

**TOWN OF CROMWELL - TOWN COUNCIL
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET, CROMWELL, CT 06416
REGULAR MEETING MINUTES**

Wednesday, December 13, 2023 - 7:00 p.m.

Present: Mayor James Demetriades, Julia Aurigemma, Brian Bonneau, Stacy Dabrowski, Paula Luna, Al Waters

Absent: Jack Henehan

Also Present: Town Manager Salvatore, Finance Director Sharon DeVoe, Chief Sifodaskalakis, Director of Planning and Development Stuart Popper, Public Works Director Lou Spina

A. CALL TO ORDER

Mayor Demetriades called the meeting to order at 7:15 p.m.

B. PLEDGE OF ALLEGIANCE

The Town Council stood to recite the Pledge of Allegiance.

C. APPROVAL OF AGENDA

MOTION made by A. Waters and **SECONDED** by P. Luna to approve the Amended Agenda.

All in favor.

D. COMMISSION CHAIRMAN REPORTS/LIAISON REPORT/STAFF REPORTS

1. **CMS Building Committee** – A report was provided to the Town Council in their packets.

E. PRESENTATION OF PROCLAMATION

The proclamation recipient was unable to make it this evening. They plan to attend the next meeting.

MOTION made by A. Waters and **SECONDED** by P. Luna to table this item.

All in favor.

F. MAYOR'S UPDATE

The Mayor submitted his written report to the Council as part of the agenda and packet and read it aloud.

G. TOWN MANAGER'S UPDATE

The Town Manager provided a written report to the Town Council as part of their packets. He added the following to his report:

- The Highway Crew did an outstanding job with the leaf collection. They deserve recognition.

- He attended the Farmer's Market Craft Fair over the weekend. Recreation Director Scott Kieras did a great job! Over 80 vendors were there. Director Scott Kieras recommended having another one in the Spring.

H. TOWN COUNCIL LIAISON REPORTS

I. FINANCIAL/FINANCE DIRECTOR'S UPDATE

1. Budget Report

Sharon DeVoe was in attendance to present her budget report and to answer any questions of the Town Council. At the request of the Mayor, Ms. DeVoe explained the budget sheets that she attaches to her monthly report.

Mayor Demetriades asked Ms. DeVoe to describe what is discussed at Long-Range Capital Planning Meetings. She replied, that it is a meeting to discuss where we are with projects and bonding, and we discuss the Town's anticipated needs. Mayor Demetriades asked if someone from the Board of Education could attend each Long-Range Capital Planning Meeting. Ms. DeVoe said she would be sure to invite someone from the Board of Education to each meeting going forward.

- #### **2. Discussion and action to approve an appropriation in the amount of \$17,000 within the CNR Fund for the 2023 Bullet Proof Vest partnership Grant (50% reimbursable)**

Chief Sifodaskalakis was in attendance to answer questions of the Council. He explained that every two years the Police Department applies for this grant.

MOTION made by A. Waters and **SECONDED** by B. Bonneau to approve an appropriation in the amount of \$17,000 within the CNR Fund for the 2023 Bullet Proof Vest partnership Grant (50% reimbursable).

All in favor.

3. Tax Refunds

MOTION made by A. Waters and **SECONDED** by J. Aurigemma to approve Tax Refunds 1-27. **All in favor.**

J. CHIEF OF POLICE'S UPDATE

Chief Sifodaskalakis welcomed all Town Council members and wished them the best and good luck. He added the following items to his written update:

- He commended his police officers as they put their lives on the line every day. He gave the following example of a past shooting in Hartford: Officers Deane and Brooks located the suspect vehicle from the Hartford shooting unoccupied in the Wendy's parking lot. Once the owner was located, Chief contacted the Hartford Police Department. They responded and took possession of the vehicle and brought it back to Hartford for processing. A firearm was found in the vehicle.

- He commended Officer Liz Jones for doing an awesome job at the Stuff a Cruiser Event. They filled four police cruisers with toys.
- Pet Photo with Santa and the Animal Control Officer event, had a great turn out.
- In 2020 the State passed a Police Accountability Bill. Part of that bill was that every Police Department in Connecticut has to become State accredited. Tier 1 is due by 2023, Tier 2 is due by 2025, and Tier 3 is due by 2026. He informed the Council that they had their policy review and an onsite visit last week by the Accreditation Department. He will know if they passed by next week. He said they have already been working towards Tier 2. He gave credit to Sergeant Bengtson as the Accreditation Manager and to Officer Jones as the Administrative Officer.
- Recruiting Efforts: One recruit is in the academy, will graduate in April, and be on the road in July. They have three new possible officers, they will go to the academy in January 2024, graduate in July and will be on the road in December 2024. There are 2 more reserved spots in April, they will graduate in October and will be on the road in 2025. If all is achieved, by April 2024, the Police Department will be fully staffed.

K. PUBLIC WORKS DIRECTOR'S UPDATE

Public Works Director Lou Spina provided the following in addition to his written report:

- We completed the second pass on the leaf collection on December 12th. He echoed the Town Manager's comments and commended the crew on a great job. He explained that they have begun a new process using the leaf vacuums and it has worked out well. He hopes to purchase another one next year. Feedback from residents has been positive.
- The Vehicle Maintenance Supervisor position is still posted. He hopes to have it filled by next week.

There was a brief discussion regarding turnover in the mechanic positions. Public Works Director Spina explained that these vacancies are common in the State right now, mentioned that the Department of Transportation even has several vacancies for similar positions. There was also discussion about internships.

A discussion took place regarding tracking and replacing of our equipment. Public Works Director Spina informed the Council that we have a spreadsheet that is maintained, it is a five-year plan and it is updated every year during the budget season.

L. CITIZEN COMMENTS

Dave Masse, 37 Hicksville Road read a letter into the record. See Attachment A.

James Rude, 25 Highridge Road said a good conversation was held earlier regarding the open space and funding for redevelopment. He hopes that there will be the same type of conversation for other items that were brought up during the Community Forum. He asked the Council to be thoughtful when speaking to folks who are volunteering their time. He expressed concern that the Town does not yet have the result of the 2023 Audit and feels that we still do not know where we stand as far as the previous fiscal

year. He asked if there was a sense of urgency by the Council. He referenced the Plan of Conservation and Development. He said that we see an increase in noise and light pollution and traffic as a result of community development. He recommended that the Town Council be cognizant of those factors when developing the town. He informed the Council that there are some homeless members of the community in the center by Route 9 and also behind Walmart. He asked that the Town Council be thoughtful in regards to the homeless community.

Michael Engratt, 1 Blackhaw Drive addressed the Council and stated he had been assisting in the Knights of Columbus Food Drive and there is a central issue of lack of storage for the food. He informed the Council that a large food donation (four pallets) is coming in on Monday. He asked the Council to think outside the box for food storage and gave an example of a home that was donated in another town for food storage. He also suggested storing the food in a unit at U-Haul.

Helen Sullivan, 6 Rosewood Lane addressed the Council regarding the High School Field Study on the agenda. She asked what action would be taken. She said that she is not sure her neighbors are aware the kind of impact this would have on their neighborhood.

Mayor Demetriades read an email from Laura Stull from the Cromwell Lions. She asked if the town would be interested in a bag to benches program. This program in partnership with the Trex Company to recycle plastic film which keeps it out of landfills. Once 1,000 pounds of plastic is collected, they will have a bench made from it and will donate it to the Town. Ms. Stull will be reaching out to the Town Hall to see if the Town is interested in participating and they can have a box delivered where all the plastic may be dropped off.

The Town Council took a 5-minute recess at 8:22 p.m.

The Town Council reconvened at 8:27 p.m.

M. NEW BUSINESS

1. Discussion and amendment of Electric Charger Fee

Director of Planning and Development Stuart Popper provided a memo in the Town Council packets explaining the reason for the proposed electric charger fee. Mr. Popper was in attendance to answer any questions of the Council on the proposed amended fee for the Electric Chargers. Mr. Popper explained that the chargers did not cost the Town any money because we obtained them through a grant.

MOTION made by A. Waters and **SECONDED** by P. Luna to approve the amended proposed rate of \$0.345/Kwh with the ability of the Town Planner to adjust the fee in accordance with electric rates.

All in favor.

2. Presentation of Plan of Conservation and Development (POCD)

Planning and Development Director Stuart Popper was in attendance and presented the Plan of Conservation and Development to the Council. See Attachment B. He said that he is pleased with the survey results.

Members of the Council expressed that they have several comments and questions on the POCD. Mr. Popper informed the Council that the Planning and Zoning Commission a workshop and they are invited to attend. Mayor Demetriades suggested that the Council meet to discuss their comments and questions and ultimately create a document to submit to the Planning and Zoning Commission with their comments. A Special Town Council Meeting will be held for this.

3. Discussion and possible action regarding High School Multi-Purpose Field Project and Pierson Park project

Mayor Demetriades explained that he met with the Athletic Field Committee and Former Mayor Fortenbach. The Athletic Field Committee expressed concerns about their role and scope. Additionally, there was some miscommunication between the Athletic Field Committee members. The next step will be for the Athletic Field Committee to meet with Town Manager Salvatore, his Senior Executive Assistant, and Town Engineer Jon Harriman to draft a charge and bring it to the Council for approval.

Town Manager Salvatore informed the Council that they received a memo from Town Engineer Jon Harriman in their packets which includes updates on the High School Athletic Field, Pierson Park, and West Street Sidewalks.

The Town Manager and Mr. Jason LeBlanc of the Athletic Field Committee answered questions of the Council pertaining to lighting, sound, and an emergency exit access road for the High School Athletic field. Mayor Demetriades explained the next steps could be one of the following:

1. The project needs to go to the Planning and Zoning Commission for lighting, then to Town Council, then to Board of Finance, then to Referendum.
2. If the Town Council votes no, then members of the public could petition for over 200 signatures to go to Referendum

4. Discussion and possible action of Climate and Culture Study Town Council Recommendations

The Town Manager provided the Council with a spreadsheet that lists all Town Council recommendations and the action that has been taken on each item. See Attachment C.

Mayor Demetriades asked if a new column could be added to note the date any action was initiated, if it has already been in practice prior to the recommendation, and the date it was completed.

Mayor Demetriades asked that this item on the agenda for the next meeting and asked the Council to look it over and informed them that they can change or add to the list of recommendations.

5. Discussion and possible action of CCD's recommendation of nominees for the Cultural District Commission

Mayor Demetriades recommended that this be tabled to the next meeting as the Council needs signed Board and Commission Application Forms to be able to appoint members to the Cultural District Commission.

MOTION made by A. Waters and **SECONDED** by P. Luna to table this item to the next meeting.

All in favor.

N. APPROVAL OF MINUTES

MOTION made by A. Waters and **SECONDED** by P. Luna to table Items N.1.-N.5.

All in favor.

O. APPOINTMENTS/REAPPOINTMENTS/RESIGNATIONS

MOTION made by A. Waters and **SECONDED** by P. Luna to move Resignations immediately before Appointments under Agenda Item O.

All in favor.

Resignations:

1. Stacy Dabrowski, Conservation Commission

MOTION made by A. Waters and **SECONDED** by P. Luna to accept the resignation of Stacy Dabrowski from the Conservation Commission with regret.

In favor: J. Demetriades, J. Aurigemma, B. Bonneau, P. Luna, A. Waters

Abstained: S. Dabrowski

2. Chris Cambareri, Planning and Zoning Commission

MOTION made by A. Waters and **SECONDED** by P. Luna to accept the resignation of Chris Cambareri from the Planning and Zoning Commission with regret.

All in favor.

Discussion: Mayor Demetriades thanked Chris for serving on the Commission for so long. He is a wonderful business owner and community member. He will be missed on the Commission.

3. Douglas Kalinowski, Planning and Zoning Commission

MOTION made by A. Waters and **SECONDED** by P. Luna to accept the resignation of Douglas Kalinowski from the Planning and Zoning Commission.

All in favor.

Discussion: He is resigning as an Alternate member but will continue to serve on the Commission as a regular member.

Appointments

1. Sub-Registrar for the Town of Cromwell

- a. Jay Doolittle, Cromwell Funeral Home for a term expiring 12/31/2025
- b. Louis Sarno, D'Angelo Funeral Home for a term expiring 12/31/2025

MOTION made by A. Waters and **SECONDED** by P. Luna to approve Item O.

Appointments 1.a. and 1.b.

All in favor.

Town Manager Salvatore and Mayor Demetriades explained that Mr. Kalinowski's and Mr. Deproto's terms shall be expiring in 2025, instead of 2027 in accordance with the Town Charter Section 6.04.

2. Jamin Deproto (R), Board of Finance, regular member for a term expiring 11/2025

MOTION made by A. Waters and **SECONDED** by J. Aurigemma to approve Jamin Deproto (R) as a regular member on the Board of Finance for a term expiring 11/2025.

All in favor.

Discussion: Mayor Demetriades added that Jamin is a great community member, local business owner and a doctor.

3. Douglas Kalinowski (R), Planning and Zoning Commission, regular member for a term expiring 11/2025

MOTION made by A. Waters and **SECONDED** by B. Bonneau to approve Doug Kalinowski (R) as a regular member on the Planning and Zoning Commission for a term expiring 11/2025.

All in favor.

4. Vincenzo Marfella (R), Planning and Zoning Commission, regular member for a term expiring 11/2025

5. Andrew Holt (R), Planning and Zoning Commission, alternate member for a term expiring 11/2025

MOTION made by A. Waters and **SECONDED** by B. Bonneau to approve Item O.

Appointments 4 and 5.

All in favor.

Reappointments:

- 1. Robert Donohue (R), Planning and Zoning Commission, alternate member for a term expiring 12/1/2025
- 2. Barbara Grotheer (U), Library Commission, regular member for a term expiring 2/1/2026

3. Steven Wygonowski (R), Zoning Board of Appeals, alternate member for a term expiring 11/2025
4. Jeff Serra (U), Board of Assessment Appeals, alternate member for a term expiring 11/2025
5. Dierdre Daly (R), Senior Services Commission regular member for a term expiring 4/1/2024
6. Mertie Terry (R), Senior Services Commission regular member for a term expiring 4/1/2024

MOTION made by A. Waters and **SECONDED** by P. Luna to approve Item O.
Reappointments 1-6.
All in favor.

P. INFORMATIONAL ITEMS

- Councilman Waters informed the Council that the Cromwell High School Football team did not win the State Championship, but they took great pride in playing at Rentschler Field. They have great players and have done a fabulous job.
- Mayor Demetriades informed the Council that an Asset Overview Report was passed out. See Attachment D. A joint meeting of the Board of Finance, Board of Education and Town Council will be in March. He said a tough budget cycle is ahead.

Q. ADJOURN

MOTION made by J. Aurigemma and **SECONDED** by P. Luna to adjourn.
All in favor. The meeting adjourned at 10:01 p.m.

Respectfully submitted,



Amanda Calve
Secretary

Good Evening Mayor James Demetriades, Cromwell Town Council Members and Local Administrators:

The purpose of me speaking before you tonight is to bring to light the serious issues with respect to the Cromwell Food Pantry.

For the past 4 years I have been the Coordinator of the Knights of Columbus DeSoto Council No.6 Annual Food Collection Drive which assists the Cromwell Food Pantry. To date, we have collected and donated over 9,000 pounds of Non-Perishable Food and Personal Hygiene Items. In addition, we have spent approximately \$7,400 on Non-Perishable Food Items and Personal Hygiene Items which we donated to the Cromwell Food Pantry.

The major problem we face every time we make a delivery to the Cromwell Food Pantry is – Where do we place these food and personal hygiene items? The short answer is – we place them on the floor of the main hallway where Cromwell Social Services is located. These items may sit on the floor in this area from several days to a few weeks where the general public, and potentially rodents, can access this food that is intended for our struggling Cromwell neighbors. I have attached 2 photos to illustrate my point. Placing any food items and/or personal hygiene items on the floor of a public hallway is unsanitary, unsafe, and disrespectful to our Cromwell neighbors who come seeking these items.

The root of this problem is a lack of adequate space for a Food Pantry in this building. Although the demand for food and hygiene items has increased significantly over the past several years, the Town of Cromwell has made no plan and no investment in the infrastructure of the Cromwell Food Pantry. The Food Pantry itself resembles an oversized closet and is not easily accessible to anyone. We have tried, unsuccessfully, the past 3 years to encourage the Town of Cromwell to improve and enlarge the space of the Food Pantry.

On behalf of the Knights of Columbus, I kindly ask that you seriously look into the problems of the Cromwell Food Pantry and take the proper actions sooner than later. If we do not see the much-needed changes and improvements to the Food Pantry in the very near future, we will have to reconsider our continued support of the Cromwell Food Pantry.

David A. Masse, Food Drive Coordinator
Knights of Columbus - DeSoto Council No.6

A Plan of Conservation and Development (POCD) is the official municipal statement that sets forth the goals and aspirations for future land use, development, and the environment within the community. CGS Chapter 126, Section 8-23 requires the municipalities' Planning and Zoning Commission (PZC) to prepare and adopt a Plan of Conservation and Development every ten years. The Town of Cromwell PZC interviewed several firms and hired SLR consulting and has been working on the Plan for the last year. The draft plan has been completed and as required it has been submitted to the Town Council for your review and comment. The PZC will be holding a public hearing on Tuesday February 20, 2024. The public and the town council are invited to that meeting to comment on the POCD.

There are three components to the Plan: The Community Survey, the draft Plan, the Data Set and the Implementation Plan. We conducted a community survey from November 1, 2022 to March 31, 2023. We collected responses (325, represented 2.3% of the total population). We held a community open house on Thursday September 21, 2023.

Highlights of the Survey included:

- 85% of the survey respondents feel the quality of life in Cromwell is good or excellent and 16.9 % feel it has gotten better in the last decade.
- Survey respondents were concerned about maintaining and preserving open spaces and also expressed interest in more commercial development in the downtown and riverfront areas.
- Survey respondents felt there was enough active recreation in town but we need more areas for passive recreation such as walking and hiking.
- Survey respondents felt there was just the right mix of housing opportunities in town.
- The majority of respondents agreed that Cromwell needs more sidewalks and bicycle infrastructure.

Highlights of the Draft Plan

- Cromwell Today – Population 14,225
- Vision for Cromwell's Future, Live Well, Grow Well, Play Well
- **Live Well – Vision – Introduction – Goals**
- Continue to maintain and enhance Cromwell's existing neighborhoods
- Maintain a balance of housing opportunities
- Maintain and improve community facilities and infrastructure
- Balance community infrastructure with natural resource management
- **Grow Well – Vision – Introduction – Goals**
- Guide growth and development to ensure consistency with land use policies
- Protect the integrity of natural resources
- Build a resilient and sustainable Cromwell
- Expand Cromwell's economic base to best serve residents, businesses and visitors

- **Play Well – Vision – Introduction – Goals**
- Create a vibrant riverfront that includes a balance of development and recreation
- Provide a town park system that meets the needs of all residents
- Create a healthy lifestyle for residents through the provision of recreation opportunities
- Expand cultural arts and entertainment opportunities throughout the town
- Future Land Use Plan
- Consistency with State and Regional Plans

Data Set Included:

- Demographics
- Land Use & Zoning
- Housing
- Economic Development
- Transportation
- Community Facilities & Infrastructure
- Parks, Recreation & Open Space
- Cultural & Historic Resources
- Natural Resources & Climate Resilience

Highlights of the Data Set include:

- Population is stable but expected to increase slightly of the next ten years.
- School enrollment rates are stable
- Slightly higher income and educational levels when compared to the County and the State
- Town has a broader range of housing types when compared to the region
- The median sales price for a single-family house hit a high of \$336,250 in 2022
- Largest employment sectors are in Health Care & Social Assistance and Retail Trade
- Highest traffic volumes are on Route 372 near Cromwell Square and the I-91 on and off ramps
- Pedestrian and bicycle facilities and infrastructure are minimum

Highlights of Implementation

- The tables summarize the goals, strategies and action items identified in the POCD
- Timeline for Action Items:
- Ongoing; Short Term (1-3 Years), Medium Term (4-7 Years), Long Term (8-10 Years)
- Identified the Entities responsible for Implementation:
- Conservation Commission, Department of Public Works, Economic Development Commission, Eversource, Planning Department Staff, Planning and Zoning Commission, Redevelopment Agency, Town Council and Town staff

Do It Now

Recommendation	Action Taken
Utilize the emergency text system to advise residents of budget referendum	We post signs, utilize facebook, the website, the electronic sign, and publish a legal notice in newspaper. We are working with the Emergency Management Director to enable residents to sign up to receive budget referendum alerts through Everbridge (email, phone, and text alerts).
Heighten communication via Town Hall wide email reminding all staff of budget hearing date/time	We have drafted an email for the future to send to all Town employees with this information at the appropriate time.
IT Survey to understand Employee Needs. Look in to hiring a full-time Staff IT position or expand IT hours (explore during budget time)	All IT requests go through Amanda in Town Manager's Office. They are tracked on a spreadsheet by date, issue, and date resolved. In addition, we met with our IT consultant and had discussions regarding IT being onsite 5 day a week starting ASAP for four hours per day
Assign new Council/elected officials ethics and sexual harassment training	Amanda and the Mayor created a memo for all appointed and elected officials with links to Ethics and Sexual Harassment Training. An email has been sent to all board and commission members.
Have open HR office hours (and allow staff to attend – accommodate) to ask general questions and/or express concerns	The HR Office is always open, staff may come in and out at any time of the work day to ask questions and express concerns, to make sure concerns are being addressed in a timely manner, all things HR are being tracked along with the time it took to address or resolve them.
Create a more isolated spot for HR Team	The HR Team has an isolated spot. They have their own office. Although the office can be accessed through the Town Manager's office, they do have a door that they close when needed. They also utilize the Mayor's Office as needed for privacy.
Create a leadership chart	We have an organizational chart in the Budget Book. This will also be included in all Employee Handbooks.

Identify & distribute mission to employees & Town

A mission statement for the Town has been drafted in conjunction with several departments. It was brought to the Town Council. Once it is adopted, it will be included in all employee handbooks.

Remind all elected or appointed officials that inquiries (town business) be routed through the Town Manager's office.

The Town Manager has reiterated this to the Town Council several times, and addresses this at the Organizational Meeting of the Council. Please note that this recommendation should be specific to Town Council only. Not all appointed and elected officials.

Develop an online resource with necessary information accessible to Town Employees.

The Town has had this resource since August of 2021.

OSHA violation or hazard situations training

Specific departments have always had periodic training in this. We are looking into a training for all staff to be able to recognize potentially hazardous situations and report them to appropriate staff to be rectified.

Plan It

Recommendation	Action Taken
Encourage Department Heads to explore ways to obtain input from their staff for the budget prior to budget submission and invite (not require) via invitation all department heads to attend the budget hearings	Department heads presently ask their staff for input during budget time. We will add a sentence or two of encouragement to the memo that goes out to all Department Heads to reiterate this. At each budget meeting with the Finance Director, Town Manager and Department Head, all Department Heads will be reminded that they are welcome but not required to attend the budget hearings.
Consider quarterly stakeholder meetings to bounce new ideas off each other and review potential benefits and costs	
Create a general email address for Cromwell Residents to provide feedback on budget, community projects, or general concerns.	There currently are email addresses on the Town website for the Mayor and Town Manager. These email addresses are monitored by the Town Manager's Office.
Advise staff of training/education opportunities via email and have a published list of training/education opportunities for employees by department.	We have implemented a schedule for Human Resources to send links to websites with continuing education training to all Department Heads encouraging them to share with their employees.
Create a standard performance review process for all employees	We are working on this. This is something that needs to be negotiated with the bargaining units. So far we have negotiated this with three of the four unions. We are currently negotiating this with the fourth union.
Set a list of skills and outcomes the Council would like the Town Manager to learn/achieve at future training.	
Organize Leadership Training	For specific positions, when an employee is being promoted to a supervisory position, we arrange for training to be completed.
Make security camera live feed accessible to the public by putting link on the Town website.	
Generate experience survey to capture feedback on events, programs, and town services	
Mayor to host annual meeting with all Board & Commissions	This was discussed between Amanda and Mayor. It was thought that we would host an FOIA Training for all Boards and Commissions and have refreshments.
Annual Forum for Residents apart from Town Council Meeting	

Encourage other Committees to send updates for Commission
Liaison Reports to Town Council

EAP Awareness

To increase EAP awareness, we send an email to all Town Employees monthly that includes EAP's monthly newsletter containing information regarding services and assistance for employees. We also add this information to the Employee Shared Drive so employees may access the information at any time.

Delegate It

Recommendation		Action Taken
Create a full-time HR position.	This can be explored at budget time.	
Let employees create and/or add to their own job descriptions with management and union support.		
Develop and establish a recorded cadence to update Town documents.		
Identify training opportunities for Elected or Appointed Town Officials.	When we receive trainings or are made aware of any, we will email to appropriate Boards and Commission members.	
Find interested volunteers to participate in Council, Boards, and Commissions	We have sent vacancies to RTC and DTC for vacancies on board and commissions.	



Asset Overview Report

By Asset Name

Cromwell Public Schools

Table of Contents

Region: ALL REGIONS

Campus: CROMWELL CT SCHOOL DISTRICT

Asset: Cromwell High School & Site-100	1
Asset: Edna C. Stevens Elementary School & Site-300	37
Asset: Woodside Intermediate School & Site-200	60



Asset Overview Report

By Asset Name

Region: ALL REGIONS

Asset: Cromwell High School & Site

Campus: CROMWELL CT SCHOOL DISTRICT

Asset Number: 100

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	29,996,723	FCI:	0.53
RI Cost:	30,909,904	RI:	0.55
Total Requirement Cost:	30,027,014	Size:	139,400 SF
Current Replacement Value:	56,087,170		

Address 1

34 Evergreen Road

Address 2

-

City

Cromwell

State/Province/Region

CT



Asset Overview Report

By Asset Name

Photo



A1030 - Structural Slab on Grade - Non-Industrial - 1979

Asset Description

ARCHITECTURE

The Cromwell High School is located at 34 Evergreen Road, Cromwell, CT 06416. The academic facility consists of 1 floor above ground without a basement level. The building was constructed in 1979 with a major renovation date registered in 2002. It is 139,400 square feet. The academic building includes classrooms, restrooms, offices, and mechanical and electrical rooms for medium/high education.

Per the 2018 International Building Code (IBC) Section 304 the building occupancy is classified as an Education Group E. Per IBC (2018), Section 603, the facility is a construction Type II-B, noncombustible, and protected.

Structure



Asset Overview Report

By Asset Name

The building foundation is cast in place with foundation walls and concrete slab. The building structure is a single-story steel structure with insulated metal panels, CMU block walls and a steel-framed roof.

Exterior

The exterior walls are CMU block walls and part of Insulated Metal Panels. Exterior doors are a combination of hollow metal swinging doors, aluminum storefront entrance doors, overhead rolling doors and stainless-steel entry doors. The exterior windows are aluminum framed units with double pane glazing. The roof covering is built-up roof with gravel.

Interior

The interior partitions are glazed CMU and GWB partitions. Interior doors are mostly wood swinging doors. The wall finish is paint on gypsum walls and ceramic wall tiles. Floor finishes are a combination of carpet tile, wood flooring, VCT, epoxy flooring and ceramic tiles. The ceiling finishes are either ACT, plaster, exposed painted structure, or metal/wood ceilings.

MECHANICAL PLUMBING

Domestic water is supplied to the building by a 3-inch municipal main, with backflow prevention and distribution by insulated copper piping. The main supply enters the building in Room 110. Sanitary waste is conveyed to underground municipal sewer via cast iron and PVC piping. Domestic hot water is provided by two 300 MBH gas-fired water heaters with 500-gallon storage tanks. Restrooms contain vitreous china water closets, vanity top lavatories, tiled shower stalls and shower rooms with multiple heads. Custodial closets (3) contain floor mounted utility sinks. Room 110 and the Greenhouse contain free-standing, plastic utility sinks. The kitchen contains multiple scullery sinks as well stainless-steel ones. The kitchen also has a grease interceptor for the sewer system. Kitchenette-type stainless steel sinks (7) are located in break areas and science rooms. Science/Lab rooms contain polypropylene sinks (19). Emergency Eyewash units (10) are located in science/lab areas. Drinking water is also provided by one wall mounted water cooler and three wall-mounted water cooler/bottle filler units.

HVAC

Mechanical Room 201 contains two gas-fired boilers for HVAC heating (3 MBH and 5 MBH), two 20 HP heating water (HW) pumps, two 10 HP HW return pumps, and a dual triplex air compressor system with refrigerated dryer for HVAC controls. The Mechanical Room above the auditorium stage contains seven AHUs that provide cooling (DX) and heat (HW) and three AHUs that provide heat (HW) only. A plate & frame heat exchanger is used for HW supply and return. The Penthouse Mechanical Room (700 wing, accessed via Room 801/802) contains two 5 HP HW pumps, two 2000 MBH gas-fired HW boilers, a 3 HP duplex air compressor with refrigerated dryer for HVAC controls, and two AHUs that provide cooling (DX) and heating (HW). The roof hosts multiple MUAs, AHUs, Air-Cooled Condensers and Exhaust Fans. Four mini-split style DX systems feed the electrical/telecom rooms and the Maintenance Office. The kitchen contains a walk-in cooler and freezer. The wood shop contains a paint booth and a sawdust collection system. Perimeter HW heat is provided to approximately half the building's square-footage. HVAC monitoring and controls system, hybrid, with moderate density and variety of DDC and pneumatic sensors and devices. Includes pneumatic and motor actuation of valves and dampers, with DDC oversight.

FIRE PROTECTION

The building is equipped with a wet fire sprinkler system serving the occupied levels of the facility. Handheld fire extinguishers mounted in cabinets and/or hooks are present throughout the building. The kitchen hoods and the woodshop paint booth contain fire suppression systems.

ELECTRICAL

The electrical service for the building includes two separate 480Y/277V underground feeds. A 2000Amp service enters Switchboard SWBD-MAIN located in Electrical Room 109B. A 1200Amp service



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enters the main switchboard in the High Voltage Room within High Voltage Room 110. This equipment serves the building via distribution switchboards, transformers, and branch panelboards throughout the structure.

Emergency Lighting and Power: An exterior 480V, 376Amp, 313kVA, 250.4kW standby diesel generator backs up critical HVAC, kitchen, fire alarm, and telephone equipment. The emergency lighting system includes self-contained battery pack lighting units. Numerous interior lighting fixtures have battery backup ballasts. Compact fluorescent type illuminated exit signs are installed throughout the building to indicate means of egress. Many are combined with dual battery pack lamps or backup batteries.

Lighting Systems: Interior lighting is provided by recessed, surface, and pendant-mounted LED fixtures in classrooms and fluorescent fixtures in corridors and offices. Exterior lighting includes surface, recessed, and sconce-mounted LED type fixtures at points of entrance and along the building perimeter.

Fire Alarm System: This building consists of an addressable fire alarm system with telephone capability. The main headend control panel and an adjacent repeater are in High Voltage Room 110. More repeaters are remotely located as well as pull stations, audio/visual strobe-horns, visual strobes, smoke detectors, and other initiation and notification devices.

Communication and Security: This building includes local area network (LAN), telephone, cable television, public address, and digital clock systems. Security is provided by CCTV, access control, and intrusion detection systems.

System Description

System Name	Description
A1010 - Standard Foundations-Foundation and Footings - No Basement - 1979	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1010 - Standard Foundations-Foundation and Footings - No Basement - 2002	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial - 1979	The substructure includes a non-industrial type structural slab on grade.
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial - 2002	The substructure includes a non-industrial type structural slab on grade.
B10 - Superstructure-Single-Story - Steel Framed Roof - 1979	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B10 - Superstructure-Single-Story - Steel Framed Roof - 2002	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B2010 - Exterior Walls-Exterior Closure - CMU Block Walls - Plain - 1979	Exterior wall enclosures include concrete masonry block (non-painted). See separate system for additional exterior paint finish.



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System Name	Description
B2010 - Exterior Walls-Exterior Closure - CMU Block Walls - Plain - 2002	Exterior wall enclosures include concrete masonry block (non-painted). See separate system for additional exterior paint finish.
B2010 - Exterior Walls-Exterior Closure - Insulated Metal Panels	Exterior wall enclosures include flush standing seam or insulated metal sandwich panels.
B2013 - Exterior Louvers, Screens, and Fencing -Metal Wall Louvers	Exterior louvers include pre-finished metal ventilation louvers with interior screen.
B2016 - Exterior Soffits-Plaster Soffit System	Exterior soffits include plaster soffit system, including painted three-coat plaster on lath and suspended channels.
B2020 - Exterior Windows-Aluminum Windows	Exterior windows include aluminum framed units with insulating glass.
B2030 - Exterior Doors-Automatic Openers - Single - Exterior	Exterior doors include automatic openers, commercial, electronic door opener, for single swing door, per opening, including motion sensor, 12V control box, motor, handicap actuator buttons and wiring.
B2030 - Exterior Doors-Exterior Doors - Pair - Aluminum Storefront	Exterior doors include pair of swinging glazed aluminum storefront-type doors and frame assembly. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).
B2030 - Exterior Doors-Exterior Doors - Pair - Hollow Metal	Exterior doors include pair of swinging hollow metal doors and frame assembly, painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).
B2030 - Exterior Doors-Exterior Doors - Single - Hollow Metal	Exterior doors include a swinging hollow metal door and frame assembly, painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).
B2030 - Exterior Doors-Overhead Rolling Doors - Electric Operation - Medium	Exterior doors include commercial duty metal overhead rolling doors with electric operation. Despite system age, years remaining are extended based on field observations
B2030 - Exterior Doors-Overhead Rolling Doors - Manual Operation	Exterior doors include commercial duty metal overhead rolling doors with manual operation. Despite system age, years remaining are extended based on field observations.
B3010 - Roof Coverings-Built-Up Roofing with Gravel	The roof coverings include a built-up roofing (BUR) system with gravel and deck insulation. Price also includes flashing and pitch pockets. Information was provided by client, mentioning that Tremco, which is their roof provider, inspected the roof in September of 2016. Despite system age, years remaining are extended based on field observation and client's information.
B3021 - Glazed Roof Openings-Skylights - Dome Types	Roof openings include curb mounted plastic dome skylights. Despite system age, years remaining are extended based on field observations.
C1010 - Partitions-CMU Block Partitions - Plain - 1979	Interior partitions include hollow core concrete masonry unit walls.
C1010 - Partitions-CMU Block Partitions - Plain	Interior partitions include hollow core concrete masonry unit walls.



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System Name	Description
- 2002	
C1020 - Interior Doors-Interior Doors - Aluminum Storefront	Interior doors include a commercial duty swinging aluminum and glass storefront door and frame. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Interior Doors - Hollow Metal	Interior doors include commercial duty swinging hollow metal doors and frame assembly; painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Interior Doors - Wood	Interior doors include commercial duty swinging wood doors and wood or metal frame; stained or painted. The assembly cost includes standard hardware (e.g. hinges, lockset, hardware, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Overhead Doors - Rolling Grille - Manual	Interior doors include commercial duty overhead rolling grille doors with manual operation.
C1030 - Fittings-Restroom Accessories	Restrooms are equipped with standard commercial duty restroom accessories (e.g. mirror, grab bars, paper towel dispenser and disposal, toilet paper holder, soap dispenser, etc.). Unit cost is the median cost per each based on the toilet fixture count.
C1031 - Fabricated Toilet Partitions-Toilet Partitions - Phenolic	Restrooms are equipped with commercial standard duty phenolic-core toilet compartment partitions.
C1033 - Storage Shelving and Lockers-Fixed Lockers - Metal	Interior fittings include painted fixed steel lockers. Priced per unit and cost is averaged for size and multi-tiered lockers.
C1035 - Identifying Devices-Fittings - Signage	The building signage includes typical wayfinding (e.g. room, directional, graphic symbol) adhesive back signs. Quantity based on door count plus 10% for additional signage; median cost per sign selected.
C2010 - Stair Construction-Interior Stairs - Concrete	The interior stairs include concrete stairs with approx. 12 risers per flight with landing. Railing included in cost estimate. Quantity per flight. This is for access to one of the mechanical rooms
C3010 - Wall Finishes-Painted Finish	Interior wall finishes include standard paint finish.
C3020 - Floor Finishes-Carpeting - Tile	Floor finishes include average range carpet tiles (typ. 18 x 18 or 24 x 24 modules) and base.
C3020 - Floor Finishes-Ceramic Floor Tile	Floor finishes include thin set decorative tile and base (i.e. ceramic, porcelain, glass).
C3020 - Floor Finishes-Epoxy Flooring	Floor finishes include medium duty epoxy flooring (or urethane flooring), with integral cove base.
C3020 - Floor Finishes-Quarry Tile	Floor finishes include mud-set quarry tile or similar and related base.
C3020 - Floor Finishes-Rubber Tile - Athletic	Floor finishes include areas of rubber tile. Despite system age, years remaining are extended based on field observation.
C3020 - Floor Finishes-VCT	Floor finishes include areas of 12 x 12 x 1/8-in. thick standard VCT flooring and related base. Despite system age, years remaining are extended based on field observations
C3020 - Floor Finishes-Wood Flooring -	Floor finishes include high quality maple strip flooring and finish.



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System Name	Description
Gymnasium	
C3030 - Ceiling Finishes-ACT System	Interior ceiling finishes include suspended ACT ceiling system set in T-bar grids.
C3030 - Ceiling Finishes-Painted Finish on Exposed Ceiling Structure	Interior ceiling finishes include paint finish applied to exposed steel, wood or concrete structure and underside of decking.
D2010 - Plumbing Fixtures-Emergency Eyewash	Plumbing fixtures include wall mounted emergency eyewash units.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter & Sink	The plumbing fixtures include kitchenettes/workspaces with base cabinets, countertops, and stainless-steel sink with trim. Based on estimated average cabinet and countertop length of 10 LF per sink. Located in break areas and science rooms.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter & Sink - Break Areas	The plumbing fixtures include kitchenettes with base cabinets, countertops, and stainless-steel sink with trim. Based on cabinet and countertop length of approximately 4 LF per sink. Located in break areas.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets and urinals, and vitreous china or molded lavatories, and a multi-person lavatory. Refer to line items for quantities.
D2010 - Plumbing Fixtures-Restroom Fixtures - Shower - Individual Prefab	Restroom fixtures include individual fiberglass shower stalls. Located in the Nurse's room and Women's Coach Restroom.
D2010 - Plumbing Fixtures-Restroom Fixtures - Shower - Individual Tiled Stall	Restroom fixtures include individual tiled shower stalls. Located in the Women's Locker Room.
D2010 - Plumbing Fixtures-Restroom Fixtures - Wall-Mount Shower Unit	Restroom fixtures include individual wall-mounted single-head shower units. Each individual wall-mounted shower unit consists of a dedicated mixing valve, concealed wall-mounted controls and shower head. Located in Women's Locker Room.
D2010 - Plumbing Fixtures-Restroom Fixtures - Wall-Mount Shower Unit - 3 Heads	Restroom fixtures include stainless steel wall-mounted multi-head shower units. Each unit is equipped with (3) individual temperature control valves with dedicated shower heads. Located in Men's Locker Room. Shower Room is being used for storage.
D2010 - Plumbing Fixtures-Sinks - Custodial/Utility	Plumbing fixtures include molded stone floor mounted custodial/utility sinks located in Janitor closets. Includes rough-in and faucet. Sinks exceed BOMA life expectancy. Years remaining based on assessor observations.
D2010 - Plumbing Fixtures-Sinks - Custodial/Utility - Plastic	The plumbing fixtures include plastic free-standing custodial/utility sinks located in Room 110 and the Greenhouse. Sinks exceed their BOMA life expectancy. Years remaining based on assessor observations. The Greenhouse sink is missing its front left leg.
D2010 - Plumbing Fixtures-Sinks - Laboratory - Polypropylene	Plumbing fixtures include molded polypropylene, chemical-resistant laboratory sinks. Located in Science/Lab Rooms.
D2010 - Plumbing Fixtures-Sinks - Scullery -	Plumbing fixtures include stainless steel commercial kitchen scullery type single-basin pot washing sinks in kitchen food prep areas.



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System Name	Description
Single Basin	
D2010 - Plumbing Fixtures-Sinks - Scullery - Triple Basin	Plumbing fixtures include stainless steel commercial kitchen scullery type triple-basin pot washing sinks in kitchen food prep areas.
D2010 - Plumbing Fixtures-Sinks - Stainless Steel	Plumbing fixtures include stainless steel sinks with faucets and trim. Sinks are typically installed in millwork or wall hung, typically located in classrooms, kitchenettes/breakrooms, health offices.
D2010 - Plumbing Fixtures-Water Coolers - Wall-Mounted	Plumbing fixtures include wall hung and recessed individual water coolers. See Line Items for type and quantity. System has exceeded BOMA life expectancy. Years remaining based on assessor observations.
D2010 - Plumbing Fixtures-Water Coolers - Wall-Mounted w/Bottle Filler	Plumbing fixtures include wall hung individual wall-mounted water coolers with integral bottle filler.
D2020 - Domestic Water Distribution-Domestic Water Distribution Piping	The building water distribution system includes single 3-inch main feed, water meter, and insulated copper distribution piping with rough ins. The main supply enters the building in Room 110. This System does not include a water heater.
D2020 - Domestic Water Distribution-Domestic Water Heater - Gas - 300 MBH	Domestic hot water is heated by a gas-fired, 300 MBH commercial-grade water heater with storage and recirculation pump. Located in the Mechanical Room above the stage. Water heater has exceeded its BOMA life expectancy. Years remaining are based on assessor observations.
D2020 - Domestic Water Distribution-Domestic Water Heater - Gas - 300 MBH - HW1	Domestic hot water is heated by a gas-fired, 300 MBH commercial-grade water heater with storage and recirculation pump. Located in Room 201. Water heater has exceeded its BOMA life expectancy. Years remaining are based on assessor observations.
D2020 - Domestic Water Distribution-Domestic Water Storage Tank - Galvanized Steel - 500 Gal	Domestic hot water is stored in a 500 gallon, insulated galvanized steel storage tank, with heating components, located in the Mechanical Room above the stage and Room 201. Domestic hot water is tempered by separate equipment.
D2020 - Domestic Water Distribution-Water Heater - Elec - Dishwasher	Kitchen dishwasher domestic rinse hot water is heated by a residential-grade, point-of-use electric water heater, with up to 4 gallons of storage capacity. Heater exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D2030 - Sanitary Waste-Grease Interceptor	The sanitary waste system includes a grease recovery device to remove grease from effluent.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D2040 - Rain Water Drainage-Roof Drainage - Gravity	Rainwater drainage includes interior cast iron piping, roof drains and 3-inch discharge piping by gravity flow to a municipal main.



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System Name	Description
D2090 - Other Plumbing Systems-Air Compressor - General Duty - Reciprocating - Simplex - 3 HP	General duty compressed air is provided by a 3 HP simplex reciprocating compressor and integral 80-gallon receiver. Installed in Woodshop. Compressor has exceeded its BOMA life expectancy. Years remaining based on assessor observations.
D2090 - Other Plumbing Systems-Natural Gas Distribution - 2" Service - Addition	Natural gas supply distribution system with a 2" service and meter. System installed as part of 2002 building addition. SF is an approximation of system square footage served.
D2090 - Other Plumbing Systems-Natural Gas Distribution - 2" Service - Original	Natural gas supply distribution system with a 2" service and meter. Original system. SF is an approximation based on estimated square-footage served. System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.
D3021 - Boilers-Boiler - HW - Gas (Condensing) - 2850 MBH	HVAC heating water is provided by a condensing gas-fired hydronic boiler with output capacity of approximately 2850 MBH with integral boiler controls. System includes boiler, boiler vent, boiler piping and fittings, and electrical connections. Installed in 2022.
D3021 - Boilers-Boiler - HW - Gas - 2000 MBH - B3 - B4	Heating water is provided by a gas-fired hydronic boiler with an output capacity of approximately 2000 MBH with integral boiler controls. System includes boiler, boiler vent, boiler piping and fittings, and electrical connections. Installed in the Penthouse Mechanical Room (700 Wing).
D3021 - Boilers-Boiler - HW - Gas - 5000 MBH	HVAC heating water is provided by a gas-fired hydronic boiler with an output capacity of approximately 5000MBH with integral boiler controls. System includes boiler, boiler vent, boiler piping and fittings, and electrical connections. Installed in Room 201.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 10 Tons - #14	HVAC systems include an air-cooled condensing unit with 10 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 25 Tons - #13	HVAC systems include an air-cooled condensing unit with 25 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 3.5 Tons	HVAC systems include an air-cooled condensing unit with 3.5 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 30 Tons - #16	HVAC systems include an air-cooled condensing unit with 30 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 4 Tons	HVAC systems include an air-cooled condensing unit with 4 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof.



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System Name	Description
	Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 40 Tons	HVAC systems include an air-cooled condensing unit with 40 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof.
	Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3030 - Cooling Generating Systems-Air-Cooled Condensing Unit - 7.5 Tons - #5	HVAC systems include an air-cooled condensing unit with 7.5 Tons of cooling capacity. This unit provides cooling for a remotely located heat load. Refrigerant piping is included with this System. Unit is installed on the roof.
	Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-1 - AHU-2	The HVAC system includes an indoor, variable volume air handling unit, with DX cooling, hot water heat, and airflow capacity of approximately 12500 CFM. Includes VFDs for supply and exhaust fans. Installed in the Penthouse Mechanical Room (700 Wing).
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-10	The HVAC system includes an indoor, constant volume air handling unit, with DX cooling, hot water heat, and airflow capacity of approximately 1300 CFM. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-11 - AHU-12	The HVAC system includes an indoor, constant volume air handling unit, with DX cooling, hot water heat, and airflow capacity of approximately 5000 CFM. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-13	The HVAC system includes an indoor, variable volume air handling unit, with DX cooling, hot water heat, and airflow capacity of approximately 6000 CFM. Supply Fan has a VFD. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-14	The HVAC system includes an indoor, constant volume air handling unit, with DX cooling, hot water heat, and airflow capacity of approximately 9000 CFM. Fed from Condenser #7. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-16	The HVAC system includes an indoor, constant volume air handling unit, with DX cooling, hot water heat, and airflow capacity of approximately 12000 CFM. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-3	The HVAC system includes an indoor, constant volume air handling unit, with hot water heat, and airflow capacity of approximately 9000 CFM. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Air Handling Unit - Indoor - AHU-6 - AHU-7	The HVAC system includes an indoor, variable volume air handling unit, with hot water heat, and airflow capacity of approximately 9000 CFM. Supply fans have VFDs. Installed in the Mechanical Room above the stage.
D3040 - Distribution Systems-Exhaust System - General Building and Restroom	The HVAC ventilation system includes roof-mounted exhaust fans with ducting.
D3040 - Distribution Systems-Fume Hood w/Exhaust System	Exhaust ventilation system with 4-foot-wide fume hood, dedicated exhaust ductwork, and exhaust fan. Located in Science/Lab Rooms.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system includes return air ductwork. Includes ductwork, dampers, insulation, and air terminal outlets (grilles and registers).



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System Name	Description
- Return	
D3040 - Distribution Systems-HVAC Ductwork - Supply	The HVAC system includes an average density supply air distribution ductwork system. Includes ductwork, dampers, insulation, and air terminal outlets (grilles, registers and diffusers).
D3040 - Distribution Systems-HVAC Pump - Hot Water - Base-Mounted - 20 HP	Hot water circulation is provided by a 20 HP base-mounted centrifugal pump, with approximately 500 GPM capacity. Pump is installed in Room 201. Variable frequency drive is included.
D3040 - Distribution Systems-HVAC Pump - Hot Water - Base-Mounted - 5 HP	Hot water circulation is provided by a 5 HP base-mounted centrifugal pump, with approximately 200 GPM capacity. Pump is installed in the Penthouse Mech Room (700 Wing). Variable frequency drive is included.
D3040 - Distribution Systems-HVAC Pump - Hot Water - In-Line - 10 HP - HW Return	Hot water return circulation is provided by a 10 HP in-line centrifugal pump. Pump is installed in Room 201.
D3040 - Distribution Systems-HVAC Pump - Hot Water - In-Line - 5 HP - HW Return	Boiler return hot water circulation is provided by a 5 HP in-line centrifugal pump, with approximately 200 GPM capacity. Pump is installed in the Penthouse Mechanical Room (700 Wing).
D3040 - Distribution Systems-Heat Exchanger - Plate & Frame - HW-to-HW	Liquid-to-liquid, plate and frame heat exchanger with an estimated flow of 200 GPM. Installed in the Mechanical Room above the stage. Connected piping systems include Heating hot water supply and return.
D3040 - Distribution Systems-Make-Up Air Unit - Indoor - Hot Water - Room 804C	Make-up air is provided by a make-up air with hot water heat. Installed in the Room 804C ceiling. Unit has exceeded its BOMA life expectancy. Hours remaining based on assessor observations.
D3040 - Distribution Systems-Make-Up Air Unit - Outdoor - Gas-Fired - 700 MBH - T3 -#2	Make-up air is provided by a gas-fired make-up air unit with 700 MBH input capacity installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3040 - Distribution Systems-Make-Up Air Unit - Outdoor - Gas-Fired - 800 MBH - T1 - T2	Make-up air is provided by a gas-fired make-up air unit with 700 MBH input capacity installed on the roof. Door latch inoperative. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3040 - Distribution Systems-Make-Up Air Unit - Outdoor - Hot Water - Boiler Room	Make-up air is provided to the boiler room by a make-up air unit with a hot water coil. Installed in the Boiler Room (Room 201) ceiling.
D3040 - Distribution Systems-Paint Hood w/Exhaust System	Woodshop Paint Hood with dedicated exhaust ductwork, and exhaust fan. Hood features a fire suppression system (separate system).
D3040 - Distribution Systems-Perimeter Heat System - Finned-Tube - Hydronic	Comfort heating systems include perimeter hot water, finned-tube heating elements, metal covers, branch piping, valves, and mounting hardware. SF is an approximation of the square footage served by this system.



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System Name	Description
D3040 - Distribution Systems-Piping Distribution w/Pumps - 2-Pipe - Hot Water	HVAC heating hot water is distributed through a two-pipe hydronic distribution system with hot water supply and return piping, valves, fittings, insulation, and pumps.
D3050 - Terminal and Package Units-Cabinet Unit Heaters - Electric	Main Office heating is provided by an electric wall mounted cabinet unit heater.
D3050 - Terminal and Package Units-Cabinet Unit Heaters - Hot Water	Vestibule and some rooms' heating is provided by forced hot water cabinet unit heaters.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - 10 Ton - #3 - #4 - #5	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 10 Tons of cooling capacity. Unit includes integral supply fan, cooling coil, refrigerant compressors, and condenser coil and fan. Unit is installed on the roof. Units have exceeded their BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - 13 Ton - #2	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 13 Tons of cooling capacity. Unit includes integral supply fan, cooling coil, refrigerant compressors, and condenser coil and fan. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - 25 Ton - #9	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 25 Tons of cooling capacity. Unit includes integral supply fan, cooling coil, refrigerant compressors, and condenser coil and fan. Unit is installed on the roof.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - Gas Heat - 15 Ton	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 15 Tons of cooling capacity and gas heat. Unit includes integral supply fan, cooling coil, refrigerant compressors, condenser coil and fan, and heating section. Unit is installed on the roof.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - Hot Water - 10 Ton - #7	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 10 Tons of cooling capacity and hot water heat. Unit includes integral supply fan, cooling coil, refrigerant compressors, condenser coil and fan, and heating section. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - Hot Water - 13 Ton - #8 - #10	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 13 Tons of cooling capacity and hot water heat. Unit includes integral supply fan, cooling coil, refrigerant compressors, condenser coil and fan, and heating section. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - Hot Water - 16 Ton - #6	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 16 Tons of cooling capacity and hot water heat. Unit includes integral supply fan, cooling coil, refrigerant compressors, condenser coil and fan, and heating section. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Packaged	Variable volume industrial packaged rooftop air conditioning unit with 30 Tons of cooling capacity and an estimated 12,000 CFM. The unit includes weatherproof



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System Name	Description
Rooftop Unit - Hot Water - 30 Ton	casing, supply and return fans, access and mixing sections, pre and final filters, outdoor intake and relief louvers, hot water heat, DX cooling coil, and a complete, close-coupled air-cooled condensing unit section. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Packaged Rooftop Unit - Hot Water - 8 Ton - #13	The HVAC system includes a constant volume packaged rooftop air conditioning unit with 8 Tons of cooling capacity and hot water heat. Unit includes integral supply fan, cooling coil, refrigerant compressors, condenser coil and fan, and heating section. Unit is installed on the roof. Unit exceeds its BOMA life expectancy. Years remaining based on assessor observations.
D3050 - Terminal and Package Units-Space Heaters - Hot Water	Heating is provided by forced hot water suspended propeller unit heaters.
D3050 - Terminal and Package Units-Split System AC - 1 Ton	Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located on the roof.
D3050 - Terminal and Package Units-Split System AC - 2 Ton	Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located at grade. Serves room 302.
D3050 - Terminal and Package Units-Split System AC - 3 Ton	Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located on the roof. Serves Room 302.
D3050 - Terminal and Package Units-Split System AC - 3/4 Ton - Room 111	Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located at grade. Serves Room 111.
D3060 - Controls and Instrumentation-DDC/ Pneumatic Controls - Hybrid	HVAC monitoring and controls system, hybrid, with moderate density and variety of DDC and pneumatic sensors and devices. Includes pneumatic and motor actuation of valves and dampers, with DDC oversight. Air compressor(s) covered under separate System.
D3068 - Building Automation Systems-Air Compressor - HVAC Controls - Reciprocating - 3 HP	Compressed air for the pneumatic controls system is provided by a dual Triplex 3 HP reciprocating compressor with integral 80-gallon receiver. Includes refrigerated air dryer. Installed in Room 201.
D3068 - Building Automation Systems-Air Compressor - HVAC Controls - Reciprocating - Duplex 3 HP	Compressed air for the pneumatic controls system is provided by a Duplex 3 HP reciprocating compressor with integral 80-gallon receiver. Includes refrigerated air dryer. Installed in the Penthouse Mechanical Room.
D3093 - Dust and Fume Collectors-Saw Dust Collection System	Dust from woodworking equipment is collected by a central dust collection system with exhaust fan, ductwork, and terminations at woodworking equipment. Installed in the Woodshop area. System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.
D4010 - Sprinklers-Sprinkler System - Wet -	The fire protection systems include an ordinary hazard, wet fire sprinkler system. This System includes double check valve assembly backflow protection and standpipes.



Asset Overview Report

By Asset Name

System Name	Description
Addition	The 4-inch main enters the building in Room 811 and has two risers. SF is an estimate of the building's addition in 2002.
D4010 - Sprinklers-Sprinkler System - Wet - Original	<p>The fire protection systems include an ordinary hazard, wet fire sprinkler system. This System includes a standpipe. The 3-inch main enters the building in Room 201 and has one riser. System appears to be original to the building. SF is based on the estimated square footage of the original building. FDC connection on the south side of the building.</p> <p>System exceeds its BOMA life expectancy. Years remaining based on assessor observations.</p>
D4030 - Fire Protection Specialties-Fire Extinguishers - Dry Chem w/Cabinet	Handheld dry chemical fire extinguishers are located throughout the building. Includes cabinets or hooks.
D4095 - Hood and Duct Fire Protection-Fire Suppression System - Commercial Kitchen Hood	<p>System includes a chemical fire suppression system for a commercial kitchen exhaust hood. Fire suppression includes fusible links, manual pull stations, suppression agent tanks, nozzles, and control panels. Hood not included in this System.</p> <p>System exceeds BOMA life expectancy. Years remaining based on assessor observations.</p>
D4095 - Hood and Duct Fire Protection-Fire Suppression System - Paint Booth	<p>System includes a chemical fire suppression system for a paint booth hood. Fire suppression includes fusible links, manual pull station, 3-gallon suppression agent tanks, nozzles, and control panels. Hood not included in this System.</p> <p>System exceeds BOMA Life Expectancy. Years remaining based on assessor observations.</p>
D5011 - High Tension Service and Dist.-Service Feeder - 1200A 480V 3 phase - Underground	The electrical service includes an underground service feeder rated at 1200A, 480V, 3-phase terminating at the main service disconnecting switch in the High Voltage Room within High Voltage Room 110. The conductor includes conduit and wire, grounding, and excavation and backfill for underground services.
D5011 - High Tension Service and Dist.-Service Feeder - 2000A 480V 3 phase - Underground	The electrical service includes an underground service feeder rated at 2000A, 480V, 3-phase terminating at the Switchboard SWBD-MAIN service disconnecting switch in Electrical Room 109B. The conductor includes conduit and wire, grounding, and excavation and backfill for underground services.
D5012 - Low Tension Service and Dist.-Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V - Newer	480Y/277V, 3 phase, 4-wire panelboards rated at 100A, 200A, and 400A capacities with main lugs are used to distribute branch circuit power within the building. Transformers are used to step down for lower voltage loads. Panelboards and transformers are located in designated electrical rooms. The system includes panelboards with branch circuit breakers, transformers, feeder conduit, and wire.
D5012 - Low Tension Service and Dist.-Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V - Older	480Y/277V, 3 phase, 4-wire panelboards rated at 100A, 200A, and 400A capacities with main lugs are used to distribute branch circuit power within the building. Transformers are used to step down for lower voltage loads. Panelboards and transformers are located in designated electrical rooms. Overhead bus duct is in some classrooms. The system includes panelboards with branch circuit breakers, transformers, feeder conduit, and wire.
D5012 - Low Tension Service and Dist.-Main Distribution Switchboard - 1200A 480/277V	The building includes a 1200A, 480/277V, 3-phase distribution switchboard located in the High Voltage Room within High Voltage Room 110. Outputs include branch panels. The system includes a main pressure disconnect switch with ground fault capability, instrumentation, distribution feeder circuit breakers, and switchboard sections.
D5012 - Low Tension Service and Dist.-Main	The building includes 2000A, 480/277V, 3-phase distribution Switchboard SWBD-MAIN located in Electrical Room 109B. Outputs include a distribution switchboard,



Asset Overview Report

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System Name	Description
Distribution Switchboard - 2000A 480/277V	branch panels, and an automatic transfer switch. The system includes a main disconnecting means pressure switch with ground fault capability, instrumentation, distribution feeder circuit breakers, and switchboard sections.
D5012 - Low Tension Service and Dist.-Motor Control Center - 600A - 5-Section	The electrical distribution system for this building includes a 5-section motor control center rated at 600A, 480V, 3-phase. The system includes incoming feeders, 72-inch high MCC structures, variously sized motor starters that serve HVAC equipment, and optional control and indication equipment. It is located in a mechanical room upstairs from Room 807S.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices - Newer	Branch circuit wiring for this building includes interior and exterior devices and outlets that serve lighting, miscellaneous power, and utilization equipment. The wiring includes the circuit conductors and raceways.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices - Older	Branch circuit wiring for this building includes interior devices and outlets that serve lighting, miscellaneous power, and utilization equipment. The wiring includes the circuit conductors and raceways.
D5022 - Lighting Equipment-Lighting Control - Interior	The facility utilizes a building-wide lighting control system that includes manual switches, occupancy sensors, conduit, and wiring.
D5022 - Lighting Equipment-Lighting Fixtures - Exterior - LED	Exterior lighting is provided by a combination of LED lamped wallpack, tubular, emergency battery pack, and recessed canopy downlight fixtures. The system includes fixtures, lamps, conduit, wire, and time clock, photocell, and other methods of control.
D5022 - Lighting Equipment-Lighting Fixtures - Interior - Fluorescent	The facility partially utilizes fluorescent lamped fixtures in 2X2, acrylic, and industrial fixture types with recessed and surface mountings. The system includes fixtures, lamps, conduit, and wire. Controls are included in a separate system.
D5022 - Lighting Equipment-Lighting Fixtures - Interior - LED	The facility partially utilizes LED fixtures in 2X4, 2X2, 1X4, troffer, and parabolic fixture types with recessed, surface, and suspended mountings. The system includes fixtures, lamps, conduit, and wire. Controls are included in a separate system.
D5031 - Public Address and Music Systems-Public Address System	The building includes a public address system for facility-wide announcements, music, or other acoustical sound source broadcasts. The system includes a headend control cabinet located in Room 302 within the Library Media Center, ceiling and wall-mounted loudspeakers, conduit, and wiring.
D5033 - Telephone Systems-Telephone System	The building includes telecommunication infrastructure emanating from the point of provider demarcation in the High Voltage Room within High Voltage Room 110 to end user access points. The system includes telephone outlet devices, copper wiring to device locations, and wiring support hardware.
D5034 - Call Systems-Nurse Call System	The school utilizes a nurse call system in restrooms for emergency health issues. The system includes central nurse station master control, restroom duty station pull strings, corridor dome lights, conduit, and wiring.
D5035 - Television Systems-Cable Television CATV System	The facility includes a closed-circuit cable television system for broadcasting corporate, educational, administrative, and general informational video material. The system utilizes headend equipment located in the High Voltage Room within High Voltage Room 110, video distribution equipment, an antenna and its cables, conduits, and coaxial cables and wall outlets.
D5036 - Clock and Program Systems-Clock System	The building utilizes a centralized automatic clock system for accurate timekeeping throughout the facility. The system includes a headend control panel located in Room 302 within the Library Media Center and another located in Data Room 711, digital clocks, hardware, conduit, and wiring.
D5037 - Fire Alarm Systems-Fire Alarm System - Head End Control Equipment - Addressable	The building is equipped with an addressable fire alarm system that includes a headend control panel located in High Voltage Room 110. This system includes the panel with all internal and necessary components and the enclosure to monitor, control, and power fire alarm initiating and alarm notification devices.



Asset Overview Report

By Asset Name

System Name	Description
D5037 - Fire Alarm Systems-Fire Alarm System - Initiating & Alarm Devices - Addressable	The building is equipped with an addressable fire alarm system that includes the headend control panel located in High Voltage Room 110, repeaters, pull stations and smoke detectors as initiating devices, and audio/visual and visual only alarm devices. This system only includes the initiating and alarm devices stated above and the mounting boxes.
D5037 - Fire Alarm Systems-Fire Alarm System - Raceway and Wiring	The building is equipped with an addressable fire alarm system that includes the headend control panel located in High Voltage Room 110, repeaters, pull stations and smoke detectors as initiating devices, and audio/visual and visual only alarm devices. This system only includes raceways, cabling, all required boxes, and fittings with covers.
D5038 - Security and Detection Systems- Security System - Access Control System	The building utilizes an access control security system using credentials that include video push-to-call intercom speaker stations, proximity badge readers, manual push-button door controllers, touchless wave to open switches, infrared request-to-exit motion sensors, electric door release hardware, conduit, and wire.
D5038 - Security and Detection Systems- Security System - CCTV	The building includes a CCTV video camera system that monitors both exterior and interior designated areas for comprehensive security, screening, and alerts. The system includes dome and enclosed stationary camera types, conduit, and wiring.
D5038 - Security and Detection Systems- Security System - Intrusion Alarm	The building utilizes a standard security intrusion alarm system that includes control panels located in Room 302 within the Library Media Center and in Data Room 711, wall-mounted infrared motion sensors, keypad compact annunciators, balanced magnetic door alarms, installation hardware, conduit, and wiring.
D5039 - Local Area Networks-LAN & VoIP System	The system consists of LAN and VoIP infrastructure emanating from the point of provider demarcation located in Room 302 within the Library Media Center to the end user access points. More patch panel hub racks are at remote locations. The system also includes ethernet and fiber optic cable with support hardware, exterior and interior wifi routers, RJ45 jack outlet devices, and electrical power distribution.
D5092 - Emergency Light and Power Systems- Emergency Battery Pack Light Units	The emergency lighting system includes self-contained battery pack light units with integral charging capability and LED lamped light heads.
D5092 - Emergency Light and Power Systems- Emergency Electrical Distribution - ATS - 400A 480V 3-phase	The emergency electrical distribution automatic transfer switch (ATS) rated at 400A, 480V, 3-phase automatically switches between a Normal and an Alternate source during a loss of power from the electrical utility company. It is located in High Voltage Room 110 and connects to an adjacent distribution switchboard. The system includes the ATS, feeder cables, and conduit.
D5092 - Emergency Light and Power Systems- Emergency Generator - 250kW - Diesel - Exterior	The building emergency power system includes an exterior diesel-fueled standby generator rated at 313kVA/250.4kW, 480V, 3-phase and located outside of Room 201. The system includes the generator, a battery charger, a silencer/muffler, a belly tank, an enclosure, and a feeder connection to a 400-amp automatic transfer switch in High Voltage Room 110.
D5092 - Emergency Light and Power Systems- Exit Signs - LED	The emergency lighting system includes the installation of single and double-sided LED lamped exit signs with battery backup. Some units are combined with dual battery pack lamps. Associated branch wiring is listed under separate systems.
E10 - Equipment-Refrigerated Storage - Commercial Kitchen Walk-In Cooler	System includes refrigerated storage rooms, with insulated sandwich panel walls and ceilings, flooring, doors, lighting, and refrigeration system. Located in the Kitchen.
E10 - Equipment-Refrigerated Storage - Commercial Kitchen Walk-In Freezer	System includes refrigerated storage rooms, with insulated sandwich panel walls and ceilings, flooring, doors, lighting, and refrigeration system. Located in the Kitchen.
E1020 - Institutional Equipment-Athletic	Athletic equipment includes high quality wall mounted swing-up type basketball backstop units with electric operation.



Asset Overview Report

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System Name	Description
Equipment - Basketball Backstops - Ceiling Mounted - Electric Operation	
E1090 - Other Equipment-Fixed Ladders - Exterior	Equipment access ladders include fixed metal ladder at the exterior of the building.
E1090 - Other Equipment-Fixed Ladders w/ Cage - Exterior	Equipment access ladders include fixed metal ladder with safety cage installed at the exterior of the building.
E2012 - Fixed Casework-Fixed Casework - Solid Wood Countertops	Fixed casework includes wood cabinets and solid wood countertops, without appliances. Located in classrooms, offices and labs. Despite system age, years remaining are extended based on field observations
E2015 - Fixed Multiple Seating-Auditorium Seating	Fixed furnishings include upholstered auditorium theater style seating.
E2015 - Fixed Multiple Seating-Bleachers - Telescoping - Electric Operation	Equipment and furnishings include telescoping bleachers in the gymnasium with electric operation. Cost per number of seats.
G2015 - Painted Lines-Painted Lines and Markings - Cost by Parking Space	The parking lot includes typical painted lines and markings for lane stripping, HC symbols and/or letters. Cost per total number of parking spaces. Despite system age, years remaining are extended based on field observations.
G2020 - Parking Lots-Parking Lot - Pavement - Asphalt	The parking lot surface typically includes asphalt paving of aggregate base, binder course and wearing course.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Pedestrian pavement includes cast-in-place concrete, broom finish with base course.
G2045 - Site Furnishings-Backstops - Baseball	Site furnishings include baseball backstops constructed of galvanized steel posts and mesh.
G2045 - Site Furnishings-Bike Racks - Loop Style - Short	Site furnishings include short or single tubular steel loop bike racks in various sizes, types and lengths.
G2047 - Playing Fields-Tennis Court - Concrete	Site development includes tennis court of reinforced concrete (with no final layer) with paint finish, paint markings and posts for net. Cost per number of courts. See separate systems for court fencing or court lighting (if any). Out of services because of the poor condition of the concrete floor.
G2047 - Playing Fields-Track and Field - Asphalt	Site includes asphalt surface running track (average 6-8 lanes) and field area, including base and top coats. Despite system age, years remaining are extended based on field observations
G4022 - Poles-Site Lighting - Pole - Aluminum - 20 ft	Site lighting around the parking lots, roadways, and building exterior includes aluminum light poles that are each 20 feet in height. Each pole has two light fixtures on bracket arms. The system includes poles, concrete bases, light fixtures, support brackets, and circuitry.



Asset Overview Report

By Asset Name

Asset Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1010 - Standard Foundations	Foundation and Footings - No Basement - 2002	100	5	2002	2102	3,227	64,544
A1010 - Standard Foundations	Foundation and Footings - No Basement - 1979	100	5	1979	2079	22,314	446,274
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial - 2002	100	5	2002	2102	22,745	454,905
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial - 1979	100	5	1979	2079	73,336	1,466,724
B10 - Superstructure	Single-Story - Steel Framed Roof - 2002	100	5	2002	2102	43,412	868,230
B10 - Superstructure	Single-Story - Steel Framed Roof - 1979	100	5	1979	2079	139,969	2,799,384
B2010 - Exterior Walls	Exterior Closure - Insulated Metal Panels	75	25	2002	2077	32,790	131,159
B2010 - Exterior Walls	Exterior Closure - CMU Block Walls - Plain - 1979	75	25	1979	2054	110,498	441,992
B2010 - Exterior Walls	Exterior Closure - CMU Block Walls - Plain - 2002	75	25	2002	2077	15,983	63,931
B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers	60	125	1979	2039	162,090	129,672
B2016 - Exterior Soffits	Plaster Soffit System	50	125	1979	2029	28,074	22,460
B2020 - Exterior Windows	Aluminum Windows	40	125	2002	2042	394,605	315,684
B2030 - Exterior Doors	Exterior Doors - Single - Hollow Metal	30	125	2002	2032	26,508	21,206
B2030 - Exterior Doors	Overhead Rolling Doors - Manual Operation	30	125	1979	2028	8,753	7,002



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation - Medium	30	125	1979	2028	16,805	13,444
B2030 - Exterior Doors	Exterior Doors - Pair - Aluminum Storefront	30	125	2002	2032	116,486	93,189
B2030 - Exterior Doors	Automatic Openers - Single - Exterior	30	125	2002	2032	65,361	52,289
B2030 - Exterior Doors	Exterior Doors - Pair - Hollow Metal	30	125	2002	2032	64,098	51,279
B3010 - Roof Coverings	Built-Up Roofing with Gravel	20	125	2002	2026	5,763,201	4,610,561
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	125	1979	2028	27,360	21,888
C1010 - Partitions	CMU Block Partitions - Plain - 1979	75	25	1979	2054	814,359	3,257,436
C1010 - Partitions	CMU Block Partitions - Plain - 2002	75	25	2002	2077	252,574	1,010,295
C1020 - Interior Doors	Interior Doors - Aluminum Storefront	50	125	2002	2052	27,702	22,161
C1020 - Interior Doors	Interior Doors - Hollow Metal	50	125	2002	2052	434,882	347,905
C1020 - Interior Doors	Overhead Doors - Rolling Grille - Manual	30	125	2002	2032	36,358	29,087
C1020 - Interior Doors	Interior Doors - Wood	50	125	2002	2052	333,816	267,052
C1030 - Fittings	Restroom Accessories	25	125	2002	2027	90,457	72,365
C1031 - Fabricated Toilet Partitions	Toilet Partitions - Phenolic	40	125	2002	2042	125,001	100,001
C1033 - Storage Shelving and Lockers	Fixed Lockers - Metal	40	125	2002	2042	624,158	499,326
C1035 - Identifying Devices	Fittings - Signage	30	125	2002	2032	31,015	24,812
C2010 - Stair Construction	Interior Stairs - Concrete	100	25	2002	2102	3,415	13,659
C3010 - Wall Finishes	Painted Finish	15	125	2020	2035	1,162,073	929,659
C3020 - Floor Finishes	VCT	20	125	2002	2027	715,078	572,062
C3020 - Floor Finishes	Rubber Tile - Athletic	15	125	2002	2027	83,930	67,144



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Carpeting - Tile	10	125	2002	2027	252,387	201,910
C3020 - Floor Finishes	Epoxy Flooring	20	125	2018	2038	89,036	71,229
C3020 - Floor Finishes	Ceramic Floor Tile	30	125	2002	2032	174,025	139,220
C3020 - Floor Finishes	Quarry Tile	50	125	2002	2052	367,801	294,241
C3020 - Floor Finishes	Wood Flooring - Gymnasium	25	125	2002	2027	616,850	493,480
C3030 - Ceiling Finishes	ACT System	25	125	2002	2027	1,917,580	1,534,064
C3030 - Ceiling Finishes	Painted Finish on Exposed Ceiling Structure	30	125	2002	2032	133,231	106,585
D2010 - Plumbing Fixtures	Emergency Eyewash	30	125	2002	2032	63,483	50,786
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter & Sink	30	125	2002	2032	53,129	42,503
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter & Sink - Break Areas	30	125	2002	2032	21,617	17,293
D2010 - Plumbing Fixtures	Restroom Fixtures - Shower - Individual Prefab	30	125	2002	2032	9,449	7,559
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility	30	125	1979	2028	33,441	26,752
D2010 - Plumbing Fixtures	Sinks - Scullery - Single Basin	30	125	2002	2032	25,729	20,583
D2010 - Plumbing Fixtures	Sinks - Scullery - Triple Basin	30	125	2002	2032	12,654	10,123
D2010 - Plumbing Fixtures	Sinks - Stainless Steel	30	125	2002	2032	10,069	8,055
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	125	2002	2028	67,770	54,216
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted w/Bottle Filler	20	125	2020	2040	28,080	22,464
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility - Plastic	30	125	1979	2028	7,698	6,158
D2010 - Plumbing Fixtures	Sinks - Laboratory - Polypropylene	30	125	2002	2032	83,214	66,571



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	2002	2032	609,371	487,497
D2010 - Plumbing Fixtures	Restroom Fixtures - Shower - Individual Tiled Stall	30	125	2002	2032	50,314	40,251
D2010 - Plumbing Fixtures	Restroom Fixtures - Wall-Mount Shower Unit	30	125	2002	2032	17,077	13,662
D2010 - Plumbing Fixtures	Restroom Fixtures - Wall-Mount Shower Unit - 3 Heads	30	125	2002	2032	21,439	17,152
D2020 - Domestic Water Distribution	Domestic Water Heater - Gas - 300 MBH - HW1	15	125	2002	2026	39,278	31,423
D2020 - Domestic Water Distribution	Domestic Water Distribution Piping	30	125	1979	2028	885,118	708,094
D2020 - Domestic Water Distribution	Domestic Water Storage Tank - Galvanized Steel - 500 Gal	20	125	2002	2028	43,429	34,743
D2020 - Domestic Water Distribution	Domestic Water Heater - Gas - 300 MBH	15	125	2002	2026	39,278	31,423
D2020 - Domestic Water Distribution	Water Heater - Elec - Dishwasher	10	125	2018	2028	2,339	1,872
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1979	2029	894,199	715,359
D2030 - Sanitary Waste	Grease Interceptor	30	125	2002	2032	61,534	49,227
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	125	2002	2052	720,064	576,051
D2090 - Other Plumbing Systems	Natural Gas Distribution - 2" Service - Original	40	125	1979	2028	78,262	62,610
D2090 - Other Plumbing Systems	Air Compressor - General Duty - Reciprocating - Simplex - 3 HP	20	125	2002	2026	10,020	8,016
D2090 - Other Plumbing Systems	Natural Gas Distribution - 2" Service - Addition	40	125	2002	2042	104,350	83,480
D3021 - Boilers	Boiler - HW - Gas (Condensing) - 2850 MBH	15	125	2022	2037	197,495	157,996



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3021 - Boilers	Boiler - HW - Gas - 5000 MBH	30	125	2008	2038	325,172	260,138
D3021 - Boilers	Boiler - HW - Gas - 2000 MBH - B3 - B4	30	125	2002	2032	317,764	254,211
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 7.5 Tons - #5	15	125	2002	2026	15,498	12,399
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 30 Tons - #16	15	125	2002	2027	53,918	43,134
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 40 Tons	15	125	2002	2027	126,168	100,934
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 4 Tons	15	125	2002	2027	9,864	7,891
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 25 Tons - #13	15	125	2002	2027	43,764	35,011
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 10 Tons - #14	15	125	2002	2026	15,970	12,776
D3030 - Cooling Generating Systems	Air-Cooled Condensing Unit - 3.5 Tons	15	125	2002	2027	8,890	7,112
D3040 - Distribution Systems	HVAC Pump - Hot Water - In-Line - 5 HP - HW Return	25	125	2002	2027	19,458	15,567
D3040 - Distribution Systems	Heat Exchanger - Plate & Frame - HW-to-HW	25	125	2002	2027	156,576	125,261
D3040 - Distribution Systems	Paint Hood w/Exhaust System	25	125	2002	2027	125,102	100,082
D3040 - Distribution Systems	Make-Up Air Unit - Outdoor - Hot Water - Boiler Room	20	125	2022	2042	41,447	33,157
D3040 - Distribution Systems	HVAC Ductwork - Return	40	125	2002	2042	899,544	719,635
D3040 - Distribution Systems	HVAC Ductwork - Supply	40	125	2002	2042	1,499,240	1,199,392
D3040 - Distribution Systems	Make-Up Air Unit - Indoor - Hot Water - Room 804C	20	125	2002	2028	41,447	33,157
D3040 - Distribution Systems	Perimeter Heat System - Finned-Tube - Hydronic	25	125	2002	2027	1,619,174	1,295,339
D3040 - Distribution Systems	Exhaust System - General Building and Restroom	25	125	2002	2027	533,252	426,601



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By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3040 - Distribution Systems	Piping Distribution w/Pumps - 2-Pipe - Hot Water	30	125	2002	2032	2,415,541	1,932,433
D3040 - Distribution Systems	HVAC Pump - Hot Water - Base-Mounted - 20 HP	25	125	2002	2027	80,866	64,693
D3040 - Distribution Systems	HVAC Pump - Hot Water - Base-Mounted - 5 HP	25	125	2002	2027	21,461	17,169
D3040 - Distribution Systems	Fume Hood w/Exhaust System	25	125	2002	2027	375,307	300,245
D3040 - Distribution Systems	HVAC Pump - Hot Water - In-Line - 10 HP - HW Return	25	125	2022	2047	38,917	31,134
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-10	30	125	2002	2032	22,484	17,987
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-11 - AHU-12	30	125	2002	2032	172,951	138,361
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-14	30	125	2002	2032	110,513	88,410
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-1 - AHU-2	30	125	2002	2032	394,200	315,360
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-13	30	125	2002	2032	104,250	83,400
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-6 - AHU-7	30	125	2002	2032	312,134	249,707
D3040 - Distribution Systems	Make-Up Air Unit - Outdoor - Gas-Fired - 700 MBH - T3 - #2	20	125	2002	2026	108,097	86,478
D3040 - Distribution Systems	Make-Up Air Unit - Outdoor - Gas-Fired - 800 MBH - T1 - T2	20	125	2002	2026	127,779	102,223
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-3	30	125	2002	2032	110,513	88,410
D3040 - Distribution Systems	Air Handling Unit - Indoor - AHU-16	30	125	2002	2032	160,640	128,512
D3050 - Terminal and Package Units	Split System AC - 1 Ton	15	125	2019	2034	6,012	4,810



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By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3050 - Terminal and Package Units	Cabinet Unit Heaters - Hot Water	25	112	2002	2027	41,599	37,142
D3050 - Terminal and Package Units	Split System AC - 2 Ton	15	125	2011	2026	8,589	6,871
D3050 - Terminal and Package Units	Split System AC - 3 Ton	15	125	2016	2031	11,036	8,829
D3050 - Terminal and Package Units	Split System AC - 3/4 Ton - Room 111	15	125	2019	2034	6,659	5,328
D3050 - Terminal and Package Units	Space Heaters - Hot Water	25	112	2002	2027	46,325	41,362
D3050 - Terminal and Package Units	Cabinet Unit Heaters - Electric	15	112	2018	2033	840	750
D3050 - Terminal and Package Units	Packaged Rooftop Unit - Hot Water - 16 Ton - #6	15	125	2002	2026	43,469	34,775
D3050 - Terminal and Package Units	Packaged Rooftop Unit - Hot Water - 13 Ton - #8 - #10	15	125	2002	2026	57,232	45,786
D3050 - Terminal and Package Units	Packaged Rooftop Unit - Hot Water - 30 Ton	20	125	2002	2026	247,457	197,965
D3050 - Terminal and Package Units	Packaged Rooftop Unit - Gas Heat - 15 Ton	15	125	2021	2036	40,816	32,653
D3050 - Terminal and Package Units	Packaged Rooftop Unit - 25 Ton - #9	15	125	2002	2026	60,051	48,040
D3050 - Terminal and Package Units	Packaged Rooftop Unit - 13 Ton - #2	15	125	2002	2026	31,226	24,981
D3050 - Terminal and Package Units	Packaged Rooftop Unit - Hot Water - 8 Ton - #13	15	125	2002	2026	22,449	17,959
D3050 - Terminal and Package Units	Packaged Rooftop Unit - Hot Water - 10 Ton - #7	15	125	2002	2025	24,643	19,714
D3050 - Terminal and Package Units	Packaged Rooftop Unit - 10 Ton - #3 - #4 - #5	15	125	2002	2026	72,061	57,649
D3060 - Controls and Instrumentation	DDC/Pneumatic Controls - Hybrid	25	125	2002	2027	1,763,356	1,410,685
D3068 - Building Automation Systems	Air Compressor - HVAC Controls - Reciprocating - 3 HP	20	125	2022	2042	131,946	105,557



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3068 - Building Automation Systems	Air Compressor - HVAC Controls - Reciprocating - Duplex 3 HP	20	125	2020	2040	68,956	55,164
D3093 - Dust and Fume Collectors	Saw Dust Collection System	20	125	2002	2026	24,812	19,849
D4010 - Sprinklers	Sprinkler System - Wet - Addition	35	125	2002	2037	1,067,596	854,077
D4010 - Sprinklers	Sprinkler System - Wet - Original	35	125	1979	2028	2,072,675	1,658,140
D4030 - Fire Protection Specialties	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2002	2032	22,956	21,862
D4095 - Hood and Duct Fire Protection	Fire Suppression System - Commercial Kitchen Hood	20	125	2002	2028	49,486	39,589
D4095 - Hood and Duct Fire Protection	Fire Suppression System - Paint Booth	20	125	2002	2028	4,124	3,299
D5011 - High Tension Service and Dist.	Service Feeder - 1200A 480V 3 phase - Underground	40	125	1979	2026	139,226	111,381
D5011 - High Tension Service and Dist.	Service Feeder - 2000A 480V 3 phase - Underground	40	125	2002	2042	221,242	176,994
D5012 - Low Tension Service and Dist.	Motor Control Center - 600A - 5-Section	30	125	1979	2026	354,112	283,289
D5012 - Low Tension Service and Dist.	Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V - Newer	30	125	2002	2032	828,782	663,025
D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 2000A 480/277V	40	125	2002	2042	194,800	155,840
D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 1200A 480/277V	40	125	1979	2026	134,241	107,393
D5012 - Low Tension Service and Dist.	Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V - Older	30	125	1979	2026	934,583	747,667



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Older	40	125	1979	2026	1,544,726	1,235,781
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices - Newer	40	125	2002	2042	1,544,726	1,235,781
D5022 - Lighting Equipment	Lighting Fixtures - Exterior - LED	20	125	2018	2038	156,111	124,889
D5022 - Lighting Equipment	Lighting Fixtures - Interior - Fluorescent	20	125	2002	2026	455,089	364,071
D5022 - Lighting Equipment	Lighting Fixtures - Interior - LED	20	125	2018	2038	1,481,487	1,185,189
D5022 - Lighting Equipment	Lighting Control - Interior	15	125	2018	2033	250,216	200,173
D5031 - Public Address and Music Systems	Public Address System	15	125	2018	2033	506,913	405,530
D5033 - Telephone Systems	Telephone System	10	125	2018	2028	1,045,801	836,640
D5034 - Call Systems	Nurse Call System	15	125	2002	2026	707,006	565,605
D5035 - Television Systems	Cable Television CATV System	15	125	2018	2033	2,089,448	1,671,558
D5036 - Clock and Program Systems	Clock System	10	125	2018	2028	223,714	178,971
D5037 - Fire Alarm Systems	Fire Alarm System - Head End Control Equipment - Addressable	15	125	2002	2026	37,364	29,891
D5037 - Fire Alarm Systems	Fire Alarm System - Raceway and Wiring	20	125	2002	2026	799,841	639,873
D5037 - Fire Alarm Systems	Fire Alarm System - Initiating & Alarm Devices - Addressable	10	125	2002	2026	307,582	246,065
D5038 - Security and Detection Systems	Security System - Intrusion Alarm	10	125	2018	2028	332,368	265,894
D5038 - Security and Detection Systems	Security System - CCTV	10	125	2018	2028	567,794	454,235
D5038 - Security and Detection Systems	Security System - Access Control System	10	125	2018	2028	609,552	487,642
D5039 - Local Area Networks	LAN & VoIP System	15	125	2018	2033	1,637,880	1,310,304



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5092 - Emergency Light and Power Systems	Emergency Generator - 250kW - Diesel - Exterior	20	125	2018	2038	164,024	131,219
D5092 - Emergency Light and Power Systems	Emergency Electrical Distribution - ATS - 400A 480V 3-phase	25	125	2018	2043	26,713	21,371
D5092 - Emergency Light and Power Systems	Exit Signs - LED	20	125	2018	2038	101,540	81,232
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Units	10	125	2018	2028	183,024	146,419
E10 - Equipment	Refrigerated Storage - Commercial Kitchen Walk-In Freezer	25	125	2002	2027	43,210	34,568
E10 - Equipment	Refrigerated Storage - Commercial Kitchen Walk-In Cooler	25	125	2002	2027	44,654	35,723
E1020 - Institutional Equipment	Athletic Equipment - Basketball Backstops - Ceiling Mounted - Electric Operation	30	125	2002	2032	54,235	43,388
E1090 - Other Equipment	Fixed Ladders - Exterior	40	125	2002	2042	4,122	3,298
E1090 - Other Equipment	Fixed Ladders w/ Cage - Exterior	40	125	2002	2042	9,244	7,395
E2012 - Fixed Casework	Fixed Casework - Solid Wood Countertops	20	125	2002	2028	704,362	563,490
E2015 - Fixed Multiple Seating	Bleachers - Telescoping - Electric Operation	35	125	2002	2037	3,982	3,185
E2015 - Fixed Multiple Seating	Auditorium Seating	40	125	2002	2042	540,309	432,248
G2015 - Painted Lines	Painted Lines and Markings - Cost by Parking Space	10	60	2002	2027	10,068	16,780
G2020 - Parking Lots	Parking Lot - Pavement - Asphalt	25	60	2002	2027	691,507	1,152,511
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	25	60	2002	2027	100,479	167,465
G2045 - Site Furnishings	Backstops - Baseball	25	105	2002	2027	38,522	36,687



Asset Overview Report

By Asset Name

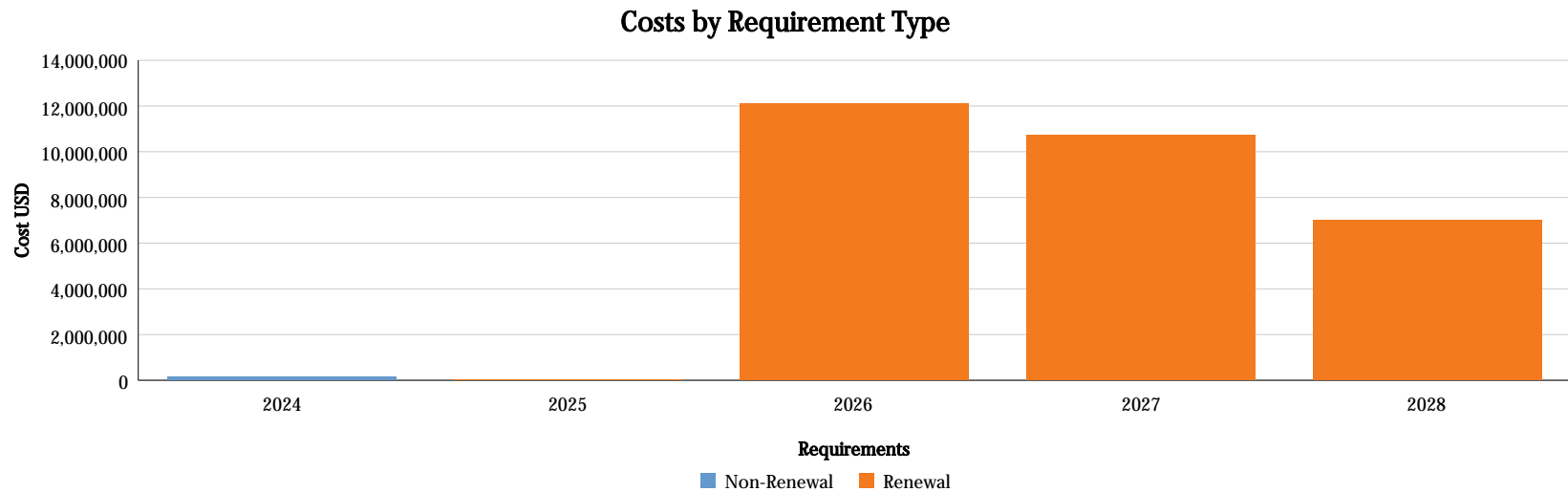
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2045 - Site Furnishings	Bike Racks - Loop Style - Short	25	105	2002	2027	676	643
G2047 - Playing Fields	Track and Field - Asphalt	20	125	2002	2027	426,026	340,821
G2047 - Playing Fields	Tennis Court - Concrete	15	125	2002	2027	659,572	527,657
G4022 - Poles	Site Lighting - Pole - Aluminum - 20 ft	40	125	2018	2058	121,001	96,801
Subtotal							56,087,170
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							56,087,170



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	1,917,581
Air Compressor - General Duty - Reciprocating - Simplex - 3 HP Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	10,020
Air-Cooled Condensing Unit - 10 Tons - #14 Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	15,970



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Air-Cooled Condensing Unit - 25 Tons - #13 Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	43,764
Air-Cooled Condensing Unit - 3.5 Tons Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	8,890
Air-Cooled Condensing Unit - 30 Tons - #16 Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	53,918
Air-Cooled Condensing Unit - 4 Tons Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	9,864
Air-Cooled Condensing Unit - 40 Tons Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	126,168
Air-Cooled Condensing Unit - 7.5 Tons - #5 Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	15,498
Backstops - Baseball Renewal	Yes	G2045 - Site Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	38,522
Bike Racks - Loop Style - Short Renewal	Yes	G2045 - Site Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	676
Branch Wiring - Equipment & Devices - Older Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	1,544,726
Branch Wiring - Non-GFCI-Rated Receptacles - Kitchen	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	2,968
Branch Wiring - Service Receptacles Lacking - Roof	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	102,882
Built-Up Roofing with Gravel Renewal	Yes	B3010 - Roof Coverings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	5,763,201
Cabinet Unit Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	41,599
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of	Sep 18,	252,387



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Clock System Renewal	Yes	D5036 - Clock and Program Systems	Lifecycle	Inspection 3- Due within 5 Years of Inspection	2027 Sep 18, 2028	223,714
DDC/Pneumatic Controls - Hybrid Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	1,763,356
Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V - Older Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	934,583
Distribution Equipment - Storage Obstruction - 700 Wing Mechanical Room	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	1,955
Distribution Equipment - Unlabelled Branch Panel - Data Room 810	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	1,150
Domestic Water Distribution Piping Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	885,118
Domestic Water Heater - Gas - 300 MBH - HW1 Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	39,278
Domestic Water Heater - Gas - 300 MBH Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	39,278
Domestic Water Storage Tank - Galvanized Steel - 500 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	43,429
Emergency Battery Pack Light Units Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	183,024
Exhaust Fans Noisy	No	D3040 - Distribution Systems	Maintenance	2- Due within 2 Years of Inspection	Sep 18, 2025	5,114
Exhaust System - General Building and Restroom Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	533,252
Fire Alarm System - Head End Control Equipment - Addressable Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	37,364



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fire Alarm System - Initiating & Alarm Devices - Addressable Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	307,582
Fire Alarm System - Raceway and Wiring Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	799,841
Fire Suppression System - Commercial Kitchen Hood Renewal	Yes	D4095 - Hood and Duct Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	49,486
Fire Suppression System - Paint Booth Renewal	Yes	D4095 - Hood and Duct Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	4,124
Fixed Casework - Solid Wood Countertops Renewal	Yes	E2012 - Fixed Casework	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	704,363
Fume Hood w/Exhaust System Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	375,307
HVAC Pump - Hot Water - Base-Mounted - 20 HP Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	80,866
HVAC Pump - Hot Water - Base-Mounted - 5 HP Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	21,461
HVAC Pump - Hot Water - In-Line - 5 HP - HW Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	19,458
Heat Exchanger - Plate & Frame - HW-to-HW Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	156,576
LAN & VoIP System - Obstructed Patch Panel Hub Rack - Data Room 810	No	D5039 - Local Area Networks	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	2,444
LAN & VoIP System - Storage Obstruction - Room 302	No	D5039 - Local Area Networks	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	2,933
Lighting Control - Interior - Exposed Switch Parts - Classroom 502	No	D5022 - Lighting Equipment	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	1,076
Lighting Fixtures - Interior - Fluorescent Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of	Sep 18,	455,089



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Main Distribution Switchboard - 1200A 480/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	Inspection 3- Due within 5 Years of Inspection	2026 Sep 18, 2026	134,241
Main Distribution Switchboard - Panic Hardware Lacking - Electrical Room 109B	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	8,026
Main Distribution Switchboard - Panic Hardware Lacking - High Voltage Rooms	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	12,430
Make-Up Air Unit - Indoor - Hot Water - Room 804C Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	41,447
Make-Up Air Unit - Outdoor - Gas-Fired - 700 MBH - T3 - #2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	108,097
Make-Up Air Unit - Outdoor - Gas-Fired - 800 MBH - T1 - T2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	127,779
Motor Control Center - 600A - 5-Section Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	354,112
Motor Control Center - Exposed Live Wiring - Room 807S	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	11,647
Motor Control Center - Storage Obstruction - Room 807S	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	2,933
Natural Gas Distribution - 2" Service - Original Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	78,262
Nurse Call System Renewal	Yes	D5034 - Call Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	707,006
Overhead Rolling Doors - Electric Operation - Medium Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	16,805
Overhead Rolling Doors - Manual Operation Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	8,753



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Packaged Rooftop Unit - 10 Ton - #3 - #4 - #5 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	72,061
Packaged Rooftop Unit - 13 Ton - #2 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	31,226
Packaged Rooftop Unit - 25 Ton - #9 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	60,051
Packaged Rooftop Unit - Hot Water - 10 Ton - #7 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	24,643
Packaged Rooftop Unit - Hot Water - 13 Ton - #8 - #10 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	57,232
Packaged Rooftop Unit - Hot Water - 16 Ton - #6 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	43,469
Packaged Rooftop Unit - Hot Water - 30 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	247,457
Packaged Rooftop Unit - Hot Water - 8 Ton - #13 Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	22,449
Paint Hood w/Exhaust System Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	125,102
Painted Lines and Markings - Cost by Parking Space Renewal	Yes	G2015 - Painted Lines	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	10,068
Parking Lot - Pavement - Asphalt Renewal	Yes	G2020 - Parking Lots	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	691,507
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	100,479
Perimeter Heat System - Finned-Tube - Hydronic Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	1,619,174
Refrigerated Storage - Commercial Kitchen Walk-In Cooler Renewal	Yes	E10 - Equipment	Lifecycle	3- Due within 5 Years of	Sep 18,	44,654



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Refrigerated Storage - Commercial Kitchen Walk-In Freezer Renewal	Yes	E10 - Equipment	Lifecycle	Inspection 3- Due within 5 Years of Inspection	2027 Sep 18, 2027	43,210
Restroom Accessories Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	90,457
Rooftop Exhaust Fan Shroud Damaged	No	D3040 - Distribution Systems	Maintenance	2- Due within 2 Years of Inspection	Sep 18, 2025	5,875
Rooftop Package Unit (RTU) #7 Sheet Metal Damage	No	D3050 - Terminal and Package Units	Maintenance	2- Due within 2 Years of Inspection	Sep 18, 2025	7,919
Rubber Tile - Athletic Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	83,930
Saw Dust Collection System Renewal	Yes	D3093 - Dust and Fume Collectors	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	24,812
Security System - Access Control System Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	609,552
Security System - CCTV Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	567,794
Security System - Intrusion Alarm Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	332,368
Service Feeder - 1200A 480V 3 phase - Underground Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	139,226
Sinks - Custodial/Utility - Plastic Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	7,698
Sinks - Custodial/Utility Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	33,441
Skylights - Dome Types Renewal	Yes	B3021 - Glazed Roof Openings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	27,360



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Space Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	46,325
Split System AC - 2 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	8,589
Sprinkler System - Wet - Original Renewal	Yes	D4010 - Sprinklers	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	2,072,675
Telephone System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	1,045,801
Tennis Court - Concrete Renewal	Yes	G2047 - Playing Fields	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	659,572
Track and Field - Asphalt Renewal	Yes	G2047 - Playing Fields	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	426,026
VCT Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	715,078
Walk-In Cooler Condenser Damage	No	E10 - Equipment	Maintenance	2- Due within 2 Years of Inspection	Sep 18, 2025	5,691
Walk-In Freezer Condenser Coil Damage	No	E10 - Equipment	Maintenance	2- Due within 2 Years of Inspection	Sep 18, 2025	5,691
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	67,770
Water Heater - Elec - Dishwasher Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	2,339
Wood Flooring - Gymnasium Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	616,850
Total						30,027,014



Asset Overview Report

By Asset Name

Region: ALL REGIONS
Asset: Edna C. Stevens Elementary School & Site
Campus: CROMWELL CT SCHOOL DISTRICT
Asset Number: 300

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	11,913,928	FCI:	0.35
RI Cost:	12,548,249	RI:	0.37
Total Requirement Cost:	11,928,617	Size:	66,900 SF
Current Replacement Value:	33,957,322		

Address 1	25 Court Street	Address 2	-
City	Cromwell	State/Province/Region	CT

No photo available.

Asset Description

ARCHITECTURE

The Edna C. Stevens Elementary School & Site is located at 25 Court Street, Cromwell, CT 06416. The academic facility consists of 1 floor above ground without a basement level. The building was constructed in 1959 with multiple additions built in 1965, 1979 and 1989 respectively with also a major renovation date registered in 2009. It is 66,900 square feet. The academic building includes classrooms, restrooms, offices, and mechanical and electrical rooms for medium/high education.

Per the 2018 International Building Code (IBC) Section 304 the building occupancy is classified as an Education Group E. Per IBC (2018), Section 603, the facility is a construction Type II-B.



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noncombustible, and protected.

Structure

The building foundation is cast in place with foundation walls and concrete slab. The building structure is a single-story steel structure with Brick Veneer walls and a steel-framed roof.

Exterior

The exterior walls are Brick Veneer Walls. Exterior doors are a combination of hollow metal swinging doors, aluminum storefront entrance doors, and stainless-steel entry doors. The exterior windows are aluminum framed units with double pane glazing. The roof covering is Single-ply Membrane.

Interior

The interior partitions are glazed CMU and GWB partitions. Interior doors are mostly wood swinging doors. The wall finish is paint on gypsum walls and ceramic wall tiles. Floor finishes are a combination of carpet tile, VCT, epoxy flooring, quarry tiles and ceramic tiles. The ceiling finishes are either ACT, plaster, exposed painted structure, or metal/wood ceilings.

MECHANICAL

PLUMBING

Domestic water is supplied to the building by a 1-inch municipal main, with backflow prevention and distribution by insulated copper piping. The main supply enters the building in the Boiler Room. Sanitary waste is conveyed to underground municipal sewer via cast iron and PVC piping. Domestic hot water is provided by one 125-gallon gas-fired water heater. Restrooms contain vitreous china water closets, vanity top lavatories, urinals and group wash fountains with IR controls. Custodial closets contain floor mounted (2) or wall hung (2) utility sinks. The kitchen contains multiple scullery sinks as well stainless-steel ones. The kitchen also has a grease interceptor for the sewer system. Classrooms contain stainless steel sinks with bubblers. The break room contains a kitchenette with base cabinets, countertops, and porcelain sink with trim. The countertop and sink are an integral unit which also includes an electric range and refrigerator. Kitchenette-type stainless steel sinks (5) are located in classrooms, kitchenettes/breakrooms, and the kitchen. A sewage ejector pump is located in Room 421A, under the floor. Drinking water is also provided by one wall mounted water cooler and two wall-mounted water cooler/bottle filler units.

HVAC

The boiler room contains two, 2000 MBH gas-fired boilers for HVAC heating and two 7.5 HP heating water (HW) pumps. The library is fed by an AHU with heat only and a dedicated 2 HP HW pump. The library is also fed by two, 3-Ton mini-split, DX systems. Room 115 is fed by a 2.5-Ton mini-split, DX system. Two, 1-Ton mini-split, DX systems serve the Telecon Room. Heating is also provided by a perimeter hydronic system and case unit heaters (6). The HVAC ventilation system includes roof-mounted exhaust fans with ducting. System also includes the exhaust system for the Art Room kiln. The kitchen contains a walk-in freezer and cooler. Multiple rooms contain window/wall type A/C units. HVAC monitoring and controls system, electric/electronic, with basic temperature and equipment controls, including locally programmable thermostats.

FIRE PROTECTION

The building is equipped with a wet fire sprinkler system that serves the boiler room and two janitor closets/storage rooms, only. Handheld fire extinguishers mounted in cabinets and/or hooks are present throughout the building. The kitchen hood contains a fire suppression system.

ELECTRICAL



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The electrical service for the building consists of a 208Y/120V 800amp underground feed from an exterior pole-mounted utility transformer. The service enters the main switchboard in Electrical Room 108. The switch serves adjacent 1200amp Distribution Switchboard PPN that feeds branch panelboards throughout the structure.

Emergency Lighting and Power: Rooftop panels in an 80kW solar photovoltaic system serve DC power to two exterior inverters that route power to 300-amp breakers at the Distribution PV Panel in Electrical Room 108. The emergency lighting system includes self-contained battery pack lighting units. Regular and edge lit illuminated exit signs are installed throughout the building to indicate means of egress. Many are combined with dual battery pack lamps or backup batteries.

Lighting Systems: Interior lighting is provided by recessed, surface, and pendant-mounted fluorescent fixtures. Exterior lighting consists primarily of surface-mounted LED wallpack type fixtures with battery backup at points of entrance and along the building perimeter.

Fire Alarm System: This building consists of an addressable fire alarm system with telephone capability. The main headend control panel is in the building entry vestibule. Two subpanels are in Electrical Room 108. Remote instrumentation includes pull stations, audio/visual strobe-horns, visual strobes, smoke detectors, and other initiation and notification devices.

Communication and Security: This building includes local area network (LAN), public address, and digital clock systems. Security is provided by CCTV, access control, and intrusion detection systems.

System Description

System Name	Description
A1010 - Standard Foundations-Foundation and Footings - No Basement - 1959	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1010 - Standard Foundations-Foundation and Footings - No Basement - 1965	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1010 - Standard Foundations-Foundation and Footings - No Basement - 1979	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1010 - Standard Foundations-Foundation and Footings - No Basement - 1989	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial - 1959	The substructure includes a non-industrial type structural slab on grade.
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial - 1965	The substructure includes a non-industrial type structural slab on grade.



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System Name	Description
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial - 1979	The substructure includes a non-industrial type structural slab on grade.
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial - 1989	The substructure includes a non-industrial type structural slab on grade.
B10 - Superstructure-Single-Story - Steel Framed Roof - 1959	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B10 - Superstructure-Single-Story - Steel Framed Roof - 1965	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B10 - Superstructure-Single-Story - Steel Framed Roof - 1979	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B10 - Superstructure-Single-Story - Steel Framed Roof - 1989	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B2010 - Exterior Walls-Exterior Closure - Brick Veneer Walls - 1959	Exterior wall enclosures include brick veneer walls.
B2010 - Exterior Walls-Exterior Closure - Brick Veneer Walls - 1965	Exterior wall enclosures include brick veneer walls.
B2010 - Exterior Walls-Exterior Closure - Brick Veneer Walls - 1979	Exterior wall enclosures include brick veneer walls.
B2010 - Exterior Walls-Exterior Closure - Brick Veneer Walls - 1989	Exterior wall enclosures include brick veneer walls.
B2020 - Exterior Windows-Aluminum Windows	Exterior windows include aluminum framed units with insulating glass. Despite still have some years remaining, Windows should be renewed within the next 5 years based on field observations.
B2030 - Exterior Doors-Automatic Openers - Single - Exterior	Exterior doors include automatic openers, commercial, electronic door opener, for single swing door, per opening, including motion sensor, 12V control box, motor, handicap actuator buttons and wiring. Despite system age, years remaining are extended based on field observations.
B2030 - Exterior Doors-Exterior Doors - Pair - Aluminum Storefront	Exterior doors include pair of swinging glazed aluminum storefront-type doors and frame assembly. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). Despite system age, years remaining are extended based on field observations.
B2030 - Exterior Doors-Exterior Doors - Single - Hollow Metal	Exterior doors include a swinging hollow metal door and frame assembly, painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). Despite system age, years remaining are extended based on field observations.
B3010 - Roof Coverings-Single-Ply	The roof coverings include single-ply membrane (i.e. EPDM, TPO, PVC), mechanical fastened and/or adhered, with deck insulation. Price also includes flashing and pitch



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System Name	Description
Membrane	pockets.
B3022 - Roof Hatches-Roof Hatches - Access	Roof hatches include roof hatch, galvanized or painted steel with insulated curb.
C1010 - Partitions-Brick Partitions	Interior partitions include brick construction.
C1010 - Partitions-CMU Block Partitions - Glazed	Interior partitions include glazed hollow core concrete masonry unit walls.
C1010 - Partitions-GWB Partitions	Interior partitions include gypsum wall board (GWB) on stud partitions.
C1020 - Interior Doors-Interior Doors - Hollow Metal	Interior doors include commercial duty swinging hollow metal doors and frame assembly; painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Interior Doors - Wood	Interior doors include commercial duty swinging wood doors and wood or metal frame; stained or painted. The assembly cost includes standard hardware (e.g. hinges, lockset, hardware, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Overhead Doors - Rolling Counter Door - Small	Interior doors include small size commercial duty overhead rolling counter doors and frame assembly.
C1030 - Fittings-Restroom Accessories	Restrooms are equipped with standard commercial duty restroom accessories (e.g. mirror, grab bars, paper towel dispenser and disposal, toilet paper holder, soap dispenser, etc.). Unit cost is the median cost per each based on the toilet fixture count.
C1031 - Fabricated Toilet Partitions-Toilet Partitions - Phenolic	Restrooms are equipped with commercial standard duty phenolic-core toilet compartment partitions.
C1035 - Identifying Devices-Fittings - Signage	The building signage includes typical wayfinding (e.g. room, directional, graphic symbol) adhesive back signs. Quantity based on door count plus 10% for additional signage; median cost per sign selected.
C3010 - Wall Finishes-Ceramic Wall Tile	Interior wall finishes include thin set decorative tile (i.e. ceramic, porcelain, glass).
C3010 - Wall Finishes-Painted Finish	Interior wall finishes include standard paint finish. Despite system age, years remaining are extended based on field observations.
C3020 - Floor Finishes-Carpeting - Tile	Floor finishes include average range carpet tiles (typ. 18 x 18 or 24 x 24 modules) and base. Despite system age, years remaining are extended based on field observations.
C3020 - Floor Finishes-Ceramic Floor Tile	Floor finishes include thin set decorative tile and base (i.e. ceramic, porcelain, glass).
C3020 - Floor Finishes-Quarry Tile	Floor finishes include mud-set quarry tile or similar and related base.
C3020 - Floor Finishes-VCT	Floor finishes include areas of 12 x 12 x 1/8-in. thick standard VCT flooring and related base.
C3030 - Ceiling Finishes-ACT System	Interior ceiling finishes include suspended ACT ceiling system set in T-bar grids.
C3030 - Ceiling Finishes-Painted Finish on	Interior ceiling finishes include paint finish applied to exposed steel, wood or concrete structure and underside of decking.



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System Name	Description
Exposed Ceiling Structure	
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter & Sink	<p>The plumbing fixtures include a kitchenette with base cabinets, countertops, and porcelain sink with trim. Located in break room. The countertop and sink are an integral unit which also includes an electric range and refrigerator.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Restroom Fixtures	<p>The restroom fixtures include vitreous china water closets and urinals, and vitreous china or molded lavatories, and multi-person lavatories with infrared controls. Refer to line items for quantities.</p>
D2010 - Plumbing Fixtures-Sinks - Custodial/Utility - Floor Mounted	<p>Plumbing fixtures include porcelain tile floor mounted custodial/utility sinks located in the 100 and 400 wings. Includes rough-in and faucet.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Sinks - Custodial/Utility - Wall Hung	<p>Plumbing fixtures include porcelain wall mounted custodial/utility sinks with stainless steel rims located in Rooms 316 and 330. Includes rough-in and faucet.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Sinks - Scullery - Single Basin	<p>Plumbing fixtures include stainless steel commercial kitchen scullery type single-basin pot washing sinks in the kitchen food prep area.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Sinks - Scullery - Triple Basin	<p>Plumbing fixtures include stainless steel commercial kitchen scullery type triple-basin pot washing sinks in the kitchen food prep area.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Sinks - Stainless Steel	<p>Plumbing fixtures include stainless steel sinks with faucets and trim. Sinks are installed in millwork or wall mounted and located in classrooms, kitchenettes/breakrooms, and the kitchen.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Sinks - Stainless Steel with Bubbler	<p>Plumbing fixtures include stainless steel sinks with faucets and trim. Located in classrooms.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Water Coolers - Wall-Mounted	<p>Plumbing fixtures include wall hung semi-recessed and wheelchair type individual water coolers. Refer to line items for quantities.</p> <p>Sinks have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D2010 - Plumbing Fixtures-Water Coolers - Wall-Mounted w/Bottle Filler	<p>Plumbing fixtures include wall hung individual wall-mounted water coolers with integral bottle filler.</p>



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System Name	Description
D2020 - Domestic Water Distribution-Domestic Water Distribution Piping	<p>The building water distribution system includes Single 3-inch main feed, water meter, and insulated copper distribution piping with rough ins. The main supply enters the building in Room 103. This System does not include a water heater.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D2020 - Domestic Water Distribution-Domestic Water Heater - Gas - 125 Gal	<p>Domestic hot water is heated by a 125-gallon gas-fired domestic water heater. Located in the Boiler Room.</p>
D2030 - Sanitary Waste-Grease Interceptor	<p>The sanitary waste system includes a grease recovery device to remove grease from effluent.</p>
D2030 - Sanitary Waste-Sewage Ejector Pump	<p>The sanitary waste system includes a 2 HP sewage ejector pump for the rest room located in Room 421A (under floor).</p>
D2040 - Rain Water Drainage-Roof Drainage - Gravity	<p>Rainwater drainage includes interior cast iron piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.</p>
D2090 - Other Plumbing Systems-Natural Gas Distribution - 1" Service	<p>Natural gas supply distribution system with a 1" service and meter. SF is the approximate area the piping exists in the building.</p>
D3021 - Boilers-Boiler - HW - Gas (Condensing) - 2000 MBH	<p>Heating water is provided by a condensing gas-fired hydronic boiler with output capacity of approximately 2000 MBH with integral boiler controls. System includes boiler, boiler vent, boiler piping and fittings, and electrical connections. Installed in Boiler Room. Serves building heat loads.</p>
D3040 - Distribution Systems-Air Handling Unit - Indoor - Library	<p>The HVAC system includes an indoor, constant volume air handling unit, with no cooling, hot water heat, and airflow capacity of approximately 4200 CFM. Installed in Room 316. Serves the Library.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D3040 - Distribution Systems-Ceiling Fans	<p>Supplemental ventilation is provided by ceiling fans.</p>
D3040 - Distribution Systems-Exhaust System - General Building and Restroom	<p>The HVAC ventilation system includes roof-mounted exhaust fans with ducting. System also includes the exhaust system for the Art Room kiln. One fan appears to be new (2023), but it is not numbered like the others. Numerus fans have maintenance issues.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D3040 - Distribution Systems-HVAC Pump - Hot Water - 7.5 HP	<p>Heating hot water circulation is provided by a 7.5 HP base-mounted centrifugal pump. Pump is installed in Room 107. Variable frequency drive is included. One pump has a motor that was replaced in 2021.</p>
D3040 - Distribution Systems-HVAC Pump - Hot Water - In-Line - 2 HP	<p>Hot water circulation for the Library AHU is provided by a 2 HP in-line centrifugal pump. Pump is installed in Room 316.</p> <p>Seal replaced in 2018.</p>



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System Name	Description
D3040 - Distribution Systems-Perimeter Heat System - Finned-Tube - Hydronic	<p>Comfort heating systems include perimeter hot water finned-tube heating elements, metal covers, branch piping, valves, and mounting hardware.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D3040 - Distribution Systems-Piping Distribution - 2-Pipe - Hot Water	<p>HVAC heating hot water is distributed through a two-pipe hydronic distribution system with hot water supply and return piping, valves, fittings, and insulation. Pumps are not included in this System.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D3050 - Terminal and Package Units-Cabinet Unit Heaters - Hot Water	<p>Vestibule and some rooms' heating is provided by forced hot water cabinet unit heaters.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D3050 - Terminal and Package Units-Space Heaters - Hot Water	<p>Heating is provided by forced hot water suspended propeller unit heaters.</p> <p>Heaters have exceeded their BOMA life expectancy. Years remaining based on assessor observations.</p>
D3050 - Terminal and Package Units-Split System AC - 1 Ton - Newer	<p>Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located on the roof. Serves Telecon Room.</p>
D3050 - Terminal and Package Units-Split System AC - 1 Ton - Older	<p>Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located on the roof. Serves a Telecon Room.</p>
D3050 - Terminal and Package Units-Split System AC - 2.5 Ton	<p>Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located on the roof. Per client, one system is out of service. Operational unit serves Room 115.</p>
D3050 - Terminal and Package Units-Split System AC - 3 Ton - Library	<p>Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section is located at grade. Serves the Library.</p>
D3050 - Terminal and Package Units-Window AC Units	<p>Cooling is provided by a 12000 BTUH thru wall or window air conditioning unit.</p> <p>Units are beyond their BOMA life expectancy. Years remaining based on assessor observations.</p>
D3060 - Controls and Instrumentation-Electric Controls	<p>HVAC monitoring and controls system, electric/electronic, with basic temperature and equipment controls, including locally programmable thermostats. Primarily used for cabinet unit heaters.</p> <p>System has exceeded its BOMA life expectancy. Years remaining based on assessor observations.</p>
D4010 - Sprinklers-Sprinkler System - Wet - Ordinary Hazard	<p>The fire protection system includes an ordinary hazard, wet fire sprinkler system. This system is limited to the Boiler Room and two Janitor Closets/Storage Rooms. This System is fed from the domestic water system. No system riser, backflow prevention or standpipes were identified. There appears to be a flow switch that would activate if a sprinkler head were to open. SF is based on approximate area system occupies. Years remaining based on assessor observations.</p>



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System Name	Description
D4030 - Fire Protection Specialties-Fire Extinguishers - Dry Chem w/Cabinet	Handheld dry chemical fire extinguishers are located throughout the building. Includes cabinets or hooks.
D4095 - Hood and Duct Fire Protection-Fire Suppression System - Commercial Kitchen Hood	System includes a chemical fire suppression system for a commercial kitchen exhaust hood. Fire suppression includes fusible links, manual pull stations, 3-gallon suppression agent tank, nozzles, and control panels. Hood not included in this System.
D5011 - High Tension Service and Dist.-Service Feeder - 800A 208V 3 phase - Underground	The electrical service includes an underground service feeder rated at 800A, 208V, 3-phase terminating at the main service disconnecting switch in Electrical Room 108. The conductor includes conduit and wire, grounding, and excavation and backfill for underground services.
D5012 - Low Tension Service and Dist.-Distribution Equipment - Panelboards, Transformers and Feeders - 208Y/120V	208Y/120V, 3-phase, 4-wire panelboards rated at 100A, 200A, and 400A capacities with main lugs are used to distribute branch circuit power within the building. Panelboards are located in designated utility rooms and in closets. The system includes panelboards with branch circuit breakers, conduit, and wire.
D5012 - Low Tension Service and Dist.-Distribution Switchboard - 1200A 208/120V	The building includes 1200A, 208/120V, 3-phase Distribution Switchboard PPN located in Electrical Room 108. The system includes distribution feeder circuit breakers and a switchboard section.
D5012 - Low Tension Service and Dist.-Main Distribution Switchboard - 800A 208Y/120V 3 Phase	The building includes an 800A, 208Y/120V, 3-phase distribution switchboard located in Electrical Room 108. The system includes a main disconnecting means circuit breaker and a switchboard section.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch circuit wiring for this building includes interior devices and outlets that serve lighting, miscellaneous power, and utilization equipment. The wiring includes the circuit conductors and raceways.
D5022 - Lighting Equipment-Lighting Control - Interior	The facility utilizes a building-wide lighting control system that includes manual switches, occupancy sensors, conduit, and wiring.
D5022 - Lighting Equipment-Lighting Fixtures - Exterior - LED	Exterior lighting is provided primarily by LED lamped wallpack style fixtures. The system includes fixtures, lamps, conduit, wire, and an automatic timer switch in Data Room 125.
D5022 - Lighting Equipment-Lighting Fixtures - Interior - Fluorescent	The facility primarily utilizes fluorescent lamped fixtures in 4' two-tube, 2X4, 2X2, 1X4, acrylic, parabolic, round, and downlight fixture types with recessed, surface, and pendant mountings. The system includes fixtures, lamps, conduit, and wire. Controls are included in a separate system.
D5031 - Public Address and Music Systems-Public Address System	The building includes a public address system for facility-wide announcements, music, or other acoustical sound source broadcasts. The system includes a headend control cabinet located in Data Room 106, ceiling and wall-mounted loudspeakers, bells, conduit, and wiring.
D5034 - Call Systems-Nurse Call System	The school utilizes a nurse call system in restrooms for emergency health issues. The system includes central nurse station master control, restroom duty station pull strings, corridor dome lights, conduit, and wiring.
D5035 - Television Systems-Cable	The facility formerly used a closed-circuit cable television system for broadcasting corporate, educational, administrative, and general informational video material. Though



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System Name	Description
Television CATV System	no longer in use, the system headend and video distribution equipment, an antenna and its cables, conduits, and coaxial cables and wall outlets remain installed.
D5036 - Clock and Program Systems-Clock System	The building utilizes a centralized automatic clock system for accurate timekeeping throughout the facility. The system includes a headend control panel located in Data Room 125, digital clocks, hardware, conduit, and wiring.
D5037 - Fire Alarm Systems-Fire Alarm System - Head End Control Equipment - Addressable	The building is equipped with an addressable fire alarm system that includes a headend control panel located in the building entry vestibule. This system includes the panel with all internal and necessary components and the enclosure to monitor, control, and power fire alarm initiating and alarm notification devices.
D5037 - Fire Alarm Systems-Fire Alarm System - Initiating & Alarm Devices - Addressable	The building is equipped with an addressable fire alarm system that includes the headend control panel located in the building entry vestibule, subpanels, pull stations and smoke detectors as initiating devices, and audio/visual and visual only alarm devices. This system only includes the initiating and alarm devices stated above and the mounting boxes.
D5037 - Fire Alarm Systems-Fire Alarm System - Raceway and Wiring	The building is equipped with an addressable fire alarm system that includes the headend control panel located in the building entry vestibule, subpanels, pull stations and smoke detectors as initiating devices, and audio/visual and visual only alarm devices. This system only includes raceways, cabling, all required boxes, and fittings with covers.
D5038 - Security and Detection Systems-Security System - Access Control System	The building utilizes an access control security system using credentials that include headend equipment in the MDF near the main office area, control panels, proximity badge readers, manual push-button door controllers, electric door release hardware, conduit, and wire.
D5038 - Security and Detection Systems-Security System - CCTV	The building includes a CCTV video camera system that monitors both exterior and interior designated areas for comprehensive security, screening, and alerts. The system includes a video screen in the main administrative office, a controller in Data Room 125, dome and bullet camera types, conduit, and wiring.
D5038 - Security and Detection Systems-Security System - Intrusion Alarm	The building utilizes a standard security intrusion alarm system that includes the main controller located in Data Room 106, wall-mounted infrared motion sensors, keypad compact annunciators, balanced magnetic door alarms, installation hardware, conduit, and wiring.
D5039 - Local Area Networks-LAN & VoIP System	The system consists of LAN and VoIP infrastructure emanating from the point of provider demarcation located in Data Room 106 to the end user access points. More patch panel hub racks are at remote locations. The system also includes ethernet and fiber optic cable with support hardware, exterior and interior wifi routers, RJ45 jack outlet devices, and electrical power distribution.
D5092 - Emergency Light and Power Systems-Emergency Battery Pack Light Units	The emergency lighting system includes self-contained battery pack light units with integral charging capability and LED lamped light heads.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation of single and double-sided CFL and LED lamped exit signs with battery backup. Some units are combined with dual battery pack lamps. Associated branch wiring is listed under separate systems.
D5092 - Emergency Light and Power Systems-Solar Photovoltaic Array - 80kW - Roof Mounted	The building utilizes a roof mounted 80kW photovoltaic array of solar panels for supplementing the utility company electrical power. The system includes photovoltaic module panels, support racks, combiner boxes, inverters, a battery array, battery chargers, disconnect switches, a lightning surge suppressor, panelboard, conduit, and wire.
E10 - Equipment-Refrigerated Storage - Commercial Kitchen Walk-In Cooler	System includes refrigerated storage rooms, with insulated sandwich panel walls and ceilings, flooring, doors, lighting, and refrigeration system. Located in the Kitchen. New installation.



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System Name	Description
E10 - Equipment-Refrigerated Storage - Commercial Kitchen Walk-In Freezer	System includes refrigerated storage rooms, with insulated sandwich panel walls and ceilings, flooring, doors, lighting, and refrigeration system. Located in the Kitchen. New installation.
E1020 - Institutional Equipment-Athletic Equipment - Basketball Backstops - Wall Mounted	Athletic equipment includes high quality wall mounted fixed or swing-up type basketball backstop units with manual operation.
E1090 - Other Equipment-Fixed Ladders - Interior	Equipment access ladders include fixed metal ladder at the interior of the building.
E1090 - Other Equipment-Fixed Ladders w/ Cage - Exterior	Equipment access ladders include fixed metal ladder with safety cage installed at the exterior of the building.
E2012 - Fixed Casework-Fixed Casework - Solid Wood Countertops	Fixed casework includes wood cabinets and solid wood countertops, without appliances. Despite system age, years remaining are extended based on field observations.
G2015 - Painted Lines-Painted Lines and Markings - Parking Lot - by Each	The parking lot includes typical painted lines and markings for lane stripping, HC symbols and/or letters. Cost per total number of parking spaces. Despite system age, years remaining are extended based on field observations.
G2020 - Parking Lots-Parking Lot - Pavement - Asphalt	The parking lot surface typically includes asphalt paving of aggregate base, binder course and wearing course. Despite system age, years remaining are extended based on field observations.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Pedestrian pavement includes cast-in-place concrete, broom finish with base course.
G2045 - Site Furnishings-Playground Equipment - Medium Set	Site furnishings include modular playground equipment, medium set of approximately 6-10 playground items. Cost per set.



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Asset Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1010 - Standard Foundations	Foundation and Footings - No Basement - 1959	100	5	1959	2059	10,616	212,325
A1010 - Standard Foundations	Foundation and Footings - No Basement - 1989	100	5	1989	2089	885	17,692
A1010 - Standard Foundations	Foundation and Footings - No Basement - 1965	100	5	1965	2065	3,539	70,773
A1010 - Standard Foundations	Foundation and Footings - No Basement - 1979	100	5	1979	2079	2,654	53,081
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial - 1959	100	5	1959	2059	27,666	553,330
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial - 1989	100	5	1989	2089	2,306	46,111
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial - 1979	100	5	1979	2079	6,917	138,332
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial - 1965	100	5	1965	2065	9,222	184,443
B10 - Superstructure	Single-Story - Steel Framed Roof - 1959	100	5	1959	2059	52,804	1,056,083
B10 - Superstructure	Single-Story - Steel Framed Roof - 1965	100	5	1965	2065	17,601	352,028
B10 - Superstructure	Single-Story - Steel Framed Roof - 1989	100	5	1989	2089	4,400	88,007
B10 - Superstructure	Single-Story - Steel Framed Roof - 1979	100	5	1979	2079	13,201	264,021
B2010 - Exterior Walls	Exterior Closure - Brick Veneer Walls - 1979	75	40	1979	2054	37,202	93,005
B2010 - Exterior Walls	Exterior Closure - Brick Veneer Walls - 1965	75	40	1965	2040	49,602	124,004



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Exterior Closure - Brick Veneer Walls - 1989	75	40	1989	2064	12,400	31,000
B2010 - Exterior Walls	Exterior Closure - Brick Veneer Walls - 1959	75	40	1959	2034	148,809	372,024
B2020 - Exterior Windows	Aluminum Windows	40	125	1989	2028	469,260	375,408
B2030 - Exterior Doors	Exterior Doors - Single - Hollow Metal	30	125	1989	2028	26,508	21,206
B2030 - Exterior Doors	Exterior Doors - Pair - Aluminum Storefront	30	125	1989	2028	77,658	62,126
B2030 - Exterior Doors	Automatic Openers - Single - Exterior	30	125	1989	2028	32,681	26,144
B3010 - Roof Coverings	Single-Ply Membrane	25	125	2009	2034	2,111,834	1,689,468
B3022 - Roof Hatches	Roof Hatches - Access	40	125	1989	2029	6,192	4,953
C1010 - Partitions	Brick Partitions	75	25	1965	2040	1,979,479	7,917,916
C1010 - Partitions	CMU Block Partitions - Glazed	75	25	1959	2034	1,155,929	4,623,717
C1010 - Partitions	GWB Partitions	75	25	1979	2054	266,824	1,067,297
C1020 - Interior Doors	Interior Doors - Hollow Metal	50	125	1989	2039	108,720	86,976
C1020 - Interior Doors	Overhead Doors - Rolling Counter Door - Small	30	125	2009	2039	13,468	10,774
C1020 - Interior Doors	Interior Doors - Wood	50	125	1989	2039	433,960	347,168
C1030 - Fittings	Restroom Accessories	25	125	2009	2034	75,381	60,304
C1031 - Fabricated Toilet Partitions	Toilet Partitions - Phenolic	40	125	2009	2049	104,168	83,334
C1035 - Identifying Devices	Fittings - Signage	30	125	2009	2039	24,812	19,850
C3010 - Wall Finishes	Painted Finish	15	125	2009	2027	450,414	360,331
C3010 - Wall Finishes	Ceramic Wall Tile	40	125	1989	2029	82,503	66,002
C3020 - Floor Finishes	Ceramic Floor Tile	30	125	2009	2039	225,756	180,605



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Carpeting - Tile	10	125	2009	2028	523,827	419,062
C3020 - Floor Finishes	VCT	20	125	2009	2029	123,681	98,945
C3020 - Floor Finishes	Quarry Tile	50	125	2009	2059	381,487	305,189
C3030 - Ceiling Finishes	ACT System	25	125	2009	2034	918,955	735,164
C3030 - Ceiling Finishes	Painted Finish on Exposed Ceiling Structure	30	125	2009	2039	63,848	51,078
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility - Floor Mounted	30	125	1965	2025	22,294	17,835
D2010 - Plumbing Fixtures	Sinks - Stainless Steel with Bubbler	30	125	1989	2028	128,249	102,600
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter & Sink	30	125	1979	2025	7,178	5,742
D2010 - Plumbing Fixtures	Sinks - Stainless Steel	30	125	1989	2028	25,649	20,519
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted w/Bottle Filler	20	125	2020	2040	18,720	14,976
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	2008	2038	368,821	295,057
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility - Wall Hung	30	125	1979	2028	26,304	21,043
D2010 - Plumbing Fixtures	Sinks - Scullery - Single Basin	30	125	1959	2028	4,288	3,430
D2010 - Plumbing Fixtures	Sinks - Scullery - Triple Basin	30	125	1959	2028	12,654	10,123
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	125	1979	2025	5,482	4,385
D2020 - Domestic Water Distribution	Domestic Water Heater - Gas - 125 Gal	10	125	2021	2031	18,057	14,446
D2020 - Domestic Water Distribution	Domestic Water Distribution Piping	30	125	1979	2028	524,862	419,890
D2030 - Sanitary Waste	Grease Interceptor	30	125	2012	2042	61,534	49,227
D2030 - Sanitary Waste	Sewage Ejector Pump	15	125	2020	2035	17,578	14,063
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	125	1989	2039	345,569	276,455



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2090 - Other Plumbing Systems	Natural Gas Distribution - 1" Service	40	125	2011	2051	16,228	12,982
D3021 - Boilers	Boiler - HW - Gas (Condensing) - 2000 MBH	15	125	2011	2026	307,172	245,738
D3040 - Distribution Systems	Exhaust System - General Building and Restroom	25	125	1979	2026	255,915	204,732
D3040 - Distribution Systems	HVAC Pump - Hot Water - 7.5 HP	25	125	2011	2036	52,969	42,375
D3040 - Distribution Systems	Air Handling Unit - Indoor - Library	30	125	1979	2025	73,504	58,803
D3040 - Distribution Systems	HVAC Pump - Hot Water - In-Line - 2 HP	25	125	1979	2025	3,892	3,113
D3040 - Distribution Systems	Perimeter Heat System - Finned-Tube - Hydronic	25	125	1965	2028	1,547,467	1,237,974
D3040 - Distribution Systems	Piping Distribution - 2-Pipe - Hot Water	30	125	1965	2026	747,270	597,816
D3040 - Distribution Systems	Ceiling Fans	15	125	2013	2028	11,640	9,312
D3050 - Terminal and Package Units	Split System AC - 1 Ton - Newer	15	125	2021	2036	6,012	4,810
D3050 - Terminal and Package Units	Space Heaters - Hot Water	25	112	1989	2026	27,795	24,817
D3050 - Terminal and Package Units	Split System AC - 3 Ton - Library	15	125	2013	2028	22,073	17,658
D3050 - Terminal and Package Units	Split System AC - 2.5 Ton	15	125	2013	2028	20,571	16,456
D3050 - Terminal and Package Units	Window AC Units	10	105	2010	2026	89,737	85,464
D3050 - Terminal and Package Units	Cabinet Unit Heaters - Hot Water	25	112	1965	2028	31,199	27,856
D3050 - Terminal and Package Units	Split System AC - 1 Ton - Older	15	125	2013	2028	6,012	4,810
D3060 - Controls and Instrumentation	Electric Controls	20	125	1965	2028	229,479	183,583
D4010 - Sprinklers	Sprinkler System - Wet - Ordinary Hazard	35	125	1989	2028	41,454	33,163
D4030 - Fire Protection Specialties	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2020	2050	11,017	10,492



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D4095 - Hood and Duct Fire Protection	Fire Suppression System - Commercial Kitchen Hood	20	125	2013	2033	16,495	13,196
D5011 - High Tension Service and Dist.	Service Feeder - 800A 208V 3 phase - Underground	40	125	2017	2057	77,877	62,301
D5012 - Low Tension Service and Dist.	Distribution Equipment - Panelboards, Transformers and Feeders - 208Y/120V	30	125	1979	2026	621,082	496,866
D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 800A 208Y/120V 3 Phase	40	125	2017	2057	26,814	21,451
D5012 - Low Tension Service and Dist.	Distribution Switchboard - 1200A 208/120V	40	125	2017	2057	29,767	23,813
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	40	125	1979	2026	1,482,671	1,186,137
D5022 - Lighting Equipment	Lighting Control - Interior	15	125	2006	2026	120,082	96,066
D5022 - Lighting Equipment	Lighting Fixtures - Exterior - LED	20	125	2017	2037	8,597	6,877
D5022 - Lighting Equipment	Lighting Fixtures - Interior - Fluorescent	20	125	2006	2026	880,436	704,349
D5031 - Public Address and Music Systems	Public Address System	15	125	2018	2033	243,274	194,620
D5034 - Call Systems	Nurse Call System	15	125	2009	2027	270,517	216,413
D5035 - Television Systems	Cable Television CATV System	15	125	2009	2023	1,002,755	802,204
D5036 - Clock and Program Systems	Clock System	10	125	2015	2028	107,363	85,891
D5037 - Fire Alarm Systems	Fire Alarm System - Head End Control Equipment - Addressable	15	125	2017	2032	37,364	29,891
D5037 - Fire Alarm Systems	Fire Alarm System - Initiating & Alarm Devices - Addressable	10	125	2017	2027	147,613	118,090
D5037 - Fire Alarm Systems	Fire Alarm System - Raceway and Wiring	20	125	2017	2037	383,855	307,084
D5038 - Security and Detection Systems	Security System - Access Control System	10	125	2015	2028	292,533	234,026



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5038 - Security and Detection Systems	Security System - CCTV	10	125	2015	2028	272,492	217,994
D5038 - Security and Detection Systems	Security System - Intrusion Alarm	10	125	2015	2028	159,508	127,606
D5039 - Local Area Networks	LAN & VoIP System	15	125	2018	2033	786,042	628,833
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Units	10	125	2017	2027	87,836	70,269
D5092 - Emergency Light and Power Systems	Solar Photovoltaic Array - 80kW - Roof Mounted	20	125	2010	2030	1,170,899	936,719
D5092 - Emergency Light and Power Systems	Exit Signs	10	125	2006	2026	43,661	34,929
E10 - Equipment	Refrigerated Storage - Commercial Kitchen Walk-In Freezer	25	125	2023	2048	43,210	34,568
E10 - Equipment	Refrigerated Storage - Commercial Kitchen Walk-In Cooler	25	125	2023	2048	44,654	35,723
E1020 - Institutional Equipment	Athletic Equipment - Basketball Backstops - Wall Mounted	30	125	2009	2039	14,688	11,751
E1090 - Other Equipment	Fixed Ladders w/ Cage - Exterior	40	125	1989	2029	9,244	7,395
E1090 - Other Equipment	Fixed Ladders - Interior	75	125	1959	2034	4,580	3,664
E2012 - Fixed Casework	Fixed Casework - Solid Wood Countertops	20	125	1989	2027	281,745	225,396
G2015 - Painted Lines	Painted Lines and Markings - Parking Lot - by Each	10	60	2009	2026	4,576	7,627
G2020 - Parking Lots	Parking Lot - Pavement - Asphalt	25	60	1989	2026	317,325	528,875
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	25	60	2009	2034	31,842	53,070
G2045 - Site Furnishings	Playground Equipment - Medium Set	20	125	2009	2029	90,756	72,605



Asset Overview Report

By Asset Name

Subtotal	33,957,322
Overhead:	0
Subtotal	0
Total Replacement Value Based on System Costs with Overheads	33,957,322

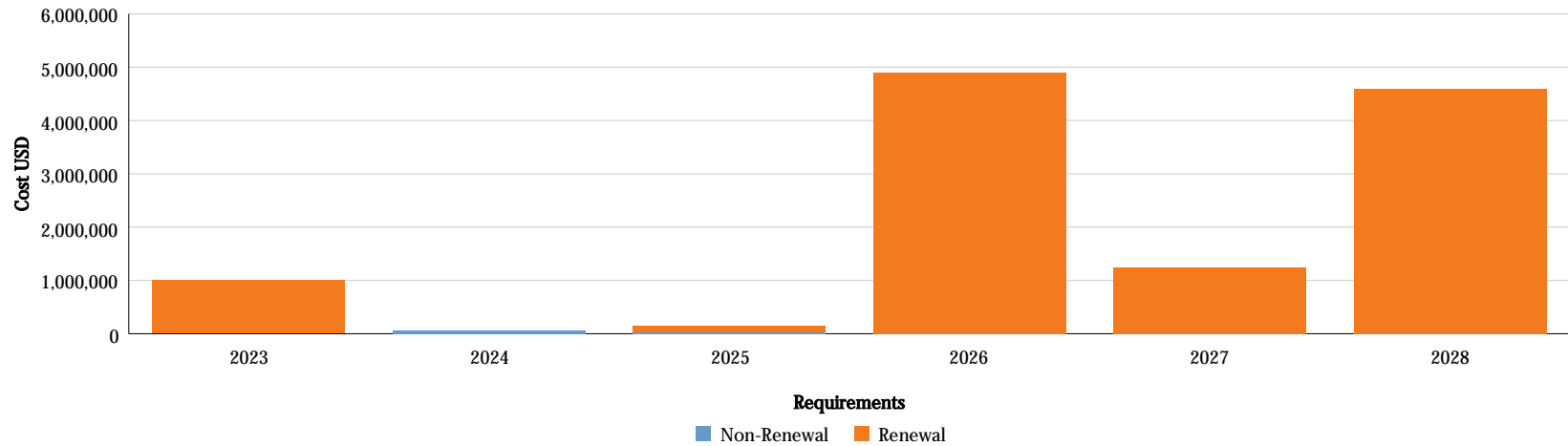
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Air Handling Unit - Indoor - Library Renewal	Yes	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	73,504
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	469,260
Automatic Openers - Single - Exterior Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	32,681
Boiler - HW - Gas (Condensing) - 2000 MBH Renewal	Yes	D3021 - Boilers	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	307,172
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of	Sep 18,	1,482,671



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Non-GFCI-Rated Receptacles - Kitchen 116	No	D5021 - Branch Wiring Devices	Life Safety	Inspection 1- Due within 1 Year of Inspection	2026 Sep 18, 2024	4,026
Branch Wiring - Service Receptacles Lacking - Roof	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	33,022
Cabinet Unit Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	31,199
Cable Television CATV System Renewal	Yes	D5035 - Television Systems	Lifecycle	1- Due within 1 Year of Inspection	Sep 18, 2023	1,002,755
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	523,827
Ceiling Fans Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	11,640
Clock System Renewal	Yes	D5036 - Clock and Program Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	107,363
Distribution Equipment - Branch Panel Circuit Identification Upgrade Needed - Electrical Room 108	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	6,120
Distribution Equipment - Obstructed Branch Panel - Custodian Closet 329	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	1,466
Distribution Equipment - Obstructed Branch Panel - Maintenance 109 Office	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	1,955
Distribution Equipment - Obstructed Branch Panel - Storage Room 328	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	489
Distribution Equipment - Panelboards, Transformers and Feeders - 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	621,082
Distribution Equipment - Unlabelled Branch Panel - Maintenance 109 Office	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	1,150



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Domestic Water Distribution Piping Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	524,862
Electric Controls Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	229,479
Emergency Battery Pack Light Units Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	87,836
Exhaust Fans Damaged	No	D3040 - Distribution Systems	Maintenance	2- Due within 2 Years of Inspection	Sep 18, 2025	14,688
Exhaust System - General Building and Restroom Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	255,915
Exit Signs - Non-Photoluminescent Placard Sign - Stage 110	No	D5092 - Emergency Light and Power Systems	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	6,375
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	43,661
Exterior Doors - Pair - Aluminum Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	77,658
Exterior Doors - Single - Hollow Metal Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	26,508
Fire Alarm System - Initiating & Alarm Devices - Addressable Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	147,613
Fixed Casework - Solid Wood Countertops Renewal	Yes	E2012 - Fixed Casework	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	281,745
HVAC Pump - Hot Water - In-Line - 2 HP Renewal	Yes	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	3,892
Kitchenette - Cabinet, Counter & Sink Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	7,178
Lighting Control - Interior Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of	Sep 18,	120,082



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Fixtures - Interior - Fluorescent Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	Inspection 3- Due within 5 Years of Inspection	2026 Sep 18, 2026	880,436
Main Distribution Switchboard - Panic Hardware Lacking - Electrical Room 108	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	4,404
Nurse Call System Renewal	Yes	D5034 - Call Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	270,517
Painted Finish Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2027	450,414
Painted Lines and Markings - Parking Lot - by Each Renewal	Yes	G2015 - Painted Lines	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	4,576
Parking Lot - Pavement - Asphalt Renewal	Yes	G2020 - Parking Lots	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	317,325
Perimeter Heat System - Finned-Tube - Hydronic Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	1,547,467
Piping Distribution - 2-Pipe - Hot Water Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	747,270
Security System - Access Control System Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	292,533
Security System - CCTV Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	272,492
Security System - Intrusion Alarm Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	159,508
Sinks - Custodial/Utility - Floor Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	22,294
Sinks - Custodial/Utility - Wall Hung Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	26,304



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Sinks - Scullery - Single Basin Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	4,288
Sinks - Scullery - Triple Basin Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	12,654
Sinks - Stainless Steel Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	25,649
Sinks - Stainless Steel with Bubbler Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	128,249
Space Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	27,795
Split System AC - 1 Ton - Older Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	6,012
Split System AC - 2.5 Ton Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	20,571
Split System AC - 3 Ton - Library Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	22,073
Sprinkler System - Wet - Ordinary Hazard Renewal	Yes	D4010 - Sprinklers	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	41,454
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	5,482
Water Piping Next to Electrical Switch	No	D2020 - Domestic Water Distribution	Reliability	2- Due within 2 Years of Inspection	Sep 18, 2025	10,239
Window AC Units Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	89,737
Total						11,928,617



Asset Overview Report

By Asset Name

Region: ALL REGIONS

Asset: Woodside Intermediate School & Site

Campus: CROMWELL CT SCHOOL DISTRICT

Asset Number: 200

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	11,368,398	FCI:	0.31
RI Cost:	11,637,211	RI:	0.32
Total Requirement Cost:	11,368,397	Size:	83,000 SF
Current Replacement Value:	36,189,765		

Address 1

30 Woodside Road

Address 2

-

City

Cromwell

State/Province/Region

CT



Asset Overview Report

By Asset Name

Photo



A1010 - Foundation and Footings - No Basement

Asset Description

ARCHITECTURE

Woodside Intermediate School & Site is located at 30 Woodside Road, Cromwell, CT 06416. The academic facility consists of 1 floor above ground without a basement level. The building was constructed in 2006 without a major renovation date registered. It is 83,000 square feet. The academic building includes classrooms, restrooms, offices, and mechanical and electrical rooms for medium/high education.

Per the 2018 International Building Code (IBC) Section 304 the building occupancy is classified as an Education Group E. Per IBC (2018), Section 603, the facility is a construction Type II-B, noncombustible, and protected.

Structure



Asset Overview Report

By Asset Name

The building foundation is cast in place with foundation walls and concrete slab. The building structure is a single-story steel structure with CMU block walls and a steel-framed roof.

Exterior

The exterior walls are CMU block walls. Exterior doors are a combination of hollow metal swinging doors, aluminum storefront entrance doors and stainless-steel entry doors. The exterior windows are aluminum framed units with double pane glazing. The roof covering is built-up roof without gravel.

Interior

The interior partitions are glazed CMU and GWB partitions. Interior doors are mostly wood swinging doors. The wall finish is paint on gypsum walls and ceramic wall tiles. Floor finishes are a combination of carpet tile, wood flooring, VCT, epoxy flooring and ceramic tiles. The ceiling finishes are either ACT, plaster, exposed painted structure, or metal/wood ceilings.

MECHANICAL

PLUMBING

Domestic water is supplied to the building by a 3-inch municipal main, with backflow prevention and distribution by insulated copper piping. The main supply enters the building in Mechanical Sprinkler Area D. Sanitary waste is conveyed to underground municipal sewer via cast iron and PVC piping. Domestic hot water is provided by two 140 MBH gas-fired water heaters. Restrooms contain vitreous china water closets, vanity top lavatories, urinals and individual prefabricated shower stalls. Custodial closets (3) contain floor mounted utility sinks. Room 254 contains a free-standing, plastic utility sink. The kitchen contains multiple scullery sinks as well stainless-steel ones. The kitchen also has an electric water heater for the dishwasher. Some classrooms contain stainless steel sinks with bubblers.

Stainless steel sinks (no bubblers) (7) are installed in millwork or wall mounted and located in classrooms, kitchenettes/breakrooms, health offices. Drinking water is also provided by four wall mounted water coolers and two wall-mounted water cooler/bottle filler units.

HVAC

The facility is fed by a 300-Ton, rotary screw, air-cooled chiller. The roof hosts one gas-fired MUA, four mini-split Air-Cooled Condensers, which feed evaporators for server/electrical/telecon rooms and Exhaust Fans. Mechanical Sprinkler Room D contains two, dual fuel, 750 MBH boilers, two 20 HP Chill Water Pumps and two 25 HP HW Pumps. The kitchen contains a walk-in cooler and freezer. Room 220 contains two AHUs that provide heating (HW) and cooling (CW), and a 5 HP irrigation pump. Room 252 contains two AHUs that provide heating (HW) and cooling (CW), and have two, dedicated HW circulation pumps. Room 119 contains one AHU that provides heating (HW) and cooling (CW). Room 172 contains two AHUs that provide heating (HW) and cooling (CW). HVAC monitoring and controls system with moderate density and variety of DDC devices. Includes motor actuation of valves and dampers, with DDC oversight. Space and cabinet unit heaters have local electrical controls.

FIRE PROTECTION

The building is equipped with a wet fire sprinkler system with its riser in Mechanical Sprinkler Room D. Handheld fire extinguishers mounted in cabinets and/or hooks are present throughout the building. The kitchen hood contains fire suppression systems.

ELECTRICAL

The electrical service for the building consists of a 480Y/277V 1200Amp feed that enters the main switchboard in the Electrical Room. This equipment serves the building via distribution



Asset Overview Report

By Asset Name

switchboards, transformers, and branch panelboards throughout the structure.

Emergency Lighting and Power: An exterior 480V, 1127Amp, 937.5kVA, 750kW standby diesel generator with an underground fuel storage tank connects to two automatic transfer switches in the electrical room. The emergency lighting system includes self-contained battery pack lighting units. LED type illuminated exit signs with battery backup are installed throughout the building to indicate means of egress.

Lighting Systems: Interior lighting is provided by recessed and pendant-mounted LED fixtures. Exterior lighting includes surface, recessed, and sconce-mounted LED type fixtures at points of entrance and along the building perimeter.

Fire Alarm System: This building consists of an addressable fire alarm system with telephone capability. The main headend control panel serves remotely located compact annunciators as well as pull stations, audio/visual strobe-horns, visual strobes, smoke detectors, and other initiation and notification devices.

Communication and Security: This building includes local area network (LAN), public address, and digital clock systems. Security is provided by CCTV, access control, and intrusion detection systems.

System Description

System Name	Description
A1010 - Standard Foundations-Foundation and Footings - No Basement	The substructure includes a basic foundation for a building without a basement. A strip footing, up to 4-ft foundation stem-wall or turned-down slab edge, and damp proofing. With perimeter drain.
A1030 - Slab on Grade-Structural Slab on Grade - Non-Industrial	The substructure includes a non-industrial type structural slab on grade.
B10 - Superstructure-Single-Story - Steel Framed Roof	The building superstructure includes single-story steel framed building with steel columns and/or bearing walls, steel joists and/or steel beams with metal decking roof structure. Exterior walls and bearing walls are covered under separate systems.
B2010 - Exterior Walls-Exterior Closure - CMU Block Walls - Faced	Exterior wall enclosures include faced (i.e. glazed-face, split-face, ground-face, ribbed-face) concrete masonry block.
B2013 - Exterior Louvers, Screens, and Fencing-Metal Wall Louvers	Exterior louvers include pre-finished metal ventilation louvers with interior screen.
B2014 - Exterior Sun Control Devices-Sunscreen Devices	Sun control devices include sunscreen devices or sunshade louvers, approx. 4' projection, pre-finished aluminum or steel, includes mounting brackets, hardware and outriggers.
B2016 - Exterior Soffits-Plaster Soffit System	Exterior soffits include plaster soffit system, including painted three-coat plaster on lath and suspended channels.
B2020 - Exterior Windows-Aluminum Windows	Exterior windows include aluminum framed units with insulating glass.



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System Name	Description
B2030 - Exterior Doors-Automatic Openers - Pair - Exterior	Exterior doors include automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, including motion sensor, 12V control box, motor, handicap actuator buttons and wiring.
B2030 - Exterior Doors-Automatic Openers - Single - Exterior	Exterior doors include automatic openers, commercial, electronic door opener, for single swing door, per opening, including motion sensor, 12V control box, motor, handicap actuator buttons and wiring.
B2030 - Exterior Doors-Exterior Doors - Pair - Aluminum Storefront	Exterior doors include pair of swinging glazed aluminum storefront-type doors and frame assembly. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).
B2030 - Exterior Doors-Exterior Doors - Pair - Hollow Metal	Exterior doors include pair of swinging hollow metal doors and frame assembly, painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).
B2030 - Exterior Doors-Exterior Doors - Single - Aluminum Storefront	Exterior doors include swinging glazed aluminum door and frame assembly. The assembly cost includes standard hardware (e.g. hinges, lockset, closer).
B3010 - Roof Coverings-Built-Up Roofing	The roof coverings include a built-up roofing (BUR) system with deck insulation. Price also includes flashing and pitch pockets. Despite system age, years remaining are extended based on field observations.
B3022 - Roof Hatches-Roof Hatches - Access	Roof hatches include roof hatch, galvanized or painted steel with insulated curb.
C1010 - Partitions-CMU Block Partitions - Plain	Interior partitions include hollow core concrete masonry unit walls.
C1010 - Partitions-GWB Partitions	Interior partitions include gypsum wall board (GWB) on stud partitions.
C1020 - Interior Doors-Interior Doors - Hollow Metal	Interior doors include commercial duty swinging hollow metal doors and frame assembly; painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Interior Doors - Wood	Interior doors include commercial duty swinging wood doors and wood or metal frame; stained or painted. The assembly cost includes standard hardware (e.g. hinges, lockset, hardware, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Interior Doors - Wood - Glazed	Interior doors include swinging glazed wood doors and wood or hollow metal frame; stained or painted. The assembly cost includes standard hardware (e.g. hinges, lockset, closer). System quantity reflects door leaf count.
C1020 - Interior Doors-Overhead Doors - Rolling Counter Door - Small	Interior doors include small size commercial duty overhead rolling counter doors and frame assembly.
C1030 - Fittings-Restroom Accessories	Restrooms are equipped with standard commercial duty restroom accessories (e.g. mirror, grab bars, paper towel dispenser and disposal, toilet paper holder, soap dispenser, etc.). Unit cost is the median cost per each based on the toilet fixture count.
C1031 - Fabricated Toilet Partitions-Toilet Partitions - Phenolic	Restrooms are equipped with commercial standard duty phenolic-core toilet compartment partitions.



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System Name	Description
C1033 - Storage Shelving and Lockers-Fixed Lockers - Metal	Interior fittings include painted fixed steel lockers. Priced per unit and cost is averaged for size and multi-tiered lockers.
C1035 - Identifying Devices-Fittings - Signage	The building signage includes typical wayfinding (e.g. room, directional, graphic symbol) adhesive back signs. Quantity based on door count plus 10% for additional signage; median cost per sign selected.
C3010 - Wall Finishes-Ceramic Wall Tile	Interior wall finishes include thin set decorative tile (i.e. ceramic, porcelain, glass).
C3010 - Wall Finishes-Painted Finish	Interior wall finishes include standard paint finish. Despite system age, years remaining are extended based on field observations.
C3020 - Floor Finishes-Carpeting - Tile	Floor finishes include average range carpet tiles (typ. 18 x 18 or 24 x 24 modules) and base. Despite system age, years remaining are extended based on field observations.
C3020 - Floor Finishes-Epoxy Flooring	Floor finishes include medium duty epoxy flooring (or urethane flooring), with integral cove base.
C3020 - Floor Finishes-Painted Finish or Sealer on Concrete	Floor finishes include typical paint finish and/or sealer on concrete with and without abrasive textured additive to prevent slipping. Despite system age, years remaining are extended based on field observations.
C3020 - Floor Finishes-Quarry Tile	Floor finishes include mud-set quarry tile or similar and related base.
C3020 - Floor Finishes-Stone Finish - Slate	Floor finishes include slate tile flooring or similar.
C3020 - Floor Finishes-VCT	Floor finishes include areas of 12 x 12 x 1/8-in. thick standard VCT flooring and related base. Despite system age, years remaining are extended based on field observations.
C3020 - Floor Finishes-Wood Flooring - Gymnasium	Floor finishes include high quality maple strip flooring and finish.
C3030 - Ceiling Finishes-ACT System	Interior ceiling finishes include suspended ACT ceiling system set in T-bar grids.
C3030 - Ceiling Finishes-Painted Finish on Exposed Ceiling Structure	Interior ceiling finishes include paint finish applied to exposed steel, wood or concrete structure and underside of decking.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets and urinals, and vitreous china or molded lavatories. Refer to line items for quantities.
D2010 - Plumbing Fixtures-Restroom Fixtures - Shower - Individual Prefab	Restroom fixtures include individual fiberglass shower stalls. Located in Room 241.
D2010 - Plumbing Fixtures-Sinks - Custodial/Utility - Plastic	The plumbing fixtures include plastic free-standing custodial/utility sinks located in Room 254. Sink's legs are damaged and could collapse under weight of water. Years remaining less than that based on age due to sink leg damage.
D2010 - Plumbing Fixtures-Sinks - Custodial/Utility - Plastic - Floor Mounted	The plumbing fixtures include plastic, floor mounted custodial/utility sinks located in the janitor closets.
D2010 - Plumbing Fixtures-Sinks - Scullery -	Plumbing fixtures include stainless steel commercial kitchen scullery type double-basin pot washing sinks in kitchen food prep area. One bowl contains a garbage disposal.



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System Name	Description
Double Basin	
D2010 - Plumbing Fixtures-Sinks - Scullery - Single Basin	Plumbing fixtures include stainless steel commercial kitchen scullery type single-basin pot washing sinks in kitchen food prep area. Sinks include a garbage disposal.
D2010 - Plumbing Fixtures-Sinks - Scullery - Triple Basin	Plumbing fixtures include stainless steel commercial kitchen scullery type triple-basin pot washing sinks in kitchen food prep areas.
D2010 - Plumbing Fixtures-Sinks - Stainless Steel	Plumbing fixtures include stainless steel sinks with faucets and trim. Sinks are installed in millwork or wall mounted and located in classrooms, kitchenettes/breakrooms, health offices.
D2010 - Plumbing Fixtures-Sinks - Stainless Steel with Bubbler	Plumbing fixtures include stainless steel sinks with faucets and trim. Located in classrooms.
D2010 - Plumbing Fixtures-Water Coolers - Dual-Height	Plumbing fixtures include wall hung dual-height water coolers.
D2010 - Plumbing Fixtures-Water Coolers - Wall-Mounted	Plumbing fixtures include wall hung individual water coolers located in various locations.
D2010 - Plumbing Fixtures-Water Coolers - Wall-Mounted w/Bottle Filler	Plumbing fixtures include wall hung individual wall-mounted water coolers with integral bottle filler.
D2020 - Domestic Water Distribution-Domestic Water Distribution Piping	The building water distribution system includes Single 3-inch main feed, reduced pressure zone backflow preventer, water meter, and insulated copper distribution piping with rough ins. The main supply enters the building in room Mechanical Sprinkler Area D. This System does not include a water heater.
D2020 - Domestic Water Distribution-Water Heater - Elec - Dishwasher	Kitchen dishwasher domestic rinse hot water is heated by a residential-grade, point-of-use electric water heater, with up to 4 gallons of storage capacity.
D2020 - Domestic Water Distribution-Water Heater - Gas - Comm - WH-1 - WH-2	Domestic hot water is heated by a gas-fired, 140 MBH commercial-grade water heater with storage, with recirculation pump. Located in Mechanical Sprinkler Area D. Years remaining based on assessor observations.
D2040 - Rain Water Drainage-Roof Drainage - Gravity	Rainwater drainage includes interior PVC piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.
D2090 - Other Plumbing Systems-Natural Gas Distribution - 1" Service	Natural gas supply distribution system with a 1" service and meter. SF is an approximation based on natural gas distribution and boiler location.
D3021 - Boilers-Boiler - HW - Dual Fuel - Boiler-1 - Boiler-2	Heating water is heated by a dual-fuel (gas and oil-fired) hydronic boiler with an output capacity of approximately 750 MBH with integral boiler controls. System includes boiler, boiler vent, boiler piping and fittings, and electrical connections. System includes diesel fuel distribution/feed pumps. Some installed materials may vary from listed line items used to approximate value. Installed in Mechanical Sprinkler Area D. Serves building heat loads.
D3030 - Cooling Generating Systems-	Chilled water is tempered by an air-cooled chiller with integral condensing section and 300 Tons of cooling capacity. Chiller is located at grade.



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System Name	Description
Chiller - Air-Cooled - 300 Tons	
D3040 - Distribution Systems-Air Handling Unit - Indoor - VAV - 12000 CFM - AHU-2 - AHU-3 - AHU-7	The HVAC system includes an indoor, variable volume air handling unit, with chilled water cooling, hot water heat, and airflow capacity of approximately 12000 CFM. Installed in Room 172: AHU-2 & 3. Room 252: AHU-7.
D3040 - Distribution Systems-Air Handling Unit - Indoor - VAV - 12500 CFM - AHU-5	The HVAC system includes an indoor, variable volume air handling unit, with chilled water cooling, hot water heat, and airflow capacity of approximately 12500 CFM. Installed in Room 220.
D3040 - Distribution Systems-Air Handling Unit - Indoor - VAV - 5500 CFM - AHU-1	The HVAC system includes an indoor, variable volume air handling unit, with chilled water cooling, hot water heat, and airflow capacity of approximately 5500 CFM. Installed in Room 119.
D3040 - Distribution Systems-Air Handling Unit - Indoor - VAV - 7500 CFM - AHU-4 - AHU-6	The HVAC system includes an indoor, variable volume air handling unit, with chilled water cooling, hot water heat, and airflow capacity of approximately 7500 CFM. AHU-4 installed in Room 220. AHU-6 installed in Room 252.
D3040 - Distribution Systems-Exhaust System - General Building and Restroom	The HVAC ventilation system includes roof-mounted exhaust fans with ducting.
D3040 - Distribution Systems-HVAC Ductwork - Return	The HVAC system includes return air ductwork. Includes ductwork, dampers, insulation, and air terminal outlets (grilles and registers).
D3040 - Distribution Systems-HVAC Ductwork - Supply	The HVAC system includes an average density supply air distribution ductwork system with variable volume terminal boxes. Includes ductwork, variable volume terminal boxes, dampers, insulation, and air terminal outlets (grilles, registers and diffusers).
D3040 - Distribution Systems-HVAC Pump - Chilled Water - 20 HP - CHWP-1 - CHWP-2	Chilled water circulation is provided by a 20 HP centrifugal pump. Pump is installed in Mechanical Sprinkler Room Area D. Variable frequency drive is included.
D3040 - Distribution Systems-HVAC Pump - Hot Water - 7.5 HP - HWP-1 - HWP-2	Heating hot water circulation is provided by a 7.5 HP base-mounted centrifugal pump. Pump is installed in Mechanical Sprinkler Area D. Variable frequency drive is included.
D3040 - Distribution Systems-HVAC Pump - Hot Water - In-Line - 2 HP - HWP-3 - HWP-4	Hot water circulation for AHU-2 & 3 is provided by estimated 2 HP in-line centrifugal pumps. Pumps are installed in Room 172.
D3040 - Distribution Systems-HVAC Pump - Hot Water - In-Line - 2 HP - HWP-7 - HWP-8	Hot water circulation for AHU-6 & 7 is provided by estimated 2 HP in-line centrifugal pumps. Pumps are installed in Room 252.
D3040 - Distribution Systems-Irrigation Pump - Water - In-Line - HV-1	Irrigation water circulation is provided by a 5 HP in-line centrifugal pump. Pump is installed in Room 220. Variable frequency drive is included.
D3040 - Distribution Systems-Make-Up Air	Make-up air is provided by a gas-fired make-up air unit with approximately 550 MBH input capacity installed on the roof.



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System Name	Description
Unit - Outdoor - Gas-Fired - MAU-1	
D3040 - Distribution Systems-Piping Distribution - 2-Pipe - Chilled Water	HVAC chilled water is distributed through a two-pipe hydronic distribution system with chilled water supply and return piping, valves, fittings, and insulation. Pumps are not included in this System.
D3040 - Distribution Systems-Piping Distribution - 2-Pipe - Hot Water	HVAC heating hot water is distributed through a two-pipe hydronic distribution system with hot water supply and return piping, valves, fittings, and insulation. Pumps are not included in this System.
D3050 - Terminal and Package Units-Cabinet Unit Heaters - Hot Water	Vestibule heating is provided by forced hot water cabinet unit heaters.
D3050 - Terminal and Package Units-Space Heaters - Hot Water	Heating is provided by forced hot water suspended propeller unit heaters.
D3050 - Terminal and Package Units-Split System AC - 1 Ton - AHU-A - AHU-B - AHU-C	Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section (CU-A, B & C) is located on the roof. Serves Telecon Rooms.
D3050 - Terminal and Package Units-Split System AC - 2 Ton - AHU-D	Local cooling is provided by a single zone ductless mini split air conditioning system. System includes indoor section, outdoor section, and refrigerant piping. Outdoor section (CU-D) is located on the roof. Serves Room 247.
D3060 - Controls and Instrumentation-DDC Controls	Basic HVAC monitoring and controls system, DDC (direct digital control), with low density and variety of sensors and devices serving limited equipment and systems, with local computer-based control access and/or remote web-based access. Includes electric actuation of valves and dampers.
D3060 - Controls and Instrumentation-Electric Controls	HVAC monitoring and controls system, electric/electronic, with basic temperature and equipment controls, including locally programmable thermostats. Controls are associated with space and cabinet unit heaters. SF is an approximation of areas served.
D4010 - Sprinklers-Sprinkler System - Wet - Ordinary Hazard	The fire protection systems include an ordinary hazard, wet fire sprinkler system. This system includes three double check valve assembly backflow protectors and standpipes. The 3-Inch inch mains enter the building in rooms Mechanical Sprinkler Area D, Room 162 and Room 254.
D4030 - Fire Protection Specialties-Fire Extinguishers - Dry Chem w/Cabinet	Handheld dry chemical fire extinguishers are located throughout the building. Includes cabinets or hooks.
D4095 - Hood and Duct Fire Protection-Fire Suppression System - Commercial Kitchen Hood	System includes a chemical fire suppression system for a commercial kitchen exhaust hood. Fire suppression includes fusible links, manual pull stations, suppression agent tanks, nozzles, and control panels. Hood not included in this System.
D5011 - High Tension Service and Dist.-Service Feeder - 1200A 480V 3 phase	The electrical service includes a service feeder rated at 1200A, 480V, 3-phase terminating at the main switchboard in the Electrical Room. The conductor includes conduit and wire, grounding, and excavation and backfill.
D5012 - Low Tension Service and Dist.-Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V	480Y/277V, 3 phase, 4-wire panelboards rated at 100A, 200A, and 400A capacities with main lugs are used to distribute branch circuit power within the building. Transformers are used to step down for lower voltage loads. Panelboards and transformers are located in designated rooms. The system includes panelboards with branch circuit breakers, transformers, feeder conduit, and wire.



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System Name	Description
D5012 - Low Tension Service and Dist.- Main Distribution Switchboard - 1200A 480/277V	The building includes a 1200A, 480/277V, 3-phase distribution switchboard located in the Electrical Room. The system includes a main pressure disconnect switch with ground fault capability, distribution feeder circuit breakers, and switchboard sections.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch circuit wiring for this building includes interior devices and outlets that serve lighting, miscellaneous power, and utilization equipment. The wiring includes the circuit conductors and raceways.
D5022 - Lighting Equipment-Lighting Control - Interior	The facility utilizes a building-wide lighting control system that includes manual switches, occupancy sensors, conduit, and wiring.
D5022 - Lighting Equipment-Lighting Fixtures - Exterior - LED	Exterior lighting is provided by a combination of LED lamped wallpack, tubular, and recessed canopy downlight fixtures. The system includes fixtures, lamps, conduit, wire, photocell, and other methods of control.
D5022 - Lighting Equipment-Lighting Fixtures - Interior - LED	The facility utilizes LED fixtures in 2X4, 2X2, troffer, parabolic, industrial, high bay, downlight, uplight, and stacking disc fixture types with recessed and suspended mountings. The system includes fixtures, lamps, conduit, and wire. Controls are included in a separate system.
D5031 - Public Address and Music Systems-Public Address System	The building includes a public address system for facility-wide announcements, music, or other acoustical sound source broadcasts. The system includes ceiling and wall-mounted loudspeakers, conduit, and wiring.
D5036 - Clock and Program Systems-Clock System	The building utilizes a centralized automatic clock system for accurate timekeeping throughout the facility. The system includes a headend control panel, digital clocks, hardware, conduit, and wiring.
D5037 - Fire Alarm Systems-Fire Alarm System - Head End Control Equipment - Addressable	The building is equipped with an addressable fire alarm system that includes a headend control panel. This system includes the panel with all internal and necessary components and the enclosure to monitor, control, and power fire alarm initiating and alarm notification devices.
D5037 - Fire Alarm Systems-Fire Alarm System - Initiating & Alarm Devices - Addressable	The building is equipped with an addressable fire alarm system that includes a headend control panel, compact annunciators, pull stations and smoke detectors as initiating devices, and audio/visual and visual only alarm devices. This system only includes the initiating and alarm devices stated above and the mounting boxes.
D5037 - Fire Alarm Systems-Fire Alarm System - Raceway and Wiring	The building is equipped with an addressable fire alarm system that includes a headend control panel, compact annunciators, pull stations and smoke detectors as initiating devices, and audio/visual and visual only alarm devices. This system only includes raceways, cabling, all required boxes, and fittings with covers.
D5038 - Security and Detection Systems-Security System - Access Control System	The building utilizes an access control security system using credentials that include video push-to-call intercom speaker stations, proximity badge readers, manual push-button door controllers, infrared request-to-exit motion sensors, electric door release hardware, conduit, and wire.
D5038 - Security and Detection Systems-Security System - CCTV	The building includes a CCTV video camera system that monitors both exterior and interior designated areas for comprehensive security, screening, and alerts. The system includes enclosed stationary and dome camera types, conduit, and wiring.
D5038 - Security and Detection Systems-Security System - Intrusion Alarm	The building utilizes a standard security intrusion alarm system that includes control panels, wall-mounted infrared motion sensors, keypad compact annunciators, balanced magnetic door alarms, installation hardware, conduit, and wiring.
D5039 - Local Area Networks-LAN & VoIP	The system consists of LAN and VoIP infrastructure emanating from the point of provider demarcation to the end user access points. Patch panel hub racks are located



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System Name	Description
System	throughout the building. The system also includes ethernet and fiber optic cable with support hardware, exterior and interior wifi routers, RJ45 jack outlet devices, and electrical power distribution.
D5091 - Grounding Systems-Lightning Protection System	The building utilizes a lightning protection system which includes air terminals, conductors, ground connections, bonding and lightning arrestors installed on a low rise under 75' tall building.
D5092 - Emergency Light and Power Systems-Emergency Battery Pack Light Units	The emergency lighting system includes self-contained battery pack light units with integral charging capability and LED lamped light heads.
D5092 - Emergency Light and Power Systems-Emergency Generator - 750kW - Diesel - Exterior	The building emergency power system includes an exterior diesel-fueled standby generator rated at 937.5kVA/750kW, 480V, 3-phase. The system includes the generator, a battery charger, a silencer/muffler, an enclosure, and automatic transfer switches in the Electrical Room.
D5092 - Emergency Light and Power Systems-Exit Signs - LED	The emergency lighting system includes the installation of single and double-sided LED lamped exit signs with battery backup. Associated branch wiring is listed under separate systems.
E10 - Equipment-Refrigerated Storage - Commercial Kitchen Walk-In Cooler	System includes refrigerated storage rooms, with insulated sandwich panel walls and ceilings, flooring, doors, lighting, and refrigeration system. Located in the Kitchen.
E10 - Equipment-Refrigerated Storage - Commercial Kitchen Walk-In Freezer	System includes refrigerated storage rooms, with insulated sandwich panel walls and ceilings, flooring, doors, lighting, and refrigeration system. Located in the Kitchen.
E1020 - Institutional Equipment-Athletic Equipment - Basketball Backstops - Ceiling Mounted - Electric Operation	Athletic equipment and furnishings include high quality ceiling mounted swing-up type basketball backstop units with electric operation.
E2012 - Fixed Casework-Fixed Casework - Solid Wood Countertops	Fixed casework includes wood cabinets and solid wood countertops, without appliances. Despite system age, years remaining are extended based on field observations.
G2015 - Painted Lines-Painted Lines and Markings - Parking Lot - by Each	The parking lot includes typical painted lines and markings for lane stripping, HC symbols and/or letters. Cost per total number of parking spaces. Despite system age, years remaining are extended based on field observations.
G2020 - Parking Lots-Parking Lot - Pavement - Asphalt	The parking lot surface typically includes asphalt paving of aggregate base, binder course and wearing course.
G2045 - Site Furnishings-Playground Equipment - Medium Set	Site furnishings include modular playground equipment, medium set of approximately 6-10 playground items. Cost per set. Despite system age, years remaining are extended based on field observations.
G2047 - Playing Fields-Playing Field - Baseball - Grass Turf	The baseball field surface is grass turf including base and sub-base. See separate systems for irrigation, field lighting, dugouts, grandstand, fences, athletic fixtures and/or equipment (if any).
G2049 - Miscellaneous Structures-Dugouts	The baseball dugouts of approximately 10' x 40' in size include concrete slab, CMU wall with wood roof support and asphalt shingle roofing. Renewal cost includes cost of



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System Name	Description
- Baseball - CMU Wall with Asphalt Shingle Roof	roof replacement with some minor wall repairs and refinishing.
G4022 - Poles-Site Lighting - Pole - Aluminum - 20 ft	Site lighting around the parking lots, roadways, and building exterior includes aluminum light poles that are each 20 feet in height. The system includes poles, concrete bases, light fixtures, support brackets, and circuitry.

Asset Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1010 - Standard Foundations	Foundation and Footings - No Basement	100	5	2006	2106	19,708	394,156
A1030 - Slab on Grade	Structural Slab on Grade - Non-Industrial	100	5	2006	2106	57,208	1,144,155
B10 - Superstructure	Single-Story - Steel Framed Roof	100	5	2006	2106	109,186	2,183,730
B2010 - Exterior Walls	Exterior Closure - CMU Block Walls - Faced	75	25	2006	2081	125,799	503,195
B2013 - Exterior Louvers, Screens, and Fencing	Metal Wall Louvers	60	125	2006	2066	151,959	121,568
B2014 - Exterior Sun Control Devices	Sunscreen Devices	30	125	2006	2036	1,859,136	1,487,309
B2016 - Exterior Soffits	Plaster Soffit System	50	125	2006	2056	9,358	7,486
B2020 - Exterior Windows	Aluminum Windows	40	125	2006	2046	639,900	511,920
B2030 - Exterior Doors	Automatic Openers - Pair - Exterior	30	125	2006	2036	57,712	46,170
B2030 - Exterior Doors	Exterior Doors - Pair - Aluminum Storefront	30	125	2006	2036	58,243	46,595
B2030 - Exterior Doors	Exterior Doors - Pair - Hollow Metal	30	125	2006	2036	38,459	30,767
B2030 - Exterior Doors	Exterior Doors - Single - Aluminum Storefront	30	125	2006	2036	82,761	66,208



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2030 - Exterior Doors	Automatic Openers - Single - Exterior	30	125	2006	2036	49,021	39,217
B3010 - Roof Coverings	Built-Up Roofing	20	125	2006	2028	2,819,264	2,255,411
B3022 - Roof Hatches	Roof Hatches - Access	40	125	2006	2046	6,192	4,953
C1010 - Partitions	CMU Block Partitions - Plain	75	25	2006	2081	586,395	2,345,580
C1010 - Partitions	GWB Partitions	75	25	2006	2081	346,826	1,387,304
C1020 - Interior Doors	Overhead Doors - Rolling Counter Door - Small	30	125	2006	2036	13,468	10,774
C1020 - Interior Doors	Interior Doors - Wood - Glazed	50	125	2006	2056	16,654	13,323
C1020 - Interior Doors	Interior Doors - Wood	50	125	2006	2056	500,723	400,579
C1020 - Interior Doors	Interior Doors - Hollow Metal	50	125	2006	2056	108,720	86,976
C1030 - Fittings	Restroom Accessories	25	125	2006	2031	70,355	56,284
C1031 - Fabricated Toilet Partitions	Toilet Partitions - Phenolic	40	125	2006	2046	97,223	77,779
C1033 - Storage Shelving and Lockers	Fixed Lockers - Metal	40	125	2006	2046	530,534	424,427
C1035 - Identifying Devices	Fittings - Signage	30	125	2006	2036	31,015	24,812
C3010 - Wall Finishes	Painted Finish	15	125	2006	2028	1,224,146	979,317
C3010 - Wall Finishes	Ceramic Wall Tile	40	125	2006	2046	536,270	429,016
C3020 - Floor Finishes	Wood Flooring - Gymnasium	25	125	2006	2031	490,050	392,040
C3020 - Floor Finishes	Carpeting - Tile	10	125	2006	2028	489,375	391,500
C3020 - Floor Finishes	Epoxy Flooring	20	125	2006	2028	258,926	207,141
C3020 - Floor Finishes	VCT	20	125	2006	2028	138,656	110,925
C3020 - Floor Finishes	Stone Finish - Slate	40	125	2006	2046	265,922	212,738



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Quarry Tile	50	125	2006	2056	427,676	342,141
C3020 - Floor Finishes	Painted Finish or Sealer on Concrete	10	125	2006	2028	21,727	17,381
C3030 - Ceiling Finishes	ACT System	25	125	2006	2031	1,140,109	912,087
C3030 - Ceiling Finishes	Painted Finish on Exposed Ceiling Structure	30	125	2006	2036	79,213	63,370
D2010 - Plumbing Fixtures	Sinks - Scullery - Single Basin	30	125	2006	2036	23,019	18,415
D2010 - Plumbing Fixtures	Sinks - Stainless Steel with Bubbler	30	125	2006	2036	79,603	63,682
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility - Plastic	30	125	2006	2024	3,849	3,079
D2010 - Plumbing Fixtures	Sinks - Custodial/Utility - Plastic - Floor Mounted	30	125	2006	2036	11,547	9,237
D2010 - Plumbing Fixtures	Sinks - Scullery - Double Basin	30	125	2006	2036	14,913	11,930
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	2006	2036	373,430	298,744
D2010 - Plumbing Fixtures	Restroom Fixtures - Shower - Individual Prefab	30	125	2006	2036	4,725	3,780
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted w/Bottle Filler	20	125	2020	2040	18,720	14,976
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	125	2006	2026	11,272	9,018
D2010 - Plumbing Fixtures	Water Coolers - Dual-Height	20	125	2006	2026	17,344	13,875
D2010 - Plumbing Fixtures	Sinks - Stainless Steel	30	125	2006	2036	35,909	28,727
D2010 - Plumbing Fixtures	Sinks - Scullery - Triple Basin	30	125	2006	2036	12,654	10,123
D2020 - Domestic Water Distribution	Water Heater - Gas - Comm - WH-1 - WH-2	15	125	2006	2025	59,741	47,793
D2020 - Domestic Water Distribution	Water Heater - Elec - Dishwasher	10	125	2006	2025	2,339	1,872
D2020 - Domestic Water Distribution	Domestic Water Distribution Piping	30	125	2006	2036	651,174	520,939



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	125	2006	2056	428,733	342,986
D2090 - Other Plumbing Systems	Natural Gas Distribution - 1" Service	40	125	2006	2046	32,456	25,965
D3021 - Boilers	Boiler - HW - Dual Fuel - Boiler-1 - Boiler-2	30	125	2006	2036	229,063	183,250
D3030 - Cooling Generating Systems	Chiller - Air-Cooled - 300 Tons	20	125	2006	2026	398,422	318,738
D3040 - Distribution Systems	Exhaust System - General Building and Restroom	25	125	2006	2031	317,503	254,002
D3040 - Distribution Systems	HVAC Pump - Hot Water - 7.5 HP - HWP-1 - HWP-2	25	125	2006	2031	52,969	42,375
D3040 - Distribution Systems	HVAC Pump - Chilled Water - 20 HP - CHWP-1 - CHWP-2	25	125	2006	2031	77,978	62,383
D3040 - Distribution Systems	Make-Up Air Unit - Outdoor - Gas-Fired - MAU-1	20	125	2006	2026	51,012	40,810
D3040 - Distribution Systems	Air Handling Unit - Indoor - VAV - 7500 CFM - AHU-4 - AHU-6	30	125	2006	2036	119,760	95,808
D3040 - Distribution Systems	Air Handling Unit - Indoor - VAV - 12500 CFM - AHU-5	30	125	2006	2036	174,117	139,294
D3040 - Distribution Systems	Air Handling Unit - Indoor - VAV - 5500 CFM - AHU-1	30	125	2006	2036	111,776	89,421
D3040 - Distribution Systems	Irrigation Pump - Water - In-Line - HV-1	25	125	2006	2031	13,637	10,910
D3040 - Distribution Systems	Air Handling Unit - Indoor - VAV - 12000 CFM - AHU-2 - AHU-3 - AHU-7	30	125	2006	2036	574,849	459,880
D3040 - Distribution Systems	HVAC Ductwork - Return	40	125	2006	2046	535,597	428,477
D3040 - Distribution Systems	Piping Distribution - 2-Pipe - Chilled Water	30	125	2006	2036	927,106	741,685
D3040 - Distribution Systems	Piping Distribution - 2-Pipe - Hot Water	30	125	2006	2036	927,106	741,685



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By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3040 - Distribution Systems	HVAC Ductwork - Supply	30	125	2006	2036	2,530,334	2,024,267
D3040 - Distribution Systems	HVAC Pump - Hot Water - In-Line - 2 HP - HWP-7 - HWP-8	25	125	2006	2031	7,783	6,227
D3040 - Distribution Systems	HVAC Pump - Hot Water - In-Line - 2 HP - HWP-3 - HWP-4	25	125	2006	2031	7,783	6,227
D3050 - Terminal and Package Units	Space Heaters - Hot Water	25	112	2006	2031	129,710	115,813
D3050 - Terminal and Package Units	Split System AC - 1 Ton - AHU-A - AHU-B - AHU-C	15	125	2006	2025	18,037	14,429
D3050 - Terminal and Package Units	Split System AC - 2 Ton - AHU-D	15	125	2006	2025	8,589	6,871
D3050 - Terminal and Package Units	Cabinet Unit Heaters - Hot Water	25	112	2006	2031	25,999	23,214
D3060 - Controls and Instrumentation	Electric Controls	20	125	2006	2026	34,302	27,441
D3060 - Controls and Instrumentation	DDC Controls	20	125	2006	2026	217,327	173,861
D4010 - Sprinklers	Sprinkler System - Wet - Ordinary Hazard	35	125	2006	2041	1,944,084	1,555,268
D4030 - Fire Protection Specialties	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2020	2050	13,668	13,017
D4095 - Hood and Duct Fire Protection	Fire Suppression System - Commercial Kitchen Hood	20	125	2006	2026	16,495	13,196
D5011 - High Tension Service and Dist.	Service Feeder - 1200A 480V 3 phase	40	125	2006	2046	139,226	111,381
D5012 - Low Tension Service and Dist.	Main Distribution Switchboard - 1200A 480/277V	40	125	2006	2046	134,241	107,393
D5012 - Low Tension Service and Dist.	Distribution Equipment - Panelboards, Transformers and Feeders - 480Y/277V	30	125	2006	2036	1,049,923	839,939
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	40	125	2006	2046	1,839,488	1,471,590
D5022 - Lighting Equipment	Lighting Fixtures - Exterior - LED	20	125	2006	2026	77,930	62,344



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By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures - Interior - LED	20	125	2006	2026	1,176,120	940,896
D5022 - Lighting Equipment	Lighting Control - Interior	15	125	2006	2026	148,981	119,185
D5031 - Public Address and Music Systems	Public Address System	15	125	2006	2026	301,820	241,456
D5036 - Clock and Program Systems	Clock System	10	125	2006	2026	133,201	106,561
D5037 - Fire Alarm Systems	Fire Alarm System - Initiating & Alarm Devices - Addressable	10	125	2006	2026	183,137	146,509
D5037 - Fire Alarm Systems	Fire Alarm System - Raceway and Wiring	20	125	2006	2026	476,233	380,986
D5037 - Fire Alarm Systems	Fire Alarm System - Head End Control Equipment - Addressable	15	125	2006	2026	37,364	29,891
D5038 - Security and Detection Systems	Security System - Intrusion Alarm	10	125	2006	2026	197,895	158,316
D5038 - Security and Detection Systems	Security System - CCTV	10	125	2006	2026	338,069	270,455
D5038 - Security and Detection Systems	Security System - Access Control System	10	125	2006	2026	362,933	290,346
D5039 - Local Area Networks	LAN & VoIP System	15	125	2006	2026	975,208	780,167
D5091 - Grounding Systems	Lightning Protection System	40	125	2006	2046	160,886	128,708
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Light Units	10	125	2006	2026	108,974	87,179
D5092 - Emergency Light and Power Systems	Emergency Generator - 750kW - Diesel - Exterior	20	125	2006	2026	534,358	427,486
D5092 - Emergency Light and Power Systems	Exit Signs - LED	20	125	2006	2026	94,532	75,626
E10 - Equipment	Refrigerated Storage - Commercial Kitchen Walk-In Freezer	25	125	2006	2031	43,210	34,568



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By Asset Name

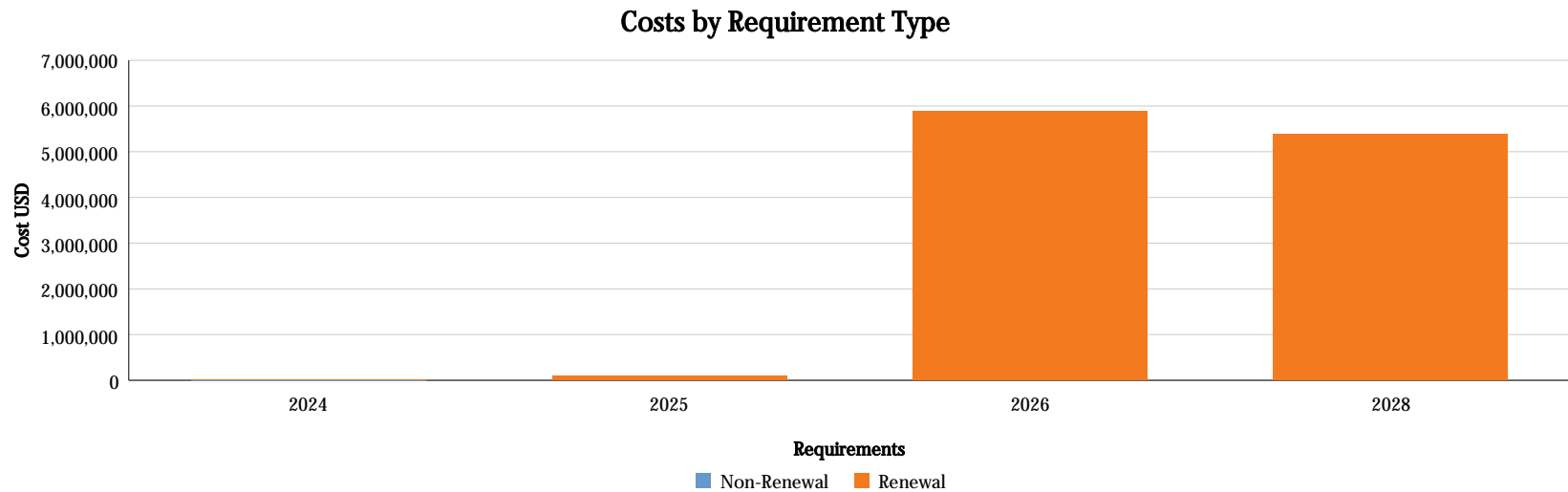
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
E10 - Equipment	Refrigerated Storage - Commercial Kitchen Walk-In Cooler	25	125	2006	2031	44,654	35,723
E1020 - Institutional Equipment	Athletic Equipment - Basketball Backstops - Ceiling Mounted - Electric Operation	30	125	2006	2036	166,703	133,362
E2012 - Fixed Casework	Fixed Casework - Solid Wood Countertops	20	125	2006	2028	324,007	259,205
G2015 - Painted Lines	Painted Lines and Markings - Parking Lot - by Each	10	60	2006	2028	7,780	12,966
G2020 - Parking Lots	Parking Lot - Pavement - Asphalt	25	60	2006	2031	461,773	769,621
G2045 - Site Furnishings	Playground Equipment - Medium Set	20	125	2006	2028	90,756	72,605
G2047 - Playing Fields	Playing Field - Baseball - Grass Turf	25	125	2006	2031	1,504,980	1,203,984
G2049 - Miscellaneous Structures	Dugouts - Baseball - CMU Wall with Asphalt Shingle Roof	25	20	2006	2031	25,077	125,385
G4022 - Poles	Site Lighting - Pole - Aluminum - 20 ft	40	125	2006	2046	29,882	23,906
Subtotal							36,189,765
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							36,189,765



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Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Built-Up Roofing Renewal	Yes	B3010 - Roof Coverings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	2,819,264
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	489,375
Chiller - Air-Cooled - 300 Tons Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	398,422
Clock System Renewal	Yes	D5036 - Clock and Program Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	133,201
DDC Controls Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	217,327
Electric Controls Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	34,302



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Emergency Battery Pack Light Units Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	108,974
Emergency Generator - 750kW - Diesel - Exterior Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	534,358
Epoxy Flooring Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	258,926
Exit Signs - LED Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	94,532
Fire Alarm System - Head End Control Equipment - Addressable Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	37,364
Fire Alarm System - Initiating & Alarm Devices - Addressable Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	183,137
Fire Alarm System - Raceway and Wiring Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	476,233
Fire Suppression System - Commercial Kitchen Hood Renewal	Yes	D4095 - Hood and Duct Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	16,495
Fixed Casework - Solid Wood Countertops Renewal	Yes	E2012 - Fixed Casework	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	324,007
LAN & VoIP System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	975,209
Lighting Control - Interior Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	148,981
Lighting Fixtures - Exterior - Electrical Handy Box Lacking Cover	No	D5022 - Lighting Equipment	Life Safety	1- Due within 1 Year of Inspection	Sep 18, 2024	2,069
Lighting Fixtures - Exterior - LED Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	77,930
Lighting Fixtures - Interior - LED Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	1,176,120
Make-Up Air Unit - Outdoor - Gas-Fired - MAU-1 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	51,012
Painted Finish Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	1,224,146
Painted Finish or Sealer on Concrete Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	21,727
Painted Lines and Markings - Parking Lot - by Each Renewal	Yes	G2015 - Painted Lines	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	7,780
Partitions - CMU Walls - Cracked	No	C1010 - Partitions	Reliability	3- Due within 5 Years of Inspection	Sep 18, 2028	6,206
Playground Equipment - Medium Set Renewal	Yes	G2045 - Site Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	90,756
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	301,820
Security System - Access Control System Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	362,933
Security System - CCTV Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	338,069



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Security System - Intrusion Alarm Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	197,895
Sinks - Custodial/Utility - Plastic Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Sep 18, 2024	3,849
Split System AC - 1 Ton - AHU-A - AHU-B - AHU-C Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	18,037
Split System AC - 2 Ton - AHU-D Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	8,589
VCT Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2028	138,656
Water Coolers - Dual-Height Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	17,344
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 18, 2026	11,272
Water Heater - Elec - Dishwasher Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	2,339
Water Heater - Gas - Comm - WH-1 - WH-2 Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	2- Due within 2 Years of Inspection	Sep 18, 2025	59,741
Total						11,368,397