	1,382 \$	1,770
2.7	Settlement Cracks	Building 1: Storage, Chase	PJ-058 PJ-059		2	2	The CMU partition mortar joints have cracked in a stepped pattern indicating differential settlement under the partition.	The partition should be monitored for further settlement. As an interim correction, the joints should be raked of mortar and filled with mortar and tooled, but not painted. Seismic strips should be placed over the corrected joints and monitored four times a year.	1	LS	\$ 1,600.00	\$ 1,600	0					\$ 2,16	0 \$ 2,326	i \$ 2,4	44 \$	2,765 \$	3,539
2.8	Exterior Door and Frame	Building 2: Men	PJ-101		2	2	The bottoms of the hollow metal doors and frames are corroded.	Replace the frame with an aluminum frame. Replace the door with a fiberglass reinforced polyester (FRP) door.	1	EA	\$ 3,000.00	\$ 3,000	0					\$ 4,05	0 \$ 4,36	\$ 4,5	82 \$	5,184 \$	6,636
2.9	Non-Insulated Lavatory Piping	Building 2: Men and Women			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	2	EA	\$ 150.00	\$ 300	0					\$ 40	5 \$ 436	\$ 4	58 \$	518 \$	664
2.10	Electric Hand Dryers	Building 2: Men and Women			4	3	The electric hand dryers are functional and in fair condition.	Plan on replacing electric hand dryers in 2023.	2	EA	\$ 800.00	\$ 1,600	0							\$ 2,4	44 \$	2,765 \$	3,539
2.11	Quarry Tile Base	Building 2: Men and Women	PJ-117		4	2	The quarry tile base has delaminated from the CMU partitions.	Remove quarry tile and grout. Remove paint from CMU at base location. Thickset new quarry tile base to the CMU partitions. Grout with epoxy grout.	106	LF	\$ 8.00	\$ 848	8					\$ 1,14	5 \$ 1,233	\$ \$ 1,2	95 \$	1,465 \$	1,876
3.0			•													_			•				
3.1	Service Entrance Load Center, South	Storage		PJ-E-1	4	3	The panel appears in poor condition	Plan on replacing panel in 2028. Plan on replacing with main panel	1	EA					\$ 800.0		1	\$ 1,08				1,382 \$	1,770
3.1	Sub Panel, South	Storage		PJ-E-2	7	3	The panel appears in good condition	above in 2028.	1	EA						00 \$ 80		\$ 1,08				1,382 \$	1,770
3.2	Lighting	Entries		PJ-E-3	4	4	Old fixture relamped with LED lamp	Replace with LED fixture	4	EA					\$ 150.0	00 \$ 60	0	\$ 81	0 \$ 872	\$ 9	16 \$	1,037 \$	1,327
3.4	Lighting	Men, Women, Storage and Chase		PJ-E-3	4	4	T-8 fluorescent in restrooms and incandescent socket with retrofit LED	Retrofit fluorescent fixtures with LED components	6	EA					\$ 100.0	00 \$ 60	0	\$ 81	0 \$ 872	\$ 9	16 \$	1,037 \$	1,327
3.5	Lighting	Pavilion		PJ-E-4	4	4	Old fixtures with HID lamps	Replace with LED fixture	2	EA					\$ 460.0	00 \$ 92	)	\$ 1,24	2 \$ 1,33	\$ 1,4	05 \$	1,590 \$	2,035
3.6	Service Entrance Load Center, North	Chase/Electrical		PJ-E-5	7	3	The panel appears in good condition	Plan on replacing panel in 2038.	1	EA					\$ 800.0	00 \$ 80	)	\$ 1,08	0 \$ 1,163	\$ 1,2	22 \$	1,382 \$	1,770

#### Jaycee Park

**Building Information** Address: 1755 East Long Lake Road Building Area - Building 1: 695 SF Building Area - Building 2: 306 SF Building Area - Pavilion: 1,240 SF

No. of Floors: 1 Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability Category 5: Security

Category 6: Other

\*Lower score equals higher priority

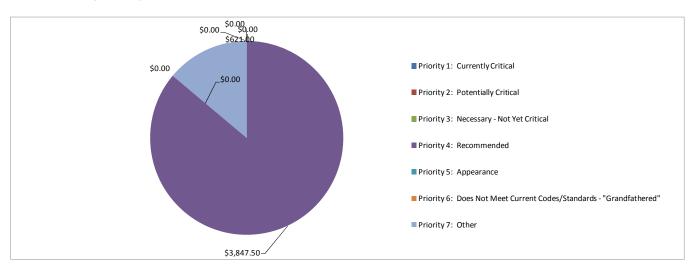
Note: Project Cost includes 35% mark-ups and fees

	0	Entries Men, Women and Chase/Electrical	Photo No.	Equipment No. PJ-E-6	Deficiency Priority	Deficiency Category	Notes  Old incandescent fixture relamped with	Action	Qty.	Unit	Architectural Unit Cost Subtotal	l Unit	Mechani Cost	cal Subtotal	Unit Cost	rical Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Co		2038 oject Cost
3 Lighting  Mechar	9 9	Entries Men, Women and	No.		Priority 4	Category 4			Q.y.	Omit	Unit Cost Subtotal	Unit	Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Co	st Pro	iect Cost
3 Lighting  Mechar	g	Men, Women and			4	4	Old incandescent fixture relamped with								Cint Coot	- Lindtotai							,
) Mechar	9						LED	Replace with LED fixture	1	EA					\$ 150.00	\$ 150	\$ 25	\$ 203	\$ 218	\$ 229	\$ 2	259 \$	33
	nical System	•		PJ-E-6	4	4		Retrofit fluorescent fixtures with LED components	2	EA					\$ 100.00	\$ 200		\$ 270	\$ 291	\$ 305	5 \$ 3	346 \$	44.
														_			-						
1 Electric	c Unit Heater	Building 1 Plumbing Chase		PJ-M-1	2	3	The electric unit heater is in poor condition and approaching the end of its useful life.	Replace with like and kind.	1	EA	\$	- \$	,500.00	\$ 1,500		\$ -			\$ 2,181	\$ 2,291	\$ 2,5	592 \$	3,31
2 Electric	c Finned Tube Radiation	Building 2 Plumbing Chase		PJ-M-2	2		The electric finned tube radiation is in poor condition and approaching the end of its useful life.	Replace with like and kind.	1	EA	\$	- \$	,000.00	\$ 1,000		\$ -			\$ 1,454	\$ 1,527	\$ 1,7	728 \$	2,21
Plumbi	ing System																						
1 Domest	tic Water Heater	Building 1 Plumbing Chase		PJ-P-1	2	3	The 15 gallon electric domestic water heater appears to be in fair condition.	The water heater should be replaced in 5 years.	1	EA		\$	3,400.00	\$ 3,400						\$ 5,193	\$ 5,8	876 \$	7,52
2 Domest	stic Water Heater	Building 2 Plumbing Chase		PJ-P-2	4	4	The electric Instantaneous domestic water heater appears to be in good condition.	The water heater should be replaced in 10 years.	1	EA		\$	2,300.00	\$ 2,300							\$ 3,9	975 \$	5,08
4 Plumbin	ng Fixtures	Building 1 and 2			1	1	Plumbing fixtures (porcelain, flush valves, faucets, mixing valves, fixture carriers) are in poor condition and are at the end of their useful lives.	Replace plumbing fixtures immediately.	1	LS		\$ 6	,950.00	\$ 61,950				\$ 83,633	\$ 90,063	\$ 94,622	\$ 107,0	057 \$	137,04
			-	<u> </u>			-	<del></del>		-	\$ 25,70	08		\$ 70,150		\$ 4,870	\$ 25	\$ 112,493	\$ 124,777	\$ 141,175	\$ 174,0	070 \$	222,824

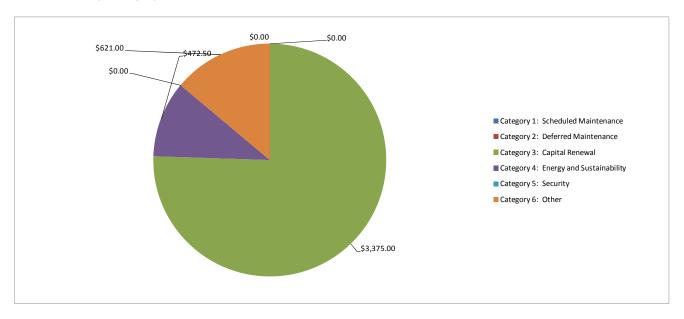
6.0	Si	ite																		
6.1	Pla	ay Structures	Playground		7	3	The play structures are in good condition.	Plan on replacing play structures in 2038.	2	EA	\$ 40,000.00 \$	80,000							\$	176,970
6.2	: Ar	rtificial Turf	Playground Equipment		4	3	The artificial turf is in good condition.	Plan on replacing the artificial turf in 2028.	1,472	SF	\$ 5.00 \$	7,360						\$ 12,7	19 \$	16,282
6.3	s As	sphalt Pavement	Parking Lots and Drive	PJ-127	4	3	has cracked in a few locations, but does flow to the drains and is in good condition overall.	adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	120,220	SF	\$ 4.00 \$ 4	480,880							\$ 1	1,063,771
6.4	Sv	wings	Playground		7		The swing seats and chains are in good condition.		1	LS	\$ 2,400.00 \$	2,400						\$ 4,1	48 \$	5,309
6.5	Pic	cnic Tables	Park Grounds	PJ-047 PJ-092	4	3	The picnic tables are made of wood and are weathering without protection (i.e., paint).	Plan on replacing them in 2023 with steel tables coated with thermoplastic.	5	EA	\$ 2,100.00 \$	10,500					\$ 16,038	\$ 18,1	45 \$	23,228
6.6	Бе	ench	Park Grounds	PJ-049	2	3	The bench is made of wood and is weathering without protection (i.e., paint) and is damaged.	Replace with a steel bench coated with thermoplastic.	1	EA	\$ 1,800.00 \$	1,800			\$ 2,430	\$ 2,617	\$ 2,749	\$ 3,1	11 \$	3,982
6.7	Pid	cnic Tables	Pavilion		4	1		Plan on refinishing all wood surfaces with an oil-modified polyurethane in 2021.	35	EA	\$ 600.00 \$	21,000				\$ 30,530	\$ 32,075	\$ 36,2	90 \$	46,455
6.8	s As	sphalt Pavement	Pavilion, Building 1		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does flow to the drains and is in good condition overall	Plan on removing both layers of asphalt, recompacting the drainage course, adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	2,782	SF	\$ 4.00 \$	11,128							\$	24,616
											\$ 6	615,068	\$ -	\$ - \$ -	\$ 2,430	\$ 33,147	\$ 50,863	\$ 74,41	13 \$ 1	,360,613

5211 cascade road se, ste. 300 grand rapids, mi 49546

# 2018 Deficiency Priority



# 2018 Deficiency Category



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### Milverton Park

Deficiency Categories
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance **Building Information Deficiency Priorities** Address: 2384 East Maple Road Priority 1: Currently Critical Building Area - Building: 180 SF Priority 2: Potentially Critical Building Area - Pavilion: 680 SF Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal No. of Floors: N/A Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Year Built: ? Category 5: Security Evaluation Date: January 2018 Category 6: Other

Priority 7: Other

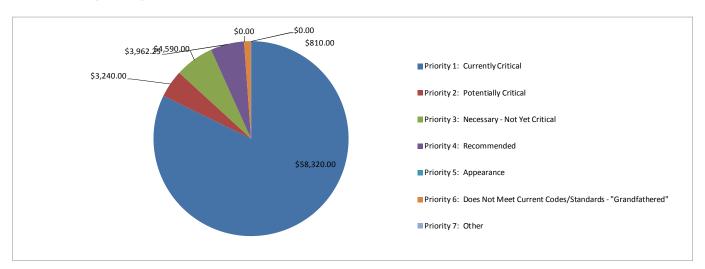
Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

			Thomas 7.					*Lower score equals higher priority													ce includes la		
No	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural		Mecha	nical	Electr	ical	Annual	2018	2021	2023	2028		2038
140.	item/bescription	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost Su	btotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Co	st Project C	ost Pro	ject Cost
1.0	Building Exterior									_													
	No comments.																						
2.0	Building Interior																						
2.1	Paint	Pavilion			5	1	condition.	Plan on removing paint and prime/paint with a high-performance coating in 2023.	1	LS	\$ 8,000.00 \$	8,000								\$ 12,	19 \$ 1	3,824 \$	17,696
2.2	Paint	Men and Women	PM-031		5	1	The paint finish on the walls and ceilings is in fair condition.	Plan on repainting in 2021.	1	LS	\$ 2,400.00 \$	2,400							\$ 3,489	9 \$ 3,	666 \$	4,147 \$	5,309
2.3	Door Hardware	Men and Women			4	3	The door hardware is in fair condition.	Plan on replacing door hardware in 2023.	2	EA	\$ 1,200.00 \$	2,400								\$ 3,	666 \$	4,147 \$	5,309
3.0	Electrical System																						
3.1	Service Entrance Panelboard	Exterior on back of Restroom	PM-025 PM-026	PM-E-1	4	3	Exterior mounted panelboard is a safety concern.	Locate indoors when Restroom is rebuilt.	1	EA					\$ 2,500.00	\$ 2,500	)	\$ 3,375	\$ 3,638	5 \$ 3,	19 \$	4,320 \$	5,530
3.2	Lighting	Restroom Entrance		PM-E-2	4	4	Fluorescent wallpack.	Replace with LED wallpack.	1	EA					\$ 150.00	\$ 150	)	\$ 203	\$ 218	3 \$	29 \$	259 \$	332
3.3	Lighting	Restroom Chase			4	4	T-8 Fluorescent.	Replace with LED.	2	EA					\$ 100.00	\$ 200	\$ 11	\$ 270	\$ 29	1 \$	\$05 \$	346 \$	442
3.4	Lighting	Pavilion		PM-E-3	7	6	Fixture is LED and in good condition.	Plan on replacing in 2038.	1	EA					\$ 460.00	\$ 460	)	\$ 621	\$ 669	9 \$	03 \$	795 \$	1,018
4.0	Mechanical System																						
	No comments.																						
5.0	Plumbing System																						
5.1	Plumbing Fixtures	Toilet Rooms			2	3	The fixtures are in fair condition.	Plan on replacing in 2023.	1	LS			\$ 30,000.00	\$ 30,000						\$ 45,	22 \$ 5	1,843 \$	66,364
											\$	12,800		\$ 30,000		\$ 3,310	\$ 11	\$ 4,469	\$ 8,301	\$ 70,4	28 \$ 79	9,683 \$	102,000

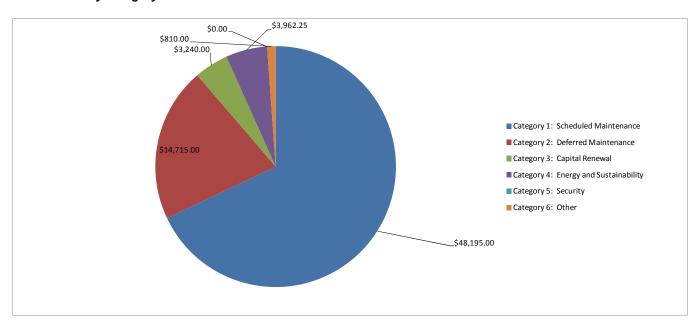
6.0	Sit	te																			
6.1	As	sphalt Pavement	Parking Lot	PM-004 PM-005	3	2	In aspnar pavement in the parking lots has cracked and does not slope to the drains, but is in good condition overall.	Plan to remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2028.			\$	4.00 \$	73,200						\$ 126,4	98 \$	161,928
6.2	Po	onding	Site	PM-019	4	1	Several low areas in the fields are	Add 50% top soil/50% peat blend, grade and grass seed.	21,000	SF	\$	3.70 \$	77,700			\$ 104,895	\$ 112,960	\$ 118,679	\$ 134,2	74 \$	171,883
6.3	Mu	ulch	Playground	PM-011	3	2	Live organic material has grown through the mulch and there is severe ponding.	Remove live organic material and add playground mulch.	4,680	SF	\$	3.50 \$	16,380			\$ 22,113	\$ 23,813	\$ 25,019	\$ 28,3	07 \$	36,235
6.4	As	sphalt Pavement	Walking Paths	PM-016	3	2	The asphalt pavement in the walking paths has sunk and cracked in various	Remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.	300	SF	\$	4.00 \$	1,200			\$ 1,620	\$ 1,745	\$ 1,833	\$ 2,0	74 \$	2,655
6.5	Ex	ercise Equipment	South End of Park		7	3	The exercise equipment is in good condition.	Plan on replacing in 2038.	7	EA	\$ 7,00	0.00 \$	49,000							\$	108,395
6.6	Sw	vings	Playground		7	3	The swing seats and chains are in good condition.	Plan on replacing in 2028.	1	LS	\$ 2,00	0.00 \$	2,000						\$ 3,4	56 \$	4,425
6.7	Pic	cnic Tables	Pavilion	PM-047	4	1	The picnic tables have wood tops and benches that are showing signs of wear.	Refinish all wood surfaces with an oil-modified polyurethane.	19	EA	\$ 60	0.00 \$	11,400			\$ 15,390	\$ 16,573	\$ 17,412	\$ 19,7	01 \$	25,218
												\$ 23	30,880	\$ -	\$ - \$ -	\$ 144,018	\$ 155,092	\$ 162,943	\$ 314,3	10 \$	510,738

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# 2018 Deficiency Priority



## 2018 Deficiency Category



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#### Raintree Park

**Building Information** Address: 3775 John R. Road Building Area - Toilet Building: 700 SF Building Area - Pavilion: 1,280 SF No. of Floors: 1

Year Built: ? Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								"Lower score equals higher priority												Ailidail	iviali iterialice ili	Judes labor 6	and material only
	No. of December 2	1	Photo	Equipment	Deficiency	Deficiency	Market	Anthon	٥,		Archite	ctural	Mechar	nical	E	ectrical	Annual	20	18	2021	2023	2028	2038
No.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	e Projec	t Cost Proj	ject Cost	Project Cost	<b>Project Cost</b>	Project Cost
1.0	Building Exterior	<u> </u>	-	•	•	-	-	-	-	-	-		<u> </u>		=		-	-		•			
1.1	Garage Door	Storage	PR-022 PR-023		2	3	The garage door and tracks are in poor condition and the door is difficult to operate and close completely. The locking hardware is not original to the design of the manufactured garage door.	Replace the garage door, tracks and hardware with an exterior grade/vandal resistant garage door system.	1	LS	\$ 2,400.00	\$ 2,400						\$	3,240 \$	3,489	\$ 3,666	\$ 4,147	7 \$ 5,30
1.2	Asphalt Shingles	Pavilion, Toilet Building			4	3	The asphalt shingles are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	2,544	SF	\$ 4.00	\$ 10,176										\$ 17,585	5 \$ 22,51
2.0	Building Interior																						
2.1	Paint	Pavilion			5	1	The paint on the wood members is in fair condition.	Plan on painting in 2023.	1	LS	\$ 6,000.00	\$ 6,000								\$	\$ 9,165	\$ 10,369	9 \$ 13,27
2.2	Electric Hand Dryers	Men and Women			4	3	The electric hand dryers are functional and in fair condition.	Plan on replacing electric hand dryers in 2023.	2	EA	\$ 800.00	\$ 1,600								\$	\$ 2,444	\$ 2,765	5 \$ 3,50
2.3	Door Hardware	Men and Women			4	3	The door hardware is in fair condition.	Plan on replacing door hardware in 2023.	2	EA	\$ 1,200.00	\$ 2,400								\$	3,666	\$ 4,147	7 \$ 5,30
2.4	Non-Insulated Lavatory Piping	Men and Women			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	4	EA	\$ 150.00	\$ 600						\$	810 \$	872	\$ 916	\$ 1,037	7 \$ 1,32
3.0	Electrical System			_	_	=			_	_	=		_		_		_						
3.1	Service Entrance Panelboard	Chase/Electrical		PR-E-1	4	3	The panel appears in good condition	Plan on replacing panel in 2038.	1	EA					\$ 1,200	.00 \$ 1,20	0						\$ 2,65
3.2	Lighting	Restroom Entrance			4	4	Old fixtures with HID lamp	Replace with LED fixture	2	EA					\$ 460	.00 \$ 92	0	\$	1,242 \$	1,337	\$ 1,405	\$ 1,590	\$ 2,03
3.3		Men, Women and Chase/Electrical and Chase		PR-E-3	4	4	Incandescent socket with retrofit LED lamp	Replace with industrial LED fixture	3	EA					\$ 365			5 \$	1,478 \$	1,592		\$ 1,892	
	Lighting	Pavilion		PR-E-4	4	4	Old fixture with HID lamp	Replace with LED fixture	2	EA					\$ 460	.00 \$ 92	0	\$	1,242 \$	1,337	\$ 1,405	\$ 1,590	2,03
4.0	Mechanical System	T	T	•	•											_	•						
4.1	Blower Coil - Electric Heat	Mechanical Room		PR-M-1	1	2	The electric blower coil is in poor condition and is at the end of its useful life.	Replace with like and kind	1	EA			\$ 7,500.00	\$ 7,500			\$ 350	0 \$	10,125 \$	10,904	\$ 11,456	\$ 12,961	1 \$ 16,59
5.0	Plumbing System																						
5.1	Domestic Water Heater	Mechanical Room		PR-P-1	3	2	The 19 gallon electric domestic water heater appears to be in poor condition because of corrosion at the bottom of the storage tank.	Replace with like and kind. Any replacement should be put on a concrete housekeeping pad to reduce contact with standing water.	1	EA			\$ 3,400.00	\$ 3,400				\$	4,590 \$	4,943	\$ 5,193	\$ 5,876	5 \$ 7,52
5.2	Plumbing Fixtures	Toilet Rooms			1	1	Plumbing fixtures (porcelain, flush valves, faucets, mixing valves, fixture carriers) are in poor condition and are a the end of their useful lives.	Replace all fixtures with modern, code tompliant fixtures.	1	LS			\$ 35,700.00	\$ 35,700				\$	48,195 \$	51,901			
												\$ 23,176		\$ 46,600		\$ 4,135	5 \$ 375	5	70,922 \$	76,376 \$	95,516	\$ 125,653	\$ 163,50
6.0	Site							_															
	Asphalt Pavement	Parking Lots and Drive	PR-073		4	3	The asphalt pavement in the parking lot has cracked in a few locations, but does flow to the drains and is in good condition overall.	Plan on removing both layers of asphalt, recompacting the drainage course, adding a 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping in 2038.	66,674	SF	\$ 4.00	\$ 266,696											\$ 589,9
6.2	Concrete Slab	Toilet Building	PR-072		3	2	The concrete slab at the storage room entrance has cracked.	Route cracks and fill with patching mortar.	1	LS	\$ 1,000.00	\$ 1,000						\$	1,350 \$	1,454	\$ 1,527	\$ 1,728	3 \$ 2,2

1,500

SF \$

5.00 \$ 7,500

Plan on replacing the artificial turf in

The artificial turf is in good condition.

12,961 \$

16,592

Playground Equipment

6.3 Artificial Turf

Evaluation Date: January 2018

#### Raintree Park

**Building Information Deficiency Priorities** Address: 3775 John R. Road Priority 1: Currently Critical Building Area - Toilet Building: 700 SF Building Area - Pavilion: 1,280 SF Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical No. of Floors: 1 Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Year Built: ?

Priority 7: Other

Note: Project Cost includes 35% mark-ups and fees

				Thomas 7. C					*Lower score equals higher priority												•		and material only
N	$\mathbf{T}$	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectura	al	Mecha	nical	Electr		Annual	2018	2021	2023	2028	2038
	"	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qiy.	Oiiit	Unit Cost S	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
6	4 PI	ay Structure	Playground			7	3	The play structure is in good condition.	Plan on replacing play structure in 2038.	1	LS	\$ 40,000.00 \$	40,000										\$ 88,486
6	5 P	ay Structure	Playground			7	3	The play structure is in good condition.	Plan on replacing play structure in 2038.	1	LS	\$ 20,000.00 \$	20,000										\$ 44,242
6	6 S	wings	Playground			7	3	The swing seats and chains are in good condition.	Plan on replacing swing seats and chains in 2028.	1	LS	\$ 2,400.00 \$	2,400									\$ 4,148	\$ 5,309
6	7 Pi	cnic Tables	Pavilion	PR-074		4		The picnic tables have wood tops and benches that are showing signs of wear.		41	EA	\$ 600.00 \$	24,600						\$ 33,210	\$ 35,764	\$ 37,574	\$ 42,512	\$ 54,418
								_				\$	362,196		\$ -	_	\$ -	\$ -	\$ 34,560	\$ 37,217	\$ 39,101	\$ 61,349	\$ 801,227

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance

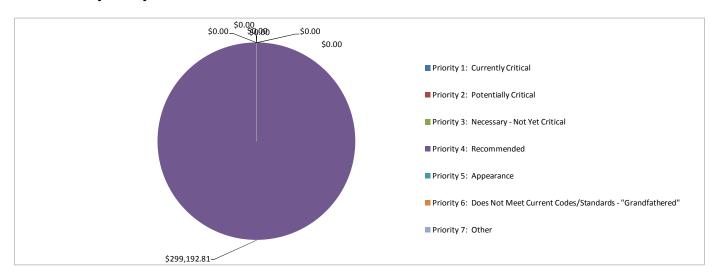
Category 4: Energy and Sustainability

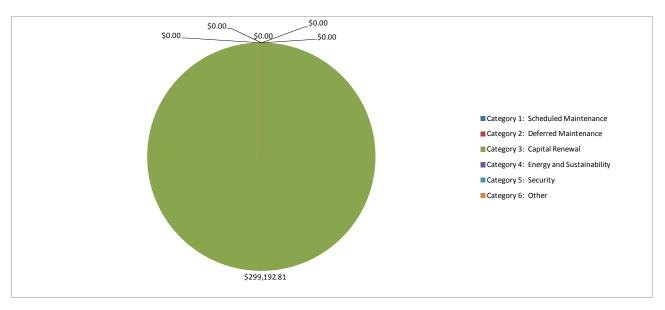
Category 3: Capital Renewal

Category 5: Security

Category 6: Other

## 2018 Deficiency Priority





#### 3500 John R Park

**Building Information** Address: 3500 John R. Road Building Area: 1,680 SF No. of Floors: 1

Year Built: ? Evaluation Date: January 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance

Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

**Deficiency Categories** 

Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

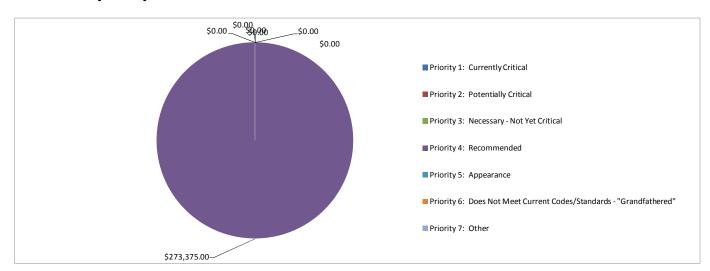
Note: Project Cost includes 35% mark-ups and fees

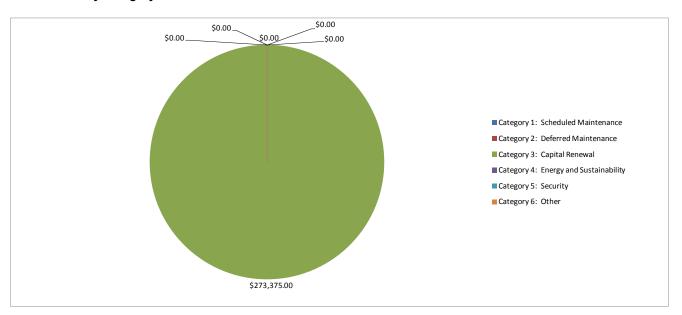
\*Lower score equals higher priority Annual Maintenance includes labor and material only Electrical Mechanical Architectural 2018 Deficiency Deficiency 2021 2023 2028 2038 Item/Description Location Notes Action Qty. Priority Category No. Unit Cost Subtotal **Project Cost Project Cost** Project Cost **Project Cost Project Cost** 1.0 Building Exterior PJR-013 The interior finishes are damaged and PJR-015 unusable for their intended purpose. The lighting and electrical service are PJR-026 outdated and insufficient. The garage P.IR-028 doors and man doors do not close and PJR-029 seal their openings. The exterior wood 20,370 CF \$ 0.39 \$ 7,944 1.1 Remove Storage Building 10,725 \$ 11,549 \$ 12,134 \$ 13,729 \$ 17,574 Park emove building. PJR-030 sheets have deteriorated at the bottom PJR-031 and have holes, permitting wildlife to PJR-032 enter the building. The building is PJR-035 separated from the drive and sits at a PJR-037 wer elevation; requiring a metal grate PJR-039 ramp at the doors. PJR-040 The size, location and elevation of the 5.00 \$ 8,400 1.2 Remove Concrete Floor Slab 4 1,680 SF 11,340 \$ 12,212 \$ 12,830 \$ 14,516 \$ 18,582 Park emove concrete floor slab. concrete floor slab will restrict any new ouilding structure.
The size, location and elevation of the 1.3 Remove Concrete Foundation Wall LF Park 176 30.00 \$ 5,280 7,128 \$ 7,676 \$ 8,065 \$ 9,124 \$ 11,680 concrete foundation wall will restrict any emove concrete foundation wall. ew building structure. Add new pre-manufactured storage ouilding consisting of non-insulated Remove storage building due to its metal siding and roof, two garage doors 1.4 New Storage Building 2000 SF 100.00 \$ 200,000 270,000 \$ 290,760 \$ 305,480 \$ 345,623 \$ 442,426 Park one standard door, high bay LED lighting, exterior building LED lighting d building signage 2.0 Building Interior No comments. 3.0 Electrical System No comments. 4.0 Mechanical System No comments. 5.0 Plumbing System No comments. \$ 299,193 \$ 322,198 \$ 338,509 \$ 382,992 \$ 490,262 \$ 221,624

6.0	) Si	ite																						
6.1	l Bl	leacher	West End of Park	PJR-043 PJR-044		3	2		Repair the bottom step and replace the missing handrail.	1	LS	\$ 1,200.00 \$ 1,200						\$	1,620 \$	1,745	\$ 1,833	\$ 2,0	74 \$	2,655
6.2	2 BI	leacher	South End of Park	PJR-045 PJR-046		3	2	The bottom bleacher seat is not level and damaged.	Replace bottom bleacher seat and support.	1	LS	\$ 1,800.00 \$ 1,800						\$	2,430 \$	2,617	\$ 2,749	\$ 3,1	11 \$	3,982
6.3	3 S	occer Goal Equipment	Park	PJR-050 PJR-051		4	3	The six soccer goal posts are corroded and undersized for regulation play.	Replace with four, 8 feet by 24 feet soccer goals consisting of all-aluminum construction with white polymer coating. The posts, crossbar and back bottom bar will each be 3 inch round and heavy gauge. The nets will be 3mm, white and have straps, anchors and clips necessary for securing to the goal frame.	4	EA	\$ 2,000.00 \$ 8,000						\$	10,800 \$	11,630	\$ 12,219	\$ 13,8	:25 \$	17,697
6.4	4 Si	ite Lighting	Parking Lot	PJR-009	PJR-E-1	4	4	Wood Pole with Edison streetlight.	Replace with new pole and LED fixture.	1	EA				\$ 5,000.00	\$ 5,000	)	\$	6,750 \$	7,269	\$ 7,63	\$ 8,6	41 \$	11,061
					•							\$ 11.000	•	\$ -	•	\$ 5.000	\$ -	- \$	21,600 \$	23,261	\$ 24,438	\$ 27.6	50 \$	35,394

5211 cascade road se, ste. 300 grand rapids, mi 49546

## 2018 Deficiency Priority





#### Stone House Park

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance **Building Information Deficiency Priorities** Address: 3995 West South Boulevard Priority 1: Currently Critical Building Area: 900 SF Priority 2: Potentially Critical Category 2: Deferred Maintenance No. of Floors: 1 Priority 3: Necessary - Not Yet Critical Category 3: Capital Renewal Year Built: 1920 Priority 4: Recommended Category 4: Energy and Sustainability Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered" Evaluation Date: April 2018 Category 5: Security Category 6: Other

Priority 7: Other

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

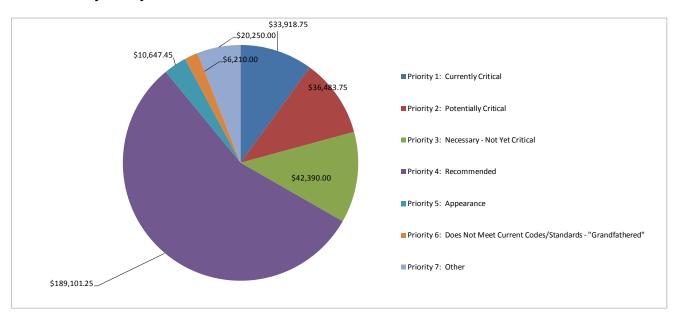
			Priority 7:	Otner																		irk-ups and fees
								*Lower score equals higher priority											Annua	al Maintenance in	ncludes labor a	nd material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	04	Unit	Architec	ctural	Mechar	nical	Elect	rical	Annual	2018	2021	2023	2028	2038
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project Cost
1.0	Building Exterior		-	_	_				_	-					-			-				
1.1	Renovation	House	PSH-028 PSH-078		4	3	could not be located during the site review and may be under the house (inaccessible). There are large holes to the outside from the attic; permitting wildlife into the house and potentially weathering the wood structure. None of	Replace roof structure, chimney and roofing system. Replace all interior finishes, doors and windows. Replace carpet. Add resilient flooring and base in kitchen. Replace cabinets and appliances. Add bathroom and utility room into existing structure. Remove paint from exterior stone. Tuckpoint cracked mortar joints. Add driveway and curb cut at Adams Road.	900	SF	\$ 225.00	\$ 202,500						\$ 273,375	\$ 294,395	\$ 309,299	\$ 349,943	\$ 447,95
2.0	Building Interior		_			_			-								_	_				
	No comments.																					
3.0	Electrical System																					
	No comments.																					
4.0	Mechanical System																					
	No comments.																					
5.0	Plumbing System																					
	No comments.																					
		·					_				<u> </u>	\$ 202,500		\$ -		\$ -	- \$ -	\$ 273,375	\$ 294,395	\$ 309,299	\$ 349,943	\$ 447,957

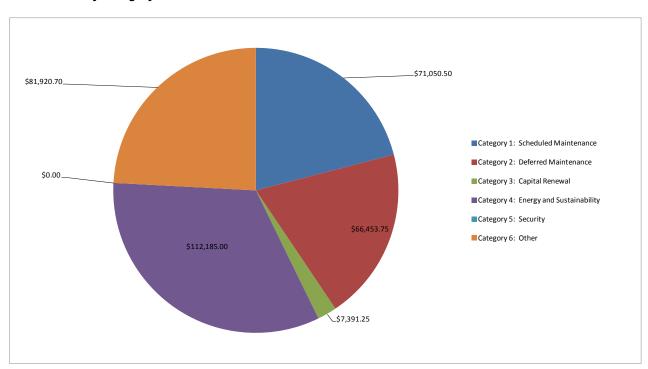
6.	i.0 S	Site			_					_	_						_						
6.	i.1 C	Demolition	Outhouse	PSH-088 PSH-090		1	3		Remove stone structure, foundation and wood framed roof.	1	LS	\$ 1,000.0	0 \$ 1,0	000				\$ 1,350	\$ 1,454	\$	1,527 \$	1,728 \$	2,212
6.	5.2	Demolition	Well	PSH-082 PSH-084		1	3	The condition of the well is poor and is a life safety risk.	Remove stone structure, foundation and wood framed roof. Fill hole with fill dirt and top with a blend of 50% top soil and 50% peat moss. Seed.	1	LS	\$ 500.0	0 \$ 5	600				\$ 675	\$ 727	7 \$	764 \$	864 \$	1,106
													\$ 1,5	00	\$ -	\$ -	\$ -	\$ 2,025	\$ 2,181	\$	2,291 \$	2,592 \$	3,318

5211 cascade road se, ste. 300 grand rapids, mi 49546

1441 w. long lake road, ste. 200

## 2018 Deficiency Priority





### Sylvan Glen Pro Shop/Restaurant

**Building Information** Address: 5727 Rochester Road Building Area: 4,800 SF No. of Floors: 3

Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

\*Lower score equals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

								*Lower score equals higher priority											Anr	ual Maintenance	includes labor	and material on
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Archited Unit Cost	ctural Subtotal	Mecha Unit Cost	nical Subtotal	Electr Unit Cost	ical Subtotal	Annual Maintenance	2018 Project Cost	2021 Project Cost	2023 Project Cost	2028 Project Cos	2038 st Project Cost
1.0	Building Exterior					outogo.)		!		<u>.                                    </u>	Onit Cost	Subtotal	Onit Cost	Subtotal	Unit Cost	Subtotai	atoria.ioo			110,000 0000		
	Windows	Retail, Office 1, Men's Locker, Golf Cart Storage	SGPS-242 SGPS-243		4	4	The existing wood double-hung windows have damaged non-thermally broken frames and non-insulating glass.	Replace with aluminum windows with thermally broken frames and one inch tinted insulating glass units. Seal the window frame with exterior grade silicone sealant. Include window treatments at each window.	198	SF	\$ 80.00	\$ 15,840	)					\$ 21,38	4 \$ 23,02	8 \$ 24,19	4 \$ 27,3	73 \$ 35,04
1.4	Vinyl Siding	Pro Shop Exterior	SGPS-350 SGPS-353		4	2	The vinyl siding has been damaged due to golf balls and utility modifications.		1	LS	\$ 6,400.00	\$ 6,400	)					\$ 8,64	\$ 9,30	4 \$ 9,77	5 \$ 11,00	60 \$ 14,15
1.5	Vinyl Siding	Pro Shop and Restaurant Exterior	SGPS-357 SGPS-370		5	1	The vinyl siding has been stained by organic matter.	Power wash all vinyl siding surfaces with a commercial grade solution.	4,605	SF	\$ 1.00	\$ 4,605	5					\$ 6,21	7 \$ 6,69	5 \$ 7,03	4 \$ 7,9	58 \$ 10,18
1.6	CMU Paint	Golf Cart Storage Exterior Wall	SGPS-360 SGPS-361		4	2	The paint has delaminated from the CMU retaining wall and exterior wall from weather and organic material growing on the walls. Additionally, several joints are failing and cracks have formed in the CMU and concrete caps.	Remove all paint from CMU and concrete caps. Tuck point all failing mortar joints and cracks in CMU. Seal cracks on the top of the concrete caps with an exterior grade silicone sealant. Coat the CMU with block filler and two coats of exterior low-luster acrylic paint. Do not paint the concrete caps.	1	LS	\$ 4,200.00	\$ 4,200						\$ 5,67	5 6,10	6 \$ 6,41	5 \$ 7,29	58 \$ 9,29
1.8	Awnings	Office 1 and Retail Windows	SGPS-367 SGPS-368		5	6	The fabric has been damaged by organic material and will no longer be required if the windows are replaced with new units incorporating tinted	Remove awnings and patch holes at removed fasteners.	6	EA	\$ 50.00	\$ 300						\$ 40	5 \$ 43	6 \$ 45	3 \$ 5	18 \$ 66
1.9	Wood Trim	Exterior	SGPS-381 SGPS-384		3	2	The wood trim at various locations including the exterior wood stair from the Banquet Hall has deteriorated due to weather.	Replace all damaged wood trim with preservative-treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. At wood in acceptable condition, remove paint and apply finish as previously indicated	1	LS	\$ 8,000.00	\$ 8,000						\$ 10,80	) \$ 11,63	0 \$ 12,21	9 \$ 13,8:	25 \$ 17,69
1.11	Asphalt Shingles	Roof Over Shop and Break			2	3	The asphalt shingles were installed in 2003 and are in good condition.	Plan on replacing the asphalt shingles, underlayment and flashings in 2028.	11,083	SF	\$ 4.00	\$ 44,332	2								\$ 76,6	11 \$ 98,06
1.19	Wood Trim and Siding	On-Course Toilet North On-Course Toilet South	SGPS-619 SGPS-681		3	2	The paint over the wood trim, siding, built-in benches and ceilings has deteriorated due to weather.	Replace all damaged wood trim with preservative-treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. At wood in acceptable condition, remove paint and apply finish as previously indicated.	2	EA	\$ 4,800.00	\$ 9,600						\$ 12,96	0 \$ 13,95	7 \$ 14,66	3 \$ 16,5!	90 \$ 21,23
1.20	Door	On-Course Toilet North On-Course Toilet South	SGPS-620 SGPS-690		4	6	The toilet room doors are residential screen doors and hardware. The chase doors are wood panels. The screen doors are secured over the winter by installing a wood cover with bolts.	Replace the frame with an aluminum frame. Replace the door with a fiberglass reinforced polyester (FRP) door.	6	EA	\$ 3,000.00	\$ 18,000	)					\$ 24,30	26,16	8 \$ 27,49	3 \$ 31,10	06 \$ 39,81
1.21	Asphalt Shingles	Roof Over On-Course Toilet Rooms	SGPS-681		2	3	The asphalt shingles were installed in 2003 and are in good condition, but have organic material collecting under them	Plan on replacing the asphalt shingles, underlayment and flashings in 2023.	754	SF	\$ 4.00	\$ 3,016	3							\$ 4,60	7 \$ 5,2	12 \$ 6,67
1.22	Elevator Load Testing	Elevator			4	1	Recommended safety testing from the elevator service contractor.	To verify the integrity of the in-ground hydraulic elevator piston seals, a full load needs to be applied to the car for a pre-determined amount of time. A certified elevator technician will inspect the seals around the piston for any leaks.	1	LS	\$ 1,400.00	\$ 1,400						\$ 1,89	2,03	5 \$ 2,13	3 \$ 2,4	19 \$ 3,09

### Sylvan Glen Pro Shop/Restaurant

**Building Information** Address: 5727 Rochester Road Building Area: 4,800 SF No. of Floors: 3

Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

			Priority 7: (	Julei				*Lower score equals higher priority														ark-ups and fees and material only
N.	Manu (Danamintian	Landina	Photo	Equipment	Deficiency	Deficiency	Natas		04	llm:4	Architectural	Mecha	nical	Elect	rical	Annual	2018		2021	2023	2028	2038
NO.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project C	Cost P	Project Cost	Project Cost	Project Cost	Project Cost
1.23	Soft Starter	Elevator			4	3	which can lead to extended downtime	A soft starter will add phase, over- voltage and under-voltage protection to major elevator components. This protection helps prevent the motor from burnout during phase loss and enhances motor life. It will also provide potential energy savings by changing the amount of energy used by the motor according to load on the motor, while keeping the motor speed the same.	1	LS	\$ 3,600.00 \$ 3,600						\$	4,860 \$	5,234	\$ 5,499	\$ 6,22*	1 \$ 7,964
1.24	Elevator Power Unit and Pump	Elevator			4	1	The existing elevator power unit and pump have exceeded their expected serviceable life.	Replace elevator power unit and pump.	1	LS	\$ 21,500.00 \$ 21,500						\$ 29	9,025 \$	31,257	\$ 32,839	\$ 37,154	4 \$ 47,561
	Elevator Modernization	Elevator			4	3	The existing car finishes, power unit, pump, motor, controls and safety features should be replaced in 2038.	Replace all hydraulic elevator serviceable components and car finishes.	1	LS	\$ 130,000.00 \$ 130,000											\$ 287,577
2.0	Building Interior	1									<u> </u>								1			
2.1	Carpet	Dining, Elevator, File Storage, Storage 6, Women's Locker, Corridor 1, Corridor 2, Retail, Office 1, Office 2, Men's Locker, Banquet Hall	SGPS-244 SGPS-254		5	3	The condition of carpet ranges from good to poor.	Plan on replacing the carpet with carpet tiles in 2023.	5151	SF	\$ 5.50 \$ 28,331									\$ 43,272	\$ 48,958	8 \$ 62,671
2.2	Flooring	Men's 3, Women's 3, Women's Shower	SGPS-267		5	6	The resilient flooring has failed around plumbing fixtures.	Replace the resilient flooring and wood sub-flooring with preservative-treated plywood and high-performance soft- surface flooring.	426	SF	\$ 7.00 \$ 2,982						\$ 4	4,026 \$	4,335	\$ 4,555	\$ 5,150	3 \$ 6,597
2.3	Third Grab Bar	Men's 3, Women's 3, Restroom 2, Women's 1, Men's 1, Women's 2, Men's 2			6	6	The current Michigan Building Code 2015 requires a third/vertical grab bar in barrier-free toilet stalls.	Add third/vertical grab bar.	7	EA	\$ 400.00 \$ 2,800						\$ 3	3,780 \$	4,071	\$ 4,277	\$ 4,839	\$ 6,194
2.4	Non-Insulated Lavatory Piping	Men's 3, Women's 3, Restroom 2, Women's 1, Men's 1, Women's 2, Men's 2			6	6	The exposed piping under lavatory countertops is exposed and can burn the legs of those in wheelchairs (code violation).	Insulate piping.	12	EA	\$ 150.00 \$ 1,800						\$ 2	2,430 \$	2,617	\$ 2,749	\$ 3,111	1 \$ 3,982
2.5	Exterior Door and Frame	Storage	SGPS-175		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace the frame with an aluminum frame. Replace the door with a fiberglass reinforced polyester (FRP) door.	1	EA	\$ 3,000.00 \$ 3,000						\$ 4	4,050 \$	4,361	\$ 4,582	2 \$ 5,184	4 \$ 6,636
2.6	Elevator Pit	Elevator			2	6	There is water in the elevator pit (code violation).	Prior to correction, the elevator pit and its equipment must be inspected, under the code required service agreement, by a licensed elevator inspector. They must be provided pit access and be present during the entire correction process. Remove all standing water and oil from the pit's concrete surfaces. Route all cracks and defective construction joints and fill with a cementitious packing mortar compatible with a crystalline waterproofing system. Apply an 1/8 inch thick slurry coat of a crystalline waterproofing system over all concrete surfaces.	1	EA	\$ 6,000.00 \$ 6,000						\$ 8	8,100 \$	8,723	\$ 9,164	\$ 10,369	<b>3</b> \$ 13,273
3.0	Electrical System						N. F F I'de	D. 11. 11. 11.														
3.1	Emergency Egress Lighting	Pro Shop			1	1	No Emergency Egress Lighting observed.	Emergency Battery units should be installed.	8	EA				\$ 535.00	\$ 4,280	)	\$ 5	5,778 \$	6,222	\$ 6,537	\$ 7,396	9,468
3.2	Exit Signs	Pro Shop			1	1	Locker and Shower rooms have no or inoperative exit signs	Exit signs with battery back-up should be installed	7	EA				\$ 355.00	\$ 2,485	5	\$ 3	3,355 \$	3,613	\$ 3,796	\$ 4,294	5,497

### Sylvan Glen Pro Shop/Restaurant

**Building Information** Address: 5727 Rochester Road Building Area: 4,800 SF No. of Floors: 3

Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

uals higher priority

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

3.4 Genera 3.5 Service 3.6 Service 3.7 Lighting 3.8 Emerge 3.9 Exit Sig	eral Lighting lice Entrance Disconnect lice Entrance Panelboards ling Control System ling Control System ling Gency Egress Lighting ling Signs ling Lighting	Location  Pro Shop  Cart Storage  East Exterior of Pro Shop  Boiler Storage and Cart Storage  Pro Shop  Restaurant  Restaurant	SGPS-124 SGPS-125 SGPS-126 SGPS-143 SGPS-144	SGPS-E-1 SGPS-E-2 SGPS-E-3 SGPS-E-4	Priority  4  4  4  4  4	Deficiency Category  4  4  3	CFL lamps Industrial fixtures contain T-8 fluorescent lamps. Disconnect and CT cabinet are very rusted Air duct installed in Code required working space in front of Pro Shop panel and golf carts stored in front of	Action  Replace fixtures with LED fixtures.  Replace fixtures with LED fixtures.  Replace disconnect and CT cabinet  Relocate panels to provide 30"	Qty. 24 10 1	EA EA	Architectu Unit Cost	Subtotal	Mechani Unit Cost	Subtotal	\$	330.00 365.00 1,875.00	Subtotal           \$ 7,920           \$ 3,650	Annual Maintenance \$ 53 \$ 22		\$ 5,306	\$ 5,575		7 \$ 17,520 8 \$ 8,074
3.4 Genera 3.5 Service 3.6 Service 3.7 Lighting 3.8 Emerge 3.9 Exit Sig	eral Lighting lice Entrance Disconnect lice Entrance Panelboards ling Control System ling Control System ling Gency Egress Lighting ling Signs ling Lighting	Cart Storage  East Exterior of Pro Shop  Boiler Storage and Cart Storage  Pro Shop  Restaurant	SGPS-124 SGPS-125 SGPS-126 SGPS-143	SGPS-E-1 SGPS-E-2 SGPS-E-3	4	4	fluorescent lamps, surface lighting has CFL lamps Industrial fixtures contain T-8 fluorescent lamps. Disconnect and CT cabinet are very rusted Air duct installed in Code required working space in front of Pro Shop panel and golf carts stored in front of	Replace fixtures with LED fixtures.  Replace disconnect and CT cabinet  Relocate panels to provide 30"		EA	Unit Cost	Subtotal	Unit Cost	Subtotal	\$	330.00 365.00	\$ 7,920 \$ 3,650	\$ 53	\$ 10,692 \$ 4,928	\$ 11,514 \$ 5,306	\$ 12,097 \$ 5,575	\$ 13,687 \$ 6,308	7 \$ 17,520 8 \$ 8,074
3.4 Genera 3.5 Service 3.6 Service 3.7 Lighting 3.8 Emerge 3.9 Exit Sig	eral Lighting lice Entrance Disconnect lice Entrance Panelboards ling Control System ling Control System ling Gency Egress Lighting ling Signs ling Lighting	Cart Storage  East Exterior of Pro Shop  Boiler Storage and Cart Storage  Pro Shop  Restaurant	SGPS-125 SGPS-126 SGPS-143	SGPS-E-2 SGPS-E-3			fluorescent lamps, surface lighting has CFL lamps Industrial fixtures contain T-8 fluorescent lamps. Disconnect and CT cabinet are very rusted Air duct installed in Code required working space in front of Pro Shop panel and golf carts stored in front of	Replace fixtures with LED fixtures.  Replace disconnect and CT cabinet  Relocate panels to provide 30"		EA					\$	365.00	\$ 3,650		\$ 4,928	\$ 5,306	\$ 5,575	\$ 6,308	8 \$ 8,074
3.5 Service 3.6 Service 3.7 Lighting 3.8 Emerge 3.9 Exit Sig	ice Entrance Disconnect ice Entrance Panelboards ing Control System rgency Egress Lighting Signs eral Lighting	East Exterior of Pro Shop  Boiler Storage and Cart Storage  Pro Shop  Restaurant	SGPS-125 SGPS-126 SGPS-143	SGPS-E-2 SGPS-E-3			fluorescent lamps. Disconnect and CT cabinet are very rusted Air duct installed in Code required working space in front of Pro Shop panel and golf carts stored in front of	Replace disconnect and CT cabinet  Relocate panels to provide 30"	10						\$			\$ 22					
3.6 Service 3.7 Lighting 3.8 Emerge 3.9 Exit Sig	ing Control System  rgency Egress Lighting  Signs  eral Lighting	Boiler Storage and Cart Storage Pro Shop Restaurant	SGPS-125 SGPS-126 SGPS-143	SGPS-E-2 SGPS-E-3	3	6	rusted Air duct installed in Code required working space in front of Pro Shop panel and golf carts stored in front of	Relocate panels to provide 30"	1	EA					e	1 875 00	\$ 1.875		\$ 2,531	\$ 2,726	\$ 2,864	\$ 3,24	0 \$ 4,14
3.7 Lighting 3.8 Emerge 3.9 Exit Sig	ing Control System  rgency Egress Lighting  Signs  eral Lighting	Storage Pro Shop Restaurant	SGPS-126 SGPS-143	SGPS-E-3	3	6	working space in front of Pro Shop panel and golf carts stored in front of								φ	1,073.00	Ψ 1,075						
3.8 Emerge 3.9 Exit Sig	rgency Egress Lighting Signs eral Lighting	Restaurant			4		Cart Storage panels.	minimum clearance.	3	EA					\$	4,600.00	\$ 13,800		\$ 18,630	\$ 20,062	\$ 21,078	\$ 23,848	8 \$ 30,527
3.9 Exit Sig	Signs eral Lighting					4	All lighting is manually switched on/off.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	32,400	SF					\$	1.00	\$ 32,400		\$ 43,740	\$ 47,103	\$ 49,488	\$ 55,991	1 \$ 71,673
	eral Lighting	Restaurant			1	1	Minimum Emergency Egress Lighting observed.	Emergency Battery units should be installed.	10	EA					\$	535.00	\$ 5,350	\$ 600	\$ 7,223	\$ 7,778	\$ 8,172	\$ 9,245	5 \$ 11,83
3.10 Genera					1	1	Only 1 exit sign was visible from most of the main dining room.	Exit signs with battery back-up should be installed	2	EA					\$	355.00	\$ 710	\$ 200	\$ 959	\$ 1,032	\$ 1,084	\$ 1,227	7 \$ 1,57
		Dining			4	4	Predominantly incandescent lamps in specialty lighting fixtures	Replace incandescent lamps with retro look LED lamps.	250	EA					\$	41.50	\$ 10,375		\$ 14,006	\$ 15,083	\$ 15,847	\$ 17,929	9 \$ 22,95
3.11 Genera	eral Lighting	Kitchen			4	4	Fixtures contain T-8 fluorescent lamps.	Replace fixtures with LED fixtures.	10	EA					\$	365.00	\$ 3,650	\$ 22	\$ 4,928	\$ 5,306	\$ 5,575	\$ 6,308	8 \$ 8,074
3.12 Service	ice Entrance Switchboard	East Exterior Near Walk-in Cooler/Freezer		SGPS-E-5	7	6	New outdoor service switchboard with 6 main switches.	Equipment is recent in very good condition.	1	EA					\$ 1	15,000.00	\$ 15,000		\$ 20,250	\$ 21,807	\$ 22,911	\$ 25,922	2 \$ 33,182
3.13 Second	ondary Distribution Equipment	Basement	SGPS-163	SGPS-E-6 thru SGPS-E-10	2	2	Indoor switchboard and 4 panelboards are approaching obsolete and should be replaced.		1	LOT					\$ 1	18,025.00	\$ 18,025		\$ 24,334	\$ 26,205	\$ 27,531	\$ 31,149	9 \$ 39,874
3.14 Lighting	ing Control System	Entire Building			4	4	All lighting is manually switched on/off.	Occupancy sensors should be added to automatically shut off lighting in unoccupied spaces.	20	EA					\$	389.00	\$ 7,780		\$ 10,503	\$ 11,311	\$ 11,883	\$ 13,445	5 \$ 17,210
3.15 Exterior	rior Building Lighting	West Gable	SGPS-370		4	4	Wall packs with out of date lamps.	Replace fixtures with LED fixtures.	3	EA					\$	495.00	\$ 1,485		\$ 2,005	\$ 2,159	\$ 2,268	\$ 2,56	6 \$ 3,285
4.0 Mecha	hanical System						New Assets												_	T			—
4.1 Furnace	ace	South Attic		SGPS-M-1	2	2	The furnace is in poor condition and associated ductwork is in poor condition.	Replace the furnace and provide new overhead ductwork with like kinds in 5 years.	1	LS			\$ 5,400.00	\$ 5,400				\$ 350			\$ 8,248	\$ 9,332	2 \$ 11,946
4.2 Outdoo	oor Condensing Unit (Unit #1)	South Grade		SGPS-M-2	2	2	The outdoor condensing unit is in poor condition.	Replace the outdoor condensing unit with a like kind in the next 5 years.	1	LS			\$ 2,000.00	\$ 2,000				\$ 200			\$ 3,055	\$ 3,457	7 \$ 4,425
4.3 Furnace	ace (1st Floor Bar Area)	South Attic		SGPS-M-3	3	4	The furnace and associated ductwork are in good condition.	Replace the furnace and provide new overhead ductwork with like kinds in 10 years.	1	LS			\$ 5,400.00	\$ 5,400				\$ 350				\$ 9,332	2 \$ 11,946
4.4 Outdoo	oor Condensing Unit (Unit #2)	South Grade		SGPS-M-4	3	4	The outdoor condensing unit is in poor condition.	Replace the outdoor condensing unit with a like kind in the next 5 years.	1	LS			\$ 2,000.00	\$ 2,000				\$ 200			\$ 3,055	\$ 3,457	7 \$ 4,425
4.5 Furnace	ace (Vestibule/Hostess Area)	North Attic		SGPS-M-5	2	2	The furnace is in poor condition and associated ductwork is in poor condition.	Replace the furnace and provide new overhead ductwork with like kinds in 5 years.	1	LS			\$ 5,400.00	\$ 5,400				\$ 350			\$ 8,248	\$ 9,332	2 \$ 11,946
4.6 Outdoo	oor Condensing Unit (Unit #3)	Pro Shop Roof		SGPS-M-6	2	2	The outdoor condensing unit is in poor	Replace the outdoor condensing unit	1	LS			\$ 2,000.00	\$ 2,000				\$ 200			\$ 305	\$ 345	5 \$ 44°
4.7 Furnace	ace (Golf/Grill Area)	North Attic		SGPS-M-7	4	2	The furnace is in poor condition and associated ductwork is in poor	with a like kind in the next 5 years.  Replace the furnace and provide new overhead ductwork with like kinds in 5	1	LS			\$ 5,400.00	\$ 5,400				\$ 350			\$ 8,248	\$ 9,332	2 \$ 11,946
4.8 Outdoo	oor Condensing Unit (Unit #4)	Pro Shop Roof		SGPS-M-8	2	2	condition. The outdoor condensing unit is in poor condition.	Replace the outdoor condensing unit with a like kind in the next 5 years.	1	LS			\$ 2,000.00	\$ 2,000				\$ 200			\$ 305	\$ 345	5 \$ 44
4.9 Furnace	ace (North Dining/Bar 1st Floor)	North Attic		SGPS-M-9	3	2	The furnace is in poor condition and associated ductwork is in fair/poor condition.	Replace the furnace and provide new overhead ductwork with like kinds in 5 years.	1	LS			\$ 5,400.00	\$ 5,400				\$ 350			\$ 8,248	\$ 9,332	2 \$ 11,946
4.10 Outdoo	oor Condensing Unit (Unit #5)	Pro Shop Roof		SGPS-M-10	2	2	The outdoor condensing unit is in poor condition.	Replace the outdoor condensing unit with a like kind in the next 5 years.	1	LS			\$ 2,000.00	\$ 2,000				\$ 200			\$ 305	\$ 345	5 \$ 44
4.11 Furnac	ace (North 2nd Floor Dining)	North Attic		SGPS-M-11	2	2	The furnace is in poor condition and associated ductwork is in poor condition.	Replace the furnace and provide new overhead ductwork with a like kind in the next 5 years.	1	LS		Ţ	\$ 5,400.00	\$ 5,400				\$ 350			\$ 8,248	\$ 9,33	2 \$ 11,946
4.12 Outdoo		Pro Shop Roof		SGPS-M-12	2		The outdoor condensing unit is in poor	Replace the outdoor condensing unit		LS													

### Sylvan Glen Pro Shop/Restaurant

**Building Information** Address: 5727 Rochester Road Building Area: 4,800 SF No. of Floors: 3

Year Built: ? Evaluation Date: February 2018 **Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority													Annua	I Maintenan	ce include	s labor and	d material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	tural		Mechan	ical	Elect	rical		nual	2018	2021	2023		2028	2038
		200411011	No.	No.	Priority	Category		7.0.0	ς.,.	<b>5</b>	Unit Cost	Subtotal	Un	it Cost	Subtotal	Unit Cost	Subtotal	Mainte	enance	Project Cost	Project Cost	Project Co	st Proje	ect Cost	Project Cost
4.13	Boiler - Pro Shop	Boiler Room		SGPS-M-13	3	3	The 200 MBH boiler is in poor condition	Remove the boiler and replace with a more appropriate HVAC system with less maintenance and improved energy efficiency; possibly variable refrigerant flow system.	1	LS			\$	39,000.00	\$ 39,000			\$	450			\$ 59,	568 \$	67,396	\$ 86,273
4.14	Air Conditioner	Pro Shop West		SGPS-M-14	3	3	The wall mounted air conditioning unit is in good condition.	more appropriate HVAC system.	1	LS			\$	3,000.00	\$ 3,000								\$	5,184	\$ 6,636
4.15	Outdoor Condensing Unit (AC-7)	West Grade		SGPS-M-15	1	1	The 5 ton outdoor condensing unit is in poor condition.	Remove the unit and replace with a more appropriate HVAC system.	1	LS			\$	5,400.00	\$ 5,400			\$	200	9	7,851	\$ 8,2	248 \$	9,332	\$ 11,946
4.16	Air Conditioner	Pro Shop Office		SGPS-M-16	2	2	The wall mounted air conditioning unit is in good condition.	Remove the unit and replace with a more appropriate HVAC system.	1	LS			\$	3,000.00	\$ 3,000								\$	5,184	\$ 6,636
4.17	Outdoor Condensing Unit (AC-1)	West Grade		SGPS-M-17	1	1	The outdoor condensing unit is in poor condition.	Remove the unit and replace with a more appropriate HVAC system.	1	LS			\$	2,000.00	\$ 2,000			\$	200	\$	2,908	\$ 3,0	)55 \$	3,456	\$ 4,424
4.18	Electric Unit Heater	Pro Shop Office		SGPS-M-18	2	2	The wall mounted air conditioning unit is in good condition.	Remove the unit and replace with a more appropriate HVAC system.	1	LS			\$	5,700.00	\$ 5,700								\$	9,850	\$ 12,609
4.19	Natural Gas Unit Heater	Cart Garage			2	2	The heater is in poor condition, but functioning properly.	Replace the unit heater with a like kind in the next 5 years.	1	EA		\$ -	\$	1,300.00	\$ 1,300							\$ 1,9	986 \$	2,247	\$ 2,876
4.20	Make-up Air Handling Unit	East Grade		SGPS-M-19	3	3	The air handling unit is in fair condition. Exposure to the elements will decrease its useful life.	Replace the unit with a like kind in the next 5 years.	1	LS		\$ -	\$	9,000.00	\$ 9,000			\$	300			\$ 13,	746 \$	15,553	\$ 19,909
	Kitchen Exhaust Fans	Kitchen Roof			2	2	The rooftop exhaust fans are in poor condition, laden with grease, dirt and corrosion.	Replace the rooftop exhaust fans with a like kind in the next 5 years.	1	LS		\$ -	\$	5,600.00	\$ 5,600			\$	300			\$ 8,	553 \$	9,677	\$ 12,387
5.0	Plumbing System																								
5.1	Restaurant Commercial Domestic Water Heater	Basement		SGPS-P-1 SPGS-P-2	5	5	The electric domestic water heater is in good condition. It looks new and well maintained. The associated piping is copper and is in good condition.	The water heater should be replaced with a like kind in the next 20 years.	2	EA			\$	14,500.00	\$ 29,000										\$ 64,151
52	Restaurant Domestic Water and Sanitary Piping	Toilet Rooms/Kitchen			1	1	The domestic water and sanitary piping is in fair condition.	Piping should be replaced when new plumbing fixtures are installed.	1	LS			\$	6,300.00	\$ 6,300								\$	10,888	\$ 13,937
5.3	Pro Shop Domestic Water Heater	Boiler Room		SGPS-P-3	4	3	The domestic water heater appears to be in fair condition.	The water heater should be replaced with a like kind in the next 5 years.	1	LS			\$	3,400.00	\$ 3,400							\$ 5,	193 \$	5,876	\$ 7,521
5.4	Pro Shop Domestic Water and Sanitary Piping	Toilet Rooms/Break Room/Laundry			1	1	The domestic water and sanitary piping is in poor condition.	Piping should be replaced when new plumbing fixtures are installed.	1	LS			\$	4,200.00	\$ 4,200		\$ -			\$ 5,670	6,106	\$ 6,4	\$15	7,258	\$ 9,291
5.5	Pro Shop Plumbing Fixtures	Toilet Rooms/Break Room/Laundry			1	1	Plumbing fixtures (porcelain, flush valves, faucets, mixing valves, fixture carriers) are in poor condition and are a the end of their useful lives.	Replace the plumbing fixtures immediately.	1	LS			\$	8,100.00	\$ 8,100		\$ -			\$ 10,935	11,776	\$ 12,3	372 \$	13,998	\$ 17,918
								_				\$ 315,706	i		\$ 169,400		\$ 128,785	\$	5,647	\$ 339,001 \$	375,825	\$ 580,3	49 \$	773,660	\$ 1,342,079
6.0	Site																								
	Asphalt Pavement	Parking Lots	SGPS-405 SGPS-727		4	3	The asphalt pavement in the parking lots has cracked in several locations, but is in fair condition overall.	Plan to remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course, and striping in 2023	151,000	) SF	\$ 4.00	\$ 604,000										\$ 922,	551 \$	1,043,781	\$ 1,336,128

-	5																	
6	1 As	sphalt Pavement	Parking Lots	SGPS-405 SGPS-727	4		The asphalt pavement in the parking lots has cracked in several locations, but is in fair condition overall.	Plan to remove both layers of asphalt and recompact drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and strioing in 2023.	151,000	SF	\$ 4.00	\$ 604,000					\$ 922,551 \$ 1,043,781	\$ 1,336,128
6	2 Co		Concrete Pavement at Restaurant Patio	SGPS-379	3	•	The control joints cut/formed in the concrete sidewalks and curbs are not spaled. This will lead to premature	Seal joints with an exterior grade silicone sealant.	288	LF	\$ 2.00	\$ 576			\$ 77	8 \$ 837	\$ 880 \$ 995	\$ 1,274
6	3 Co	oncrete Pavement	Gold Cart Storage Exterior Wall	SGPS-363	2		The top surface of the concrete	Plan on replacing the concrete pavement in 2028 with 8 inch thick concrete on a 6 inch compacted gravel base.	351	SF	\$ 50.00	\$ 17,550					\$ 30,329	\$ 38,823

### Sylvan Glen Pro Shop/Restaurant

**Building Information** Address: 5727 Rochester Road Building Area: 4,800 SF No. of Floors: 3

Year Built: ?

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

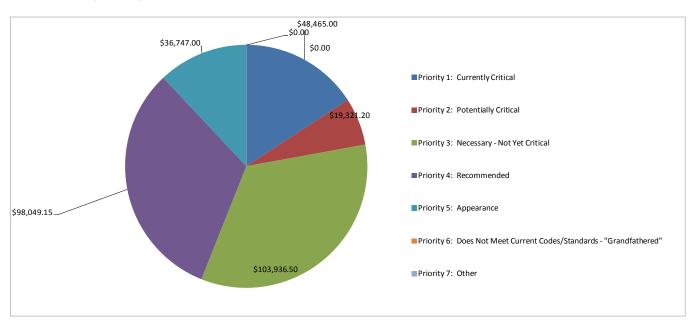
<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

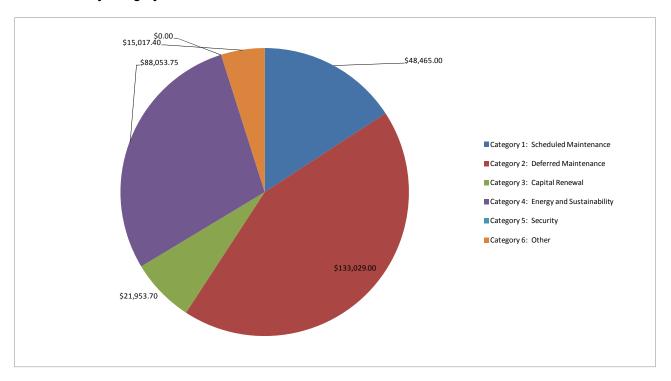
Category 5: Security Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

			Priority 7: C	ou ioi				*Lower score equals higher priority														ark-ups and rees and material only
	W(D	London	Photo	Equipment	Deficiency	Deficiency	N		01	11.24	Arch	itectural	Mechan	ical	Elect	rical	Annual	2018	2021	2023	2028	2038
NO.	Item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Unit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Maintenance	Project Cost				
6.4	Privacy Fencing	Refuse Areas	SGPS-398 SGPS-402		3	2	The wood privacy fencing and the gates have been damaged and the paint has delaminated from the wood.	Replace all damaged wood boards with preservative-treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. At wood in acceptable condition, remove paint and apply finish as previously indicated. Replace gate bardware	1	LS	\$ 2,800.0	00 \$ 2,80	0					\$ 3,780	\$ 4,07	\$ 4,27	\$ 4,839	0 \$ 6,194
6.5	Bridge	Golf Course	SGPS-589 SGPS-715		6	3	There are three concrete deck bridges over rivers on the golf course with damaged, non-code compliant guardrails.	Replace the Unistrut guardrails with stainless steel guardrails secured through the concrete deck.	150	LF	\$ 200.0	30,00	)					\$ 40,500	\$ 43,614	\$ 45,822	2 \$ 51,843	3 \$ 66,364
6.6	Bridge	Golf Course	SGPS-670		4	3	There are three concrete deck bridges over rivers on the golf course that are too narrow for golf cart traffic.	Maintain these three bridges, but with guardrail improvements indicated above. Build three new 8 feet wide by 30 feet long bridges, with concrete foundations, decks and stainless steel guardrails, adjacent to the existing bridges. Install a concrete bollard at either side of the remaining bridges to create pedestrian foot traffic bridges	3	EA	\$ 60,000.0	00 \$ 180,00						\$ 243,000	\$ 261,684	\$ 274,932	\$ 311,061	\$ 398,184
6.7	Bridge	Golf Course	SGPS-595		4	1	There are five pre-manufactured wood deck bridges over rivers on the golf course with weathered steel guardrails and supports.	The weathered (i.e. corrosion) appearance is part of a protective, oxidation layer purposely designed into the steel guardrails and supports. Annual inspections, by a structural engineer, are recommended by the bridge manufacturer, Contech Engineered Solutions.	10	EA	\$ 1,200.0	00 \$ 12,00	0					\$ 16,200	) \$ 17,446	5 \$ 18,329	) \$ 20,737	7 \$ 26,546
6.8	Bridge	Golf Course	SGPS-664		4	3	There are five pre-manufactured bridges over rivers on the golf course with wood decks that, over time, will weather to an unsafe load capacity.	Plan to remove all wood decks and replace with preservative-treated wood decking and stainless steel fasteners in 2028.	5	EA	\$ 6,000.0	30,00	0								\$ 51,843	8 \$ 66,364
6.9	Bench	Golf Course	SGPS-599		4	1	The benches on the golf course are made out of heavy timber and coated with an exterior grade paint.	The condition of the benches is acceptable, but they should be recoated with an adhesive promoting primer and two coats of an exterior low-luster acrylic enamel in 2021.	21	EA	\$ 400.0	00 \$ 8,40	0						\$ 12,212	2 \$ 12,830	) \$ 14,516	3 \$ 18,582
6.10	Planter Wall	Golf Course	SGPS-601		3	2	The planter wall blocks have dislodged at the corners.	Rebuild the dislodged blocks and install drainage weeps at the base of the wall every other block.	1	LS	\$ 4,200.0	00 \$ 4,20	0					\$ 5,670	\$ 6,100	\$ 6,41	\$ 7,258	3 \$ 9,291
	Brick Pavers	Golf Course, On-Course Toilets	SGPS-605		2	2	The brick pavers have settled at the drinking fountains and bench, and buckled at the on-course toilets preventing the chase door from opening completely.	Salvage and clean brick pavers. Re- compact sub-grade and add filler where needed. Replace edging with concrete and reset brick pavers with a slope to one side.	795	SF	\$ 10.0	00 \$ 7,95						\$ 10,73	3 \$ 11,558		3 \$ 13,739	9 \$ 17,586
6.12	Site Lighting	Parking Lot			4	3	<u> </u>		1	EA						\$	-	\$	\$	- \$	\$	\$ -
												\$ 897,47	o o	\$ -		\$ -	- \$ -	\$ 320,660	\$ 357,528	\$ 1,298,178	\$ 1,550,942	\$ 1,985,336

# 2018 Deficiency Priority





### Sylvan Glen Main Building

**Building Information** Address: 5705 Rochester Road Building Area: 2,500 SF No. of Floors: 1

Year Built: ? Evaluation Date: February 2018

**Deficiency Priorities** Priority 1: Currently Critical Priority 2: Potentially Critical

Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

Note: Project Cost includes 35% mark-ups and fees

								*Lower score equals higher priority											Annual	Maintenance i	ncludes labor a	and material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ectural	Mechanical	Elec	trical	Annual	2018	202		2023	2028	2038
	·	Location	No.	No.	Priority	Category	Hotes	Action	Qty.	Oiiit	Unit Cost	Subtotal	Unit Cost Subtot	al Unit Cost	Subtotal	Maintenance	Project Cos	t Project	Cost	Project Cost	Project Cost	Project Cost
	Building Exterior  Garage Door Jambs and Head	Pole Barn, Shop	SGMB-158 SGMB-164		4	2	The exterior wood garage door jambs and head have weathered and been damaged.	Replace the wood with preservative- treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. Replace garage door resilient seals.	3	EA	\$ 2,400.00	7,200		Π			\$ 9,7	20 \$	10,467	\$ 10,997	\$ 12,442	2 \$ 15,927
1.2	Windows	Shop	SGMB-168		4	4	The existing 4 feet by 4 feet window frames are non-thermally broken and have non-insulating glass.	Replace windows with thermally broken, aluminum storefront framing with one inch insulating glass units. Seal the window frame with exterior grade silicone sealant. Replace the metal screens with stainless steel mesh.	7	EA	\$ 1,340.00	\$ 9,380	,				\$ 12,6	63 \$	13,637	\$ 14,327	\$ 16,210	0 \$ 20,750
1.3	Windows	Office, Storage, Break Room	SGMB-100 SGMB-177		4	4	The existing 3 feet by 4 feet window frames are non-thermally broken and have non-insulating glass.	Replace windows with thermally broken, aluminum storefront framing with one inch insulating glass units. Seal the window frame with exterior grade silicone sealant. Replace the metal screens with stainless steel mesh.	6	EA	\$ 1,080.00	\$ 6,480					\$ 8,7	48 \$	9,421	\$ 9,898	\$ 11,198	8 \$ 14,335
1.4	Wood Trim	Exterior	SGMB-166 SGMB-189		3	2	The wood trim at the roof fascias and soffits has deteriorated due to weather. Additionally, gaps have formed between the boards; allowing insects access into the building. These areas have been filled with foam sealant.	Replace all wood trim with preservative- treated wood. Allow to weather for one year then coat with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer. Add aluminum soffii yents.	367	LF	\$ 40.00	\$ 14,680					\$ 19,8	18 \$	21,342	\$ 22,422	\$ 25,369	9 \$ 32,474
1.5	Wood Siding	Exterior	SGMB-169 SGMB-174		3	2	The wood siding has deteriorated due to weather. Additionally, gaps have formed at the ends of boards; allowing insects access into the building. These areas have been filled with foam sealant.	Remove all wood siding, insulation, substrate and air barrier. Replace with batt insulation, preservative-treated plywood, building wrap and vinyl siding.	956	SF	\$ 60.00	\$ 57,360					\$ 77,4	36 \$	83,390	\$ 87,612	\$ 99,125	5 \$ 126,888
1.6	Asphalt Shingles	Roof Over Shop and Break Area	SGMB-162		2	3	The asphalt shingles are in poor condition as evidenced by numerous roof leaks.	Replace the asphalt shingles, underlayment and flashings.	2,828	SF	\$ 4.00	\$ 11,312	2				\$ 15,2	71 \$	16,445	\$ 17,278	\$ 19,548	8 \$ 25,024
2.0	Building Interior						Tool leaks.			_	_											
2.1	Flooring	Laundry, Women's, Men's, Office, Break Room, Storage	SGMB-071 SGMB-072		5	6	The vinyl composition tile (VCT) flooring sheet flooring are in very poor condition due to the foot traffic and moisture collected on the floors. The exposed plywood sub-flooring will eventually deteriorate due to having an unprotected surface.	Replace the VCT with a resilient sheet flooring system with welded seams and an integral base.	840	SF	\$ 6.00	\$ 5,040	,				\$ 6,8	04 \$	7,327	\$ 7,698	\$ 8,710	0 \$ 11,149
2.2	Ceiling	Laundry, Women's, Men's, Office, Break Room, Storage	SGMB-075 SGMB-081		5	6	The ceiling tile system has been water damaged and fallen down in several locations	Replace the ceiling tile system, including substrate, with an acoustical lay-in ceiling system.	840	SF	\$ 7.00	0 \$ 5,880	)				\$ 7,9	38 \$	8,548	\$ 8,981	\$ 10,161	1 \$ 13,007
2.3	Wall Paneling	Women's, Men's	SGMB-077 SGMB-079		5	2	The wood wall paneling has been damaged due to water.	Replace the wood wall paneling with gypsum board. Tape, mud and sand joints. Coat with an epoxy primer and two coats of a waterborne semi-gloss epoxy.	2	EA	\$ 3,200.00	\$ 6,400					\$ 8,6	40 \$	9,304	\$ 9,775	\$ 11,060	0 \$ 14,158
2.4	Lockers	Storage	SGMB-121 SGMB-124		4	6	The inside bottom metal panel and each locker is corroded.	Remove corrosion and secure an 18 gauge stainless steel plate to the bottom of each locker.	17	EA	\$ 12.00	\$ 204					\$ 2	75 \$	297	\$ 312	\$ 353	3 \$ 451
2.5	Ceiling	Shop	SGMB-140		5	2	The ceiling tile system consists of unfinished gypsum board secured to the underside of the wood beams. It has been water damaged in various locations.	Replace the entire ceiling with moisture-	1,650	SF	\$ 6.00	\$ 9,900					\$ 13,3	65 \$	14,393	\$ 15,121	\$ 17,108	8 \$ 21,900

### Sylvan Glen Main Building

**Building Information** Address: 5705 Rochester Road Building Area: 2,500 SF No. of Floors: 1

Year Built: ?

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

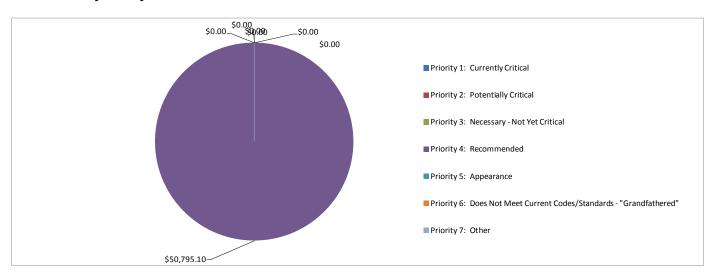
Note: Project Cost includes 35% mark-ups and fees

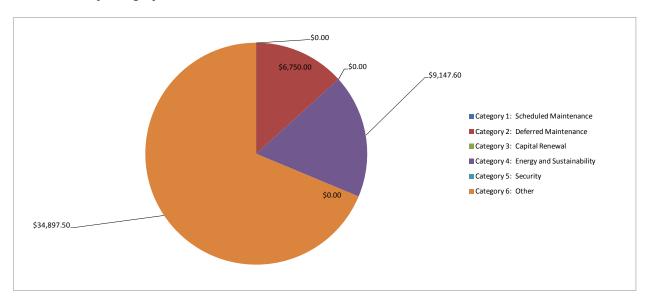
			Priority 7: C	Julioi				*Lower score equals higher priority																	-ups and rees I material only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archite	ctural		Mechanical		Electrica	ıl	Annual		2018	2021	2023	20:	-	2038
2.6	Flooring	Shop, Pole Barn	No. SGMB-136 SGMB-154	No.	Priority 5	Category 3	The epoxy floor system has been damaged.	The damage has been restricted to a few areas, but the system will prematurely wear in these areas and gradually in other areas of heavy use. Plan to replace the epoxy floor system with a traffic coating system in 2028.	3,381	SF	\$ 5.00	\$ 16,905		it Cost Subto	tal	Unit Cost	Subtotal	Maintenan	ice Pr	roject Cost F	roject Cost	Project Co		29,214	\$ 37,397
2.7	Exterior Door and Frame	Storage	SGMB-175		2	2	The bottoms of the hollow metal door and frame are corroded.	Replace the frame with an aluminum frame. Replace the door with a fiberglass reinforced polyester (FRP) door.	1	EA	\$ 3,000.00	\$ 3,000	0						\$	4,050 \$	4,361	\$ 4,5	82 \$	5,184	\$ 6,636
3.0	Electrical System	-											_												
3.1	Emergency Egress Lighting	Entire Building			1	1	Additional fixtures with emergency back- up are required to comply with the current code.	Add emergency battery packs to select fixtures.	8	EA					\$	350.00 \$	2,800		\$	3,780 \$	4,071	\$ 4,2	77 \$	4,839	\$ 6,194
3.2	Service Entrance Disconnect and Panelboard	East End of Shop		SGMB-E-1	3	3	The disconnect and panelboard are old and near the end of their life cycle	Replace the disconnect and panelboard.	1	EA					\$	4,950.00 \$	4,950		\$	6,683 \$	7,196	\$ 7,5	61 \$	8,554	\$ 10,950
3.3	Panelboards	Storage 3 and Garage		SGMB-E-2 SGMB-E-4 SGMB-E-5	2	2	The equipment is old, and near the end of its life cycle. The panel in the office is obsolete.	Replace the panelboards in the next 5 years.	3	EA					\$	3,700.00 \$	11,100					\$ 16,9	54 \$	19,182	\$ 24,55
3.4	Lighting Control System	Entire Building			4	4	Lights are manually controlled.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	25	EA					\$	285.00 \$	7,125		\$	9,619 \$	10,358	\$ 10,8	83 \$	12,313	\$ 15,761
3.6	nterior Building Lighting	Entire Building			4	4	Fixtures contain T-8 fluorescent lamps.	Replace fixtures, particularly those in the shop, with LED fixtures.	8,250	SF					\$	5.00 \$	41,250	\$ 1	65 \$	55,688 \$	59,969	\$ 63,0	05 \$	71,285	\$ 91,250
3.7	Exterior Building Lighting	South Side of Pole Barn and East Side of Shop			4	4	Wall packs with yellowed lenses and out of date lamps	Replace fixtures with LED fixtures.	2	EA					\$	495.00 \$	990		\$	1,337 \$	1,439	\$ 1,5	12 \$	1,711	\$ 2,190
4.0	Mechanical System																								
4.1	Furnace	Back Room		SGMB-M-1	1	1	The furnace is in poor condition and associated ductwork is in poor and failing condition.	Replace the furnace and provide new overhead ductwork immediately with a like kind.	1	LS			\$	5,400.00 \$ 5	5,400			\$ 3	\$50 \$	7,290 \$	7,851	\$ 8,2	48 \$	9,332	\$ 11,946
4.2	Outdoor Condensing Unit (Furnace F-1)	Exterior Grade North		SGMB-M-2	1	1	The 2 ton outdoor condensing unit is in poor condition.	Replace the outdoor condensing unit immediately with a like kind.	1	LS			\$	2,000.00 \$ 2	2,000			\$ 2	900 \$	2,700 \$	2,908	\$ 3,0	55 \$	3,456	\$ 4,424
4.3	Air Handling Unit - Pole Barn	Exterior Grade South		SGMB-M-3	5	4	The air handling unit is in good condition and is functional. Only the sheet metal screws on the casing show any signs of corrosion. The associated overhead ductwork and diffusers are in very good condition.	Replace the unit at the end of its useful life with a like kind in the next 10 years.	1	LS			\$	9,000.00 \$	9,000			\$ 1,0	100				\$	15,553	\$ 19,910
4.4	Natural Gas Unit Heater	Shop		SGMB-M-4	4	4	The 125 MBH electirc unit heater is in good condition and functioning properly.	Replace the unit heater with a like kind in the next 10 years.	1	EA			\$	1,300.00 \$	,300								\$	2,247	\$ 2,876
5.0	Plumbing System																							•	
5.1	Domestic Water Heater	Toilet Room		SGMB-P-1	4	3	The electric domestic water heater appears to be in fair condition.	The 12 gallon water heater should be replaced with a like kind in the next 5 years.	1	LS			\$	3,400.00 \$	3,400							\$ 5,1	93 \$	5,876	\$ 7,521
5.2	Domestic Water and Sanitary Piping	Toilet Rooms/Break Room/Laundry			1	1	The domestic water and sanitary piping is in poor condition.	Domestic water and sanitary piping should be replaced when new plumbing fixtures are installed.	1	LS			\$	4,200.00 \$	,200				\$	5,670 \$	6,106	\$ 6,4	15 \$	7,258	\$ 9,29
5.3	Plumbing Fixtures	Toilet Rooms/Break Room/Laundry			1	1	Plumbing fixtures (porcelain, flush valves, faucets, mixing valves, fixture carriers) are in poor condition and are at the end of their useful life.	Replace plumbing fixtures immediately with like fixtures.	1	LS					,500				\$	29,025 \$	31,257		•	37,154	
												\$ 153,741	1	\$ 46	,800	\$	68,215	\$ 1,7	15 \$	306,519 \$	330,087	\$ 368,9	45 \$ 4	64,442	\$ 594,525

6	5.0	Site																			
6	6.1	Concrete Pavement	Fuel Tank	SGMB-199 SGMB-200	2	3	The top surface of the concrete pavement has cracked and will spall within 10 years.	Plan on replacing the concrete pavement in 2028 with 8-inch thick concrete on a 6-inch compacted gravel base.	158	SF	\$ 50.00	7,900							\$ 13,6	552 \$	17,475
												7,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,6	52 \$	17,475

5211 cascade road se, ste. 300 grand rapids, mi 49546

## 2018 Deficiency Priority





### Sylvan Glen Storage Barn

**Building Information** Address: 5707 Rochester Road Building Area: 7,200 SF No. of Floors: 1

Year Built: 2001

Evaluation Date: February 2018

**Deficiency Priorities** 

Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical

Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

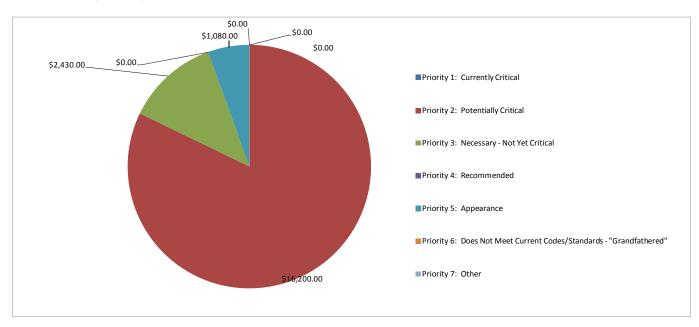
Note: Project Cost includes 35% mark-ups and fees

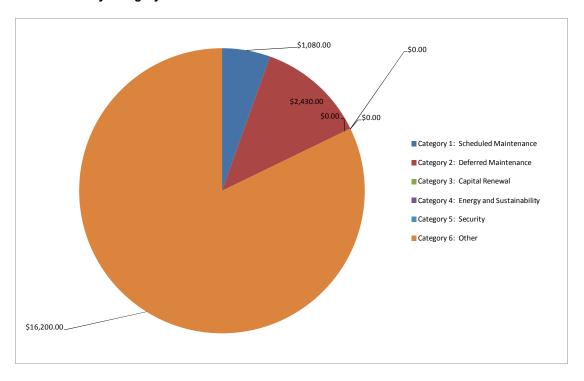
			r nonty 7. C					*Lower score equals higher priority													al Maintenance			
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Architectural		Mechar	nical	Ele	ctrical		nual	2018	2021	2023	2028		2038
	•	2004	No.	No.	Priority	Category		7.00	٠.,.	0	Unit Cost Sub	total	Unit Cost	Subtotal	Unit Cost	Subtota	Maint	enance	Project Cost	Project Cost	Project Cost	Project C	Cost I	Project Cost
1.0	Building Exterior					-								•								,		
1.1	Exterior Metal Siding	Northwest Corner	SGSB-036		4	2	The exterior metal siding has been damaged and has created a location for rodent infiltration.	Replace the damaged sections of metal siding.	1	LS	\$ 2,200.00 \$	2,200						Ş	\$ 2,970	\$ 3,198	\$ 3,36	0 \$	3,802 \$	4,86
1.2	Wood Sills	Bottom of Exterior Metal Siding	SGSB-036		4	2	the elements and top soil; accelerating	Regrade top soil to below the wood sills, clean and prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	1	LS	\$ 2,800.00 \$	2,800						Ş	3,780	\$ 4,07	\$ 4,27	7 \$	4,839 \$	6,19
2.0	Building Interior							enamer over brimer.								_								
	Wood Structure	Maintenance Vehicle Storage Shed	SGSB-040		4	6	The unfinished surfaces of the wood structure and roof are unprotected from moisture in the unconditioned space. Additionally, a finish will provide better light reflectance in the space.	Paint the wood structure with a waterborne acrylic dry fall paint system.	7300	SF	\$ 2.00 \$	14,600						\$	\$ 19,710	\$ 21,226	\$ 22,30	0 \$ 29	5,230 \$	32,29
	Plywood Partitions and Wood Framing	Maintenance Vehicle Storage Shed and High Voltage Battery Storage	SGSB-039		4	6		Prime with an exterior wood primer for acrylic enamel. Apply two finish coats of exterior low-luster acrylic enamel over primer.	5000	SF	\$ 2.25 \$	11,250						Ş	15,188	\$ 16,355	\$ 17,18	3 \$ 1!	9,441 \$	5 24,88
	Electrical System																							
3.1	Service Entrance Panelboard	Southeast Corner		SGSB-E-1	7	6	Panelboard is from 2001.	Replace the panelboard in 33 years.	1	EA					\$ 4,950.	00 \$ 4,	950							
3.2	Lighting Control System	Panelboard			4	4	trie pariei.	Install occupancy sensors to automatically shut off lighting in unoccupied spaces.	4	EA					\$ 389.	00 \$ 1,	556	\$	\$ 2,101	\$ 2,262	\$ 2,37	7 \$	2,689 \$	3,44
3.3	Interior Building Lighting	Entire Building		SGSB-E-2	4	4	Lighting consists of low bay HID fixtures with slow warm-up, high maintenance and energy use.	Replace with LED fixtures.	6	EA					\$ 870.	5,	220 \$	60	7,047	\$ 7,589	\$ 7,97	3 \$	9,021 \$	11,54
4.0	Mechanical System																							
	No comments.																							
5.0	Plumbing System					_						_												
5.1	Emergency Shower and Eye Wash	Barn		SGSB-P-1	4	4	The emergency eye wash and shower combination appear to be in fair condition.	The fixture should be replaced with a like kind in 2028.	1	LS			\$ 1,200.00	\$ 1,200								\$	2,074 \$	2,65
5.2	Rain Water Harvester	Barn		SGSB-P-2	4	4	The ESD Waste 2 water system appears to be in fair condition. At the time of the assessment it was partially dismantled for winterization. The system has components inside the barn as well as a vessel outside the barn.	The rain water harvesting system should be replaced with a like kind in 2028.	1	LS			\$ 6,500.00	\$ 6,500								\$ 1	1,233 \$	3 14,37
5.3	Air Compressor	Barn		SGSB-P-3	3	4	The air compressor is in good condition.	Replace the air compressor in 2028.	1	LS			\$ 2,800.00	\$ 2,800								\$	4,839 \$	6,19
	5	•	•		•		-				\$	30,850		\$ 10,500		\$ 11,	26 \$	60 \$	50,795	\$ 54,701	\$ 57,470	) \$ 83	3,168 \$	106,461
6.0											·	•					•			,	,			

6.0	Site																
	No comments.																
-	-	<del>-</del>	-	_	_	_	-	•		\$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -	\$ -

5211 cascade road se, ste. 300 grand rapids, mi 49546

# 2018 Deficiency Priority





#### Transit Center

**Building Information** Address: 1201 Doyle Drive Building Area: 5,725 SF
No. of Floors: 2 Year Built: 2013

**Deficiency Priorities** Priority 1: Currently Critical Priority 2: Potentially Critical Priority 3: Necessary - Not Yet Critical Priority 4: Recommended Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Evaluation Date: March 2018

<u>Deficiency Categories</u> Category 1: Scheduled Maintenance Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security
Category 6: Other

			Priority 6: 1		Current Codes	/Standards - "(	Grandfathered"	Category 6: Other												Note:	Project Cost i	includes 35°	% mark-un	s and fees
			· ···o····y · · ·	<b>-</b>				*Lower score equals higher priority													al Maintenance			
No.	Item/Description	Location	Photo No.	Equipment No.	Deficiency Priority	Deficiency Category	Notes	Action	Qty.	Unit	Architec		Mechanic			trical	Annual Maintenance	2018 Project C		2021 Project Cost	2023 Project Cost	2028 t Project C		2038 oject Cost
1.0	Building Exterior		NO.	NO.	Filolity	Category					Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Walliterialice	Froject	COST	Project Cost	Froject Cost	Project C	OST FIC	Ject Cost
1.1		North Elevation	TC-098		5	1	Efflorescence covers a large section of the exterior brick wall near the main entrance.	Clean brick with a non-acidic cleaning agent.	1	LS	\$ 800.00	\$ 800						\$	1,080 \$	\$ 1,163	\$ 1,22	22 \$ 1	1,382 \$	1,770
1.2	Roofing System	Roof			4	3	The roofing system is an EPDM single- ply roofing system.	Warranty expires on October 17, 2028. Replace with same after warranty.	4,600	SF	\$ 14.00	\$ 64,400										\$ 11	1,291 \$	142,462
2.0	Building Interior							replace with same after warranty.																
2.1	Walk-off Mat	West Stair, Vestibule	TC-068 TC-069		4	3	The walk-off mat is in good condition, but will be expensive to replace when worn.	Plan to replace walk-off mat with walk-off carpet tiles in 2028.	333	SF	\$ 5.50	\$ 1,832		-		\$						\$ :	3,165 \$	4,051
2.2	Concrete Pavement	East Stair	TC-081		3	2	The concrete slab has cracked in several locations.	Remove loose concrete fragments and route the cracks open and fill with patching mortar.	1	LS	\$ 1,800.00	\$ 1,800	:	-		\$	-	\$	2,430 \$	\$ 2,617	\$ 2,74	19 \$ 3	3,111 \$	3,982
2.3	Elevator Pit	West Elevator East Elevator	TC-149		2	6	There is water in the elevator pit (code violation).	Prior to correction, the elevator pit and its equipment must be inspected, under the code required service agreement, by a licensed elevator inspector. They must be provided pit access and be present during the entire correction process. Remove all standing water and oil from the pit's concrete surfaces. Route all cracks and defective construction joints and fill with a cementitious packing mortar compatible with a crystalline waterproofing system. Apply an 1/8 inch thick slurry coat of a crystalline waterproofing system over all concrete surfaces.	2	EA	\$ 6,000.00	\$ 12,000						\$ 10	16,200 \$	\$ 17,446	\$ 18,32	29 \$ 20	\$ 0,737	26,546
3.0	Electrical System																							
3.1	Service Entrance Switchboard (2013)	Mechanical/Electrical		TC-E-1	4	3	Equipment is 5 years old and in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 5,800.00	\$ 5,800	)							
3.2	Transformer	Mechanical/Electrical		TC-E-2	4	3	The transformer is 5 years old in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 3,750.00	\$ 3,750	)							
3.3	Panelboard LP-A	Mechanical/Electrical		TC-E-3	4	3	Equipment is 5 years old and in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 5,550.00	\$ 5,550	)	1						
3.4	Transformer	Mechanical/Electrical		TC-E-4	4	3	The transformer is 5 years old in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 3,750.00	\$ 3,750	,	1						
3.5	Panelboard LP-C	Mechanical/Electrical		TC-E-5	4	3	Equipment is 5 years old and in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 5,550.00	\$ 5,550	,	1				1		
3.6	Distribution Panel DP-B	West Elevator Equipment		TC-E-6	4	3	Equipment is 5 years old and in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 6,050.00	\$ 6,050	)							
3.7	Transformer	Mechanical/Electrical		TC-E-7	4	3	The transformer is 5 years old in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 3,750.00	\$ 3,750	,							
3.8	Panelboard LP-B	Mechanical/Electrical		TC-E-8	4	3	Equipment is 5 years old and in excellent condition.	Plan on replacing in 2063.	1	EA					\$ 5,550.00	\$ 5,550	,							
3.9	Fire Alarm	Mechanical/Electrical		TC-E-9	4	5	Equipment is 5 years old and provides complete coverage.	Install system software updates and replace the batteries in 2023.	1	LS					\$ 500.00	\$ 500	,	1			\$ 76	64 \$	864 \$	1,106
3.10	Lighting	Restrooms, Storage and Entries			4	4	New fluorescent fixtures.	Plan on replacing in 2038.	5,725	SF					\$ 5.00	\$ 28,625	5 \$ 115	,					\$	63,322
4.0	Mechanical System	Littles	•				•	•									•							
4.1	Split System Air Conditioner	IT Room		TC-M-1	4	4	The indoor wall mounted 1 ton split system air conditioner is in good condition.	Replace the split system with like kind in 2038.	1	EA			\$ 2,500.00	\$ 2,500									\$	5,530
4.2	Condensing Unit	Outdoors		TC-M-2	4	4	The outdoor 1 ton split system condensing unit is in good condition.	Replace the condensing unit with like kind in 2038.	1	EA			\$ 2,500.00	\$ 2,500			\$ 200						\$	5,530
4.3	Furnace	Mechanical/Electrical		TC-M-3	4	4	The 60 MBH gas fired furnace with DX cooling coil is in fair condition.	Replace the furnace with like kind in 2038.	1	EA			\$ 3,800.00	\$ 3,800			\$ 350	7					\$	8,406
4.4	Condensing Unit	Outdoors		TC-M-4	4	4	The 5 ton condensing unit is in good condition.	Replace the condensing unit with like kind in 2038.	1	EA			\$ 6,000.00	\$ 6,000			\$ 200	,					\$	13,273
7.7	-	<u> </u>					The 110 MBH gas fired suspended	KITIU III 2030.		i	'													

INTEGRATED design SOLUTIONS architecture engineering interiors & technology

#### Transit Center

**Building Information** Address: 1201 Doyle Drive Building Area: 5,725 SF
No. of Floors: 2

Priority 2: Potentially Critical Year Built: 2013 Evaluation Date: March 2018

**Deficiency Priorities** Priority 1: Currently Critical

Priority 3: Necessary - Not Yet Critical Priority 4: Recommended

Priority 5: Appearance
Priority 6: Does Not Meet Current Codes/Standards - "Grandfathered"

Priority 7: Other

<u>Deficiency Categories</u>
Category 1: Scheduled Maintenance
Category 2: Deferred Maintenance Category 3: Capital Renewal Category 4: Energy and Sustainability

Category 5: Security Category 6: Other

Note: Project Cost includes 35% mark-ups and fees Annual Maintenance includes labor and material only

			Priority 7.	Olliei															Project Cost inc			
								*Lower score equals higher priority										Annu	al Maintenance ir	ncludes labor a	nd materi	al only
No.	Item/Description	Location	Photo	Equipment	Deficiency	Deficiency	Notes	Action	Qty.	Unit	Archited	ctural	Mechan	ical	Electrical	Annual	2018	2021	2023	2028	203	8
NO.	item/Description	Location	No.	No.	Priority	Category	Notes	Action	Qty.	Oilit	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost Subtotal	Maintenance	Project Cost	Project Cost	Project Cost	Project Cost	Project	Cost
4.6	Furnace	Bridge		TC-M-6	4		The 110 MBH gas fired suspended furnace is in good condition.	Replace the furnace with like kind in 2038.	1	EA			\$ 3,800.00	\$ 3,800		\$ 350					\$	8,406
4.7	Cabinet Unit Heaters	Stairwells and Vestibules			4		The ~48 MBH electric suspended cabinet unit heaters are in fair condition.	Replace the cabinet unit heaters with like kind in 2038.	4	EA			\$ 3,000.00	\$ 12,000		\$ 800					\$ :	26,545
4.8	Exhaust Fans	Throughout			4		There are both roof mounted and sidewall propeller exhaust fans. The exhaust fans are in fair condition.	Replace the exhaust fans with like kind in 2038.	5	EA			\$ 2,500.00	\$ 12,500		\$ 750					\$ :	27,651
4.9	Controls	Throughout			4		Existing Andover system is in good/fair condition.	Update hardware and software on regular intervals of not more than five years.	6,000	SF			\$ 5.00	\$ 30,000						\$ 51,843	\$ 1	66,364
5.0	Plumbing System	•	-	-									-			-	-					
5.1	Water Heater	Mechanical/Electrical		TC-P-1	4	4	The 30 gallon electric water heater is in good condition.	Replace the water heater with like kind in 2028.	1	EA			\$ 3,400.00	\$ 3,400						\$ 5,875	\$	7,521
5.2	Plumbing Fixtures	Throughout			4	4	The plumbing fixtures are in good condition.	Replace the fixtures in 2038.	1	LS			\$ 29,700.00	\$ 29,700							\$ (	65,700
												\$ 80,832		\$ 110,000	\$ 68,875	\$ 3,115	\$ 19,710	\$ 21,226	\$ 23,064	\$ 198,269	\$ 48	6,572

6.0	Site																				
6.1	Asphalt Pavement	Parking Lot	TC-119		4	3	The asphalt pavement in the parking lot has cracked in several locations, but does drain and is in good condition overall.	Plan on replacing the asphalt parking lot in 2028. Remove both layers of asphalt and recompact the drainage course and add 2-1/2 inch thick bituminous binder course, 1 inch thick bituminous wear course and striping.		SF	\$ 4.00 \$ 172,000								\$ 297,23	36 \$	380,487
6.2	Control Joints	Concrete Pavement	TC-113 TC-116		3	2	sealed. This will lead to premature	Remove sealant at all failed control joints. Seal all joints with an exterior grade silicone sealant.	1,500	LF	\$ 2.00 \$ 3,000					\$ 4,050 \$	4,361	\$ 4,582	2 \$ 5,18	34 \$	6,636
6.3	Concrete Pavement	Sidewalk at Main Entrance	TC-112		3	2	entrance has cracked in several	Remove loose concrete fragments and route the cracks open and fill with patching mortar.	1	LS	\$ 1,200.00 \$ 1,200					\$ 1,620 \$	1,745	\$ 1,833	3 \$ 2,07	74 \$	2,655
6.4	Bollards	Main Entrance	TC-114 TC-115		5	6	The paint has delaminated from the bollard posts.	Contact the manufacturer and have replaced under their warranty.													
6.5	Site Lighting	Plaza and Platform		TC-E-10	4	4	Recent steel poles with LED fixtures.	Plan on replacing in 2038.	17	EA			\$ 1,200.00	\$ 20,400						\$	45,128
	-						_	_			\$ 176,200	\$ -		\$ 20,400	\$ -	\$ 5,670 \$	6,106	\$ 6,415	\$ 304,49	94 \$	434,906