

Capital Reserves Study

INTRODUCTION

Purpose

The Library has identified a need to evaluate its current facilities and assess the current conditions, likely life expectancy for the various components of the facilities and identify likely replacement costs for those components reaching the end of their useful performance life. The scope of this study is to identify those building systems or components that can be maintained or replaced using designated funds.

Definitions

Capital Replacements

Evaluation of building condition focused on the elements likely to be included in a Special Repair Fund. Equipment, materials or assemblies that are nominal in cost or are a part of routine maintenance are not included. This is therefore not a comprehensive list but does identify major expenses that are likely to be incurred in the foreseeable future. A supplemental tally of maintenance items is included as a separate worksheet.

For this study an item must have a life span **OR** a capital expense as defined in the following table. Other items are scheduled as maintenance items or included in the FF&E or IT worksheets.

Minimum Life Expectancy	10	YEARS
Minimum Capital Expense	10,000	USD

Escalation

Costs are calculated at 2015 levels and escalated at a presumed rate of inflation, adjusted in 3.00% per

Changes in long term average escalation rates can be reflected in the workbook by revising the rate in the highlighted cell. Anomalies or short term spikes should not be used as a basis for revising the long term projections. Only extended periods of reduced or increased inflation in the construction industry should be reflected by changes to the escalation rate.

Limitations

The appended schedules include opinions of both anticipated repair or replacement dates and probable cost. All are subjective and require ongoing monitoring to assess the impact of continued building use, maintenance procedures, weather and other factors that will influence the longevity of products and assemblies.

As to cost, many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the

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architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these schedules. In order to ensure conformance with projected costs it is imperative that additional estimates are prepared or specific proposals sought from potential vendors or contractors as the projected replacement or repair date nears.

The costs identified do not include routine maintenance. The costs do not address changes in service models or delivery methodology.

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

Using the Workbook

The workbook is intended as a working tool for ongoing tracking and analysis of building integrity and anticipated expenses. Data is entered and monitored on the 'Tracking File' worksheet. As conditions are reviewed, repairs or replacements made, the worksheet should be updated with the installation date and a projected 'theoretical' life expectancy. This is the only worksheet that should be used for data entry. All other worksheets are copies sorted by the various indicated criteria with modifications to include repeated events.

Intro

Care should be taken when updating the tracking file to replace the secondary

TF

worksheets with new sorted versions to stay consistent with ongoing replacements and repairs. Frequent sorts and filters are pre-programmed in the Intro worksheet. Expand all outline groups to expose all date fields. This will facilitate data entry and review.

Enter data as appropriate to the system, location, and projected life expectancy, as well as replacement cost and year of replacement and evaluation.

This file includes only the first occurrence of each type of repair or replacement. Short lived improvements such as painting may occur multiple times in a planning window.

Use caution when copying rows - the root unit cost methodology for the engineering systems is different from the architectural components and from each other.

Additional variations in defining root costs and escalated cost are introduced via the various repair concepts (Plan B, CR Repairs, Renewal/Renovation...). Do not assume adjacent rows have equivalent calculation methods.

S

Summary is a multiple condition sort of the TF file. Do not enter data in this sheet.

CR

Capital Repairs is a multiple condition sort of the TF file. Do not enter data in this sheet.

M

Maintenance is a multiple condition sort of the TF file. Do not enter data in this sheet.

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Updated 6/3/2019
Project Number 162592

Calendar Year	SUM					Sum 1-4
	Summary of CR + M Costs					
	1	2	3	3.H	4	
	Life Safety	Building Integrity	Functional Obsolescence	Heat Pump Replacement	Aesthetic Obsolescence	
2016	\$0	\$0	\$0	\$27,014	\$0	\$27,014
2017	\$0	\$0	\$0	\$77,289	\$0	\$77,289
2018	\$0	\$131,587	\$105,023	\$79,607	\$71,946	\$388,164
2019	\$0	\$0	\$291,235	\$122,884	\$13,219	\$427,338
2020	\$0	\$61,402	\$395,176	\$121,766	\$11,178	\$589,522
5 Year Group	\$0	\$192,989	\$791,435	\$428,559	\$96,342	\$1,509,325
2021	\$1,546	\$13,566	\$223,558	\$165,859	\$89,611	\$494,141
2022	\$8,920	\$107,883	\$402,697	\$176,888	\$897,859	\$1,594,246
2023	\$0	\$0	\$23,878	\$0	\$329,566	\$353,444
2024	\$0	\$501,516	\$109,842	\$0	\$0	\$611,357
2025	\$1,567	\$68,751	\$11,749	\$0	\$0	\$82,066
5 Year Group	\$12,033	\$691,715	\$771,723	\$342,747	\$1,317,036	\$3,135,255
2026	\$120,117	\$230,442	\$677,110	\$0	\$124,715	\$1,152,384
2027	\$0	\$3,854	\$247,613	\$18,466	\$10,116	\$280,049
2028	\$0	\$0	\$543,294	\$29,480	\$0	\$572,775
2029	\$0	\$14,182	\$42,064	\$36,438	\$42,151	\$134,835
2030	\$0	\$0	\$522,609	\$25,222	\$0	\$547,831
5 Year Group	\$120,117	\$248,477	\$2,032,690	\$109,606	\$176,983	\$2,687,873
2031	\$0	\$0	\$54,348	\$77,937	\$0	\$132,286
2032	\$0	\$1,644,190	\$3,870	\$26,758	\$0	\$1,674,818
2033	\$0	\$0	\$29,886	\$82,353	\$152,817	\$265,056
2034	\$0	\$0	\$16,589	\$95,157	\$0	\$111,745
2035	\$0	\$0	\$18,479	\$20,936	\$0	\$39,415
5 Year Group	\$0	\$1,644,190	\$123,172	\$303,141	\$152,817	\$2,223,320
TOTAL	\$132,150	\$2,777,372	\$3,719,020	\$1,184,054	\$1,743,178	\$9,555,773

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S Summaries

These are extended view summaries covering anticipated costs through 2092.
See Budget Category Codes at bottom of this sheet.

CSI Division		CR	M	-	-	-
03	Concrete	\$130,153	\$5,704	\$0	\$0	\$0
04	Masonry	\$182,821	\$34,683	\$0	\$0	\$0
05	Metals	\$149,425	\$23,941	\$0	\$0	\$0
06	Wood	\$195,297	\$9,003	\$0	\$0	\$0
07	Thermal & Moisture	\$55,270	\$1,394	\$0	\$0	\$0
07R	Roof	\$2,087,618	\$0	\$0	\$0	\$0
07W	Windows	\$0	\$7,515	\$0	\$0	\$0
08	Doors & Windows	\$74,295	\$87,056	\$0	\$0	\$0
09	Finishes	\$1,518,350	\$65,039	\$0	\$0	\$0
10	Specialties	\$23,897	\$33,173	\$0	\$0	\$0
11	Equipment	\$159,472	\$18,209	\$0	\$0	\$0
12	Furnishings	\$0	\$0	\$0	\$0	\$0
13	Special Construction	\$0	\$0	\$0	\$0	\$0
14	Conveying Devices	\$677,191	\$0	\$0	\$0	\$0
21	Fire Protection	\$2,411,436	\$3,956	\$0	\$0	\$0
22	Plumbing	\$672,355	\$37,276	\$0	\$0	\$0
23	HVAC	\$1,688,270	\$104,285	\$0	\$0	\$0
23HP	HVAC- Heat Pumps	\$773,651	\$657,854	\$0	\$0	\$0
26	Electrical	\$912,115	\$8,964	\$0	\$0	\$0
27	Technology	\$0	\$0	\$0	\$0	\$0
28	Electronic Security	\$84,327	\$0	\$0	\$0	\$0
31	Earthwork	\$0	\$0	\$0	\$0	\$0
32	Site	\$1,483,397	\$37,456	\$0	\$0	\$0
33	Utilities	\$0	\$0	\$0	\$0	\$0
		\$13,279,340	\$1,135,509	\$0	\$0	\$0

Notes

Priority		CR	M	-	-	-
1	Life Safety Issue	\$2,615,880	\$12,033	\$0	\$0	\$0
2	Building Integrity At Risk	\$2,722,955	\$138,047	\$0	\$0	\$0
3	Functionally Obsolete	\$5,482,857	\$268,394	\$0	\$0	\$0
3.H	Heat Pump Replacement	\$773,651	\$657,854	\$0	\$0	\$0
4	Aesthetically Obsolete	\$1,683,997	\$59,181	\$0	\$0	\$0
		\$13,279,340	\$1,135,509	\$0	\$0	\$0

Budget Category Codes

CR	Capital Repairs
M	Major Maintenance

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Column B Key KEY: Budget Category CR Capital Repairs M Maintenance				Column C Key KEY: Priority 1 Life Safety Issue, Code 2 Building Integrity At Risk 3 Functionally Obsolete 4 Aesthetically Obsolete				O	R	Q	Column Codes	U	Column AH Key Architects Engineering Library Only				EA ASST PPLD
Range Limit: Items are included in summaries upto the year: 2036										KEY: Condition Better than normal Normal matches industry standard Wearing faster than normal Used Up Needs replacement -1 Repaired or replaced since Original Construction		U=R					U≠R

Key Sort		Location and Category							Initial Product Data/Life Expectancy				Evaluated Condition			Opinion of Estimated Cost Data				Who	
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year - Plan	
1	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-100	1992	20	2012	-4	2016	Used Up	-4	2016	2016	\$ 11,339	\$ 11,339	PPLD
2	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-105	1992	20	2012	-4	2016	Used Up	-4	2016	2016	\$ 15,675	\$ 15,675	PPLD
3	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-004	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
4	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-007	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
5	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-009	2018	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
6	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-010	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
7	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-011	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
8	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-012	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
9	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-013	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
10	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-014	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
11	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-015	1992	20	2017	1	2016	Normal	1	2017	2017	\$ 8,338	\$ 8,588	PPLD
12	M	2	EXT	Stair Tower	1992	04	Masonry	NE	New masonry Joint	1992	35	2018	2	2016	Normal	2	2018	2018	\$ 2,042	\$ 2,166	ASST
13	M	2	EXT	Stair Tower	1992	04	Masonry	NW	New masonry Joint	1992	35	2018	2	2016	Normal	2	2018	2018	\$ 2,042	\$ 2,166	ASST
14	M	2	EXT	Stair Tower	1992	04	Masonry	SE	New masonry Joint	1992	35	2018	2	2016	Normal	2	2018	2018	\$ 2,042	\$ 2,166	ASST
15	M	2	EXT	Stair Tower	1992	04	Masonry	SW	New masonry Joint	1992	35	2018	2	2016	Normal	2	2018	2018	\$ 2,042	\$ 2,166	ASST
16	CR	2	EXT	Exterior - Horizontal	1992	04	Masonry	North	Stone & Brick - reseal joints	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 26,983	\$ 28,626	PPLD
17	CR	2	EXT	Exterior - Horizontal	1992	04	Masonry	East	Stone & Brick - reseal joints	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 26,983	\$ 28,626	PPLD
18	CR	2	EXT	Exterior - Horizontal	1992	04	Masonry	South	Stone & Brick - reseal joints	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 26,983	\$ 28,626	PPLD
19	CR	2	EXT	Exterior - Horizontal	1992	04	Masonry	West	Stone & Brick - reseal joints	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 26,983	\$ 28,626	PPLD
20	M	2	EXT	Exterior	1992	08	Doors & Windows	South	Curtainwall - replace perimeter sealant	1992	12	2004	-12	2016	Used Up	-12	2016	2018	\$ 1,543	\$ 1,543	PPLD

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										-1		U≠R					
										Repaired or replaced since Original Construction							

Key Sort			Location and Category						Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
21	M	2	EXT	Exterior	1992	08	Doors & Windows	North	Curtainwall - replace perimeter sealant	1992	12	2004	-12	2016	Used Up	-12	2016	2018	\$ 1,072	\$ 1,072	PPLD
22	M	2	EXT	Exterior	1992	08	Doors & Windows	East	Curtainwall - replace perimeter sealant	1992	12	2004	-12	2016	Used Up	-12	2016	2018	\$ 292	\$ 292	PPLD
21	M	2	EXT	Exterior	1992	08	Doors & Windows	West	Curtainwall - replace perimeter sealant	1992	12	2004	-12	2016	Used Up	-12	2016	2018	\$ 292	\$ 292	PPLD
22	M	2	EXT	First Floor	1992	08	Doors & Windows		Doors, Exterior Aluminum Entrance Operator - Replace	1992	20	2012	-4	2016	Used Up	-4	2016	2018	\$ 5,220	\$ 5,220	PPLD
23	CR	4	INT	First Floor - Public	1992	09	Finishes		Ceilings, Plaster Ceilings - repaint	1992	5	1997	-19	2016	Better	2	2018	2018	\$ 12,950	\$ 13,739	EA
24	CR	4	INT	Second Floor - Public	1992	09	Finishes		Ceilings, Plaster Ceilings - repaint	1992	5	1997	-19	2016	Better	2	2018	2018	\$ 11,265	\$ 11,951	EA
25	M	4	INT	First Floor - Staff	1992	09	Finishes		Ceilings, Plaster Ceilings - repaint	1992	5	1997	-19	2016	Better	2	2018	2018	\$ 4,645	\$ 4,927	PPLD
26	M	4	INT	Second Floor - Staff	1992	09	Finishes		Ceilings, Plaster Ceilings - repaint	1992	5	1997	-19	2016	Better	2	2018	2018	\$ 2,014	\$ 2,136	PPLD
27	M	4	PL	LL Parking - Lobby	1992	09	Finishes		Ceilings, Plaster Ceilings - repaint	1992	5	1997	-19	2016	Better	2	2018	2018	\$ 597	\$ 634	PPLD
28	M	4	PL	UL Parking - Lobby	1992	09	Finishes		Ceilings, Plaster Ceilings - repaint	1992	5	1997	-19	2016	Better	2	2018	2018	\$ 597	\$ 634	PPLD
29	CR	4	INT	First Floor Public	2013	09	Finishes		Walls, Paint	2013	5	2018	2	2016	Normal	2	2018	2018	\$ 22,968	\$ 24,367	EA
30	CR	4	INT	First Floor Staff	2013	09	Finishes		Walls, Paint	2013	5	2018	2	2016	Normal	2	2018	2018	\$ 12,058	\$ 12,793	PPLD
31	M	4	PL	LL Parking - Lobby	1992	09	Finishes		Walls, Paint	1992	5	1997	-19	2016	Used Up	-19	2016	2018	\$ 383	\$ 383	PPLD
32	M	4	PL	UL Parking - Lobby	1992	09	Finishes		Walls, Paint	1992	5	1997	-19	2016	Used Up	-19	2016	2018	\$ 383	\$ 383	PPLD
33	CR	3	EXT	West Parking Lot	1992	32	Site	Loading Dock Walls	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 24,847	\$ 26,360	PPLD
34	CR	3	PL	East Light Well	1992	32	Site	Upper Level Wall	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 14,198	\$ 15,063	PPLD
35	CR	3	PL	West Light Well	1992	32	Site	Upper Level Wall	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 14,198	\$ 15,063	PPLD
36	CR	3	EXT	East Parking Lot	1992	32	Site	Perimeter Wall	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 13,804	\$ 14,645	PPLD
37	CR	3	PL	East Light Well	1992	32	Site	Lower Level Wall	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 12,424	\$ 13,180	PPLD
38	CR	3	PL	West Light Well	1992	32	Site	Lower Level Wall	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 12,424	\$ 13,180	PPLD

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Range Limit: Items are included in summaries upto the year: 2036										KEY: Condition Better than normal Normal matches industry standard Wearing faster than normal Used Up Needs replacement		U=R					
										-1		U≠R					
										Repaired or replaced since Original Construction							

Key Sort		Location and Category							Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
39	M	3	EXT	East Parking Lot	1992	32	Site	Ramp	Segmented Retaining Wall - repair	1992	30	2022	6	2016	Wearing	2	2018	2018	\$ 7,099	\$ 7,532	PPLD
40	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-017	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
41	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-021	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
41	F	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-022	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
42	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-025	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
43	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-026	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
44	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-027	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
45	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-028	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
46	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-029	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
47	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-030	2018	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
48	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-032	1992	20	2018	2	2016	Normal	2	2018	2018	\$ 8,338	\$ 8,845	PPLD
49	M	4	EXT	Exterior	1992	07	Thermal & Moisture	First Floor	Ceilings, exposed plaster soffit - repainting	1992	5	1997	-19	2016	Better	3	2019	2019	\$ 1,276	\$ 1,394	PPLD
50	M	4	INT	First Floor - Staff	2013	09	Finishes		Flooring, VCT - replace	2009	10	2019	3	2016	Normal	3	2019	2019	\$ 592	\$ 646	PPLD
51	CR	4	PL	UL Parking - Parking	1992	09	Finishes		Walls, Paint	1992	5	1997	-19	2016	Used Up	-19	2016	2019	\$ 11,178	\$ 11,178	PPLD
52	M	3	EXT	Area Well	1992	23	HVAC		CT-1 Spray Pump 2	2016	10	2026	10	2016	Normal	10	2026	2026	\$ 5,336	\$ 7,171	PPLD
53	CR	3	INT		1992	26	Electrical		Interior Lighting - 2x2	1991	28	2019	3	2016	Normal	3	2019	2019	\$ 168,084	\$ 183,670	EA
54	CR	3	INT		1992	26	Electrical		Interior Lighting - Downlighting	1991	28	2019	3	2016	Normal	3	2019	2019	\$ 85,910	\$ 93,876	EA
55	CR	3	EXT	East Parking Lot	1992	32	Site	Ramp	Paving, concrete - replace	1992	27	2019	3	2016	Normal	3	2019	2019	\$ 12,528	\$ 13,690	PPLD
56	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-033	2018	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
57	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-035	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD

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	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
58	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-036	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
59	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-037	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
60	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-038	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
61	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-039	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 4,069	\$ 4,446	PPLD
62	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-041	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
63	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype4	Heat pump HP-043	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
64	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-045	2018	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
65	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-046	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
66	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-050	2018	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
67	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-051	2018	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
68	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-052	2018	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
69	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-055	1992	20	2019	3	2016	Normal	3	2019	2019	\$ 8,338	\$ 9,111	PPLD
70	CR	2	PL	Parking Levels	1992	03	Concrete	LL Parking	Reseal Concrete Traffic Zones - Drive Lanes	2005	10	2020	4	2016	Normal	4	2020	2020	\$ 54,555	\$ 61,402	PPLD
71	CR	4	PL	LL Parking - Parking	1992	09	Finishes		Walls, Paint	1992	5	1997	-19	2016	Used Up	-19	2016	2020	\$ 11,178	\$ 11,178	PPLD
72	CR	3	INT		1992	26	Electrical		Interior Lighting - Linear	1991	29	2020	4	2016	Normal	4	2020	2020	\$ 336,168	\$ 378,360	EA
73	M	3	EXT	West Parking Lot	1992	32	Site		Asphalt Paving	2017	3	2020	4	2016	Normal	4	2020	2020	\$ 8,538	\$ 9,609	PPLD
74	M	3	EXT	East Parking Lot	1992	32	Site		Asphalt Paving	2017	3	2020	4	2016	Normal	4	2020	2020	\$ 6,403	\$ 7,207	PPLD
75	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-064	2018	20	2020	4	2016	Normal	4	2020	2020	\$ 4,069	\$ 4,579	PPLD
76	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-065	2018	20	2020	4	2016	Normal	4	2020	2020	\$ 4,069	\$ 4,579	PPLD
77	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-066	2018	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD

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Column B Key				Column C Key				O	R	Q	Column Codes	U	Column AH Key				
KEY: Budget Category CR Capital Repairs M Maintenance				KEY: Priority 1 Life Safety Issue, Code 2 Building Integrity At Risk 3 Functionally Obsolete 4 Aesthetically Obsolete				KEY: Condition Better than normal Normal matches industry standard Wearing faster than normal Used Up Needs replacement -1 Repaired or replaced since Original Construction				U=R	Architects Engineering Library Only				EA ASST PPLD
Range Limit: Items are included in summaries upto the year: 2036				1992				2016				↓	2016				

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78	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-069	2018	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
79	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-070	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
80	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-072	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
81	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-073	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
82	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-074	2018	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
83	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-075	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
84	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-076	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
85	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-077	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
86	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-078	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
87	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-079	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
88	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-081	1992	20	2020	4	2016	Normal	4	2020	2020	\$ 8,338	\$ 9,384	PPLD
89	CR	4	PL	Parking Levels	1992	07	Thermal & Moisture	LL Parking	Insulation repair - Spray-on	1992	25	2017	1	2016	Better	5	2021	2021	\$ 25,404	\$ 29,450	PPLD
90	CR	4	PL	Parking Levels	1992	07	Thermal & Moisture	UL Parking	Insulation repair - Spray-on	1992	25	2017	1	2016	Better	5	2021	2021	\$ 22,272	\$ 25,819	PPLD
91	M	2	INT	Interior	1992	08	Doors & Windows	Lobby	Doors, Exterior Aluminum Entrance Operator - Replace	1992	20	2012	-4	2016	Better	5	2021	2021	\$ 5,220	\$ 6,051	PPLD
92	M	4	PL	LL Parking - Lobby	1992	09	Finishes		Flooring, Walk-Off	1992	20	2012	-4	2016	Better	5	2021	2021	\$ 4,779	\$ 5,540	EA
93	M	4	PL	UL Parking - Lobby	1992	09	Finishes		Flooring, Walk-Off	1992	20	2012	-4	2016	Better	5	2021	2021	\$ 4,779	\$ 5,540	EA
94	CR	4	INT	Second Floor Public	2009	09	Finishes		Walls, Paint	2009	12	2021	5	2016	Normal	5	2021	2021	\$ 16,397	\$ 19,008	EA
95	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 4	Elevator - replace controls & pump	1992	25	2017	1	2016	Better	5	2021	2021	\$ 104,400	\$ 121,028	ASST
96	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 4	Elevator - replace cylinder	1992	25	2017	1	2016	Better	5	2021	2021	\$ 69,600	\$ 80,685	ASST
97	M	1	INT	Garage	1992	22	Plumbing		Eyewash and Drench Shower	1992	25	2017	1	2016	Better	5	2021	2021	\$ 1,334	\$ 1,546	PPLD

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98	M	3	EXT	Scattered	1992	22	Plumbing		Hose Bibs	1992	25	2017	1	2016	Better	5	2021	2021	\$ 5,503	\$ 6,379	PPLD
99	CR	3	INT	Scattered	1992	22	Plumbing		Janitors sink with faucet	1992	30	2022	6	2016	Wearing	5	2021	2021	\$ 10,005	\$ 11,599	PPLD
100	M	4	INT	Mechanical/Storage	1992	22	Plumbing		Irrigation Pump	1992	30	2022	6	2016	Wearing	5	2021	2021	\$ 3,669	\$ 4,253	PPLD
101	M	3	INT	Loading Dock	1992	23	HVAC		P-8 - Pump	2011	10	2021	5	2016	Normal	5	2021	2021	\$ 3,335	\$ 3,866	PPLD
102	M	1	INT		1992	28	Electronic Security		Fire Alarm Coverage	1991	20	2011	-5	2016	Better	5	2021	2021	\$ -	\$ -	EA
103	M	2	EXT	Exterior	1992	07 W	Windows	East	Windows, Aluminum - replace IGU	1992	25	2017	1	2016	Better	5	2021	2021	\$ 2,017	\$ 2,338	PPLD
104	M	2	EXT	Exterior	1992	07 W	Windows	North	Windows, Aluminum - replace IGU	1992	25	2017	1	2016	Better	5	2021	2021	\$ 1,705	\$ 1,977	PPLD
105	M	2	EXT	Exterior	1992	07 W	Windows	West	Windows, Aluminum - replace IGU	1992	25	2017	1	2016	Better	5	2021	2021	\$ 1,664	\$ 1,929	PPLD
106	M	2	EXT	Exterior	1992	07 W	Windows	South	Windows, Aluminum - replace IGU	1992	25	2017	1	2016	Better	5	2021	2021	\$ 1,096	\$ 1,271	PPLD
107	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType8	Heat pump HP-082	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
108	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType8	Heat pump HP-083	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
109	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType8	Heat pump HP-084	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
110	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType8	Heat pump HP-087	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
111	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType8	Heat pump HP-088	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
112	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType6	Heat pump HP-089	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
113	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType6	Heat pump HP-090	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
114	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType8	Heat pump HP-091	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
115	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType6	Heat pump HP-093	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
116	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType5	Heat pump HP-095	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
117	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HType7	Heat pump HP-096	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD

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118	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-097	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
119	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-098	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
120	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-099	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 8,338	\$ 9,665	PPLD
121	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-103	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 4,069	\$ 4,717	PPLD
122	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-109	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 6,603	\$ 7,655	PPLD
123	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-110	1992	20	2021	5	2016	Normal	5	2021	2021	\$ 15,675	\$ 18,171	PPLD
124	CR	2	EXT	Exterior	1992	04	Masonry	South	Brick - clean & Repoint	1992	25	2022	6	2016	Normal	6	2022	2022	\$ 11,206	\$ 13,380	PPLD
125	CR	2	EXT	Exterior	1992	04	Masonry	East	Brick - clean & Repoint	1992	25	2022	6	2016	Normal	6	2022	2022	\$ 10,556	\$ 12,604	PPLD
126	CR	2	EXT	Exterior	1992	04	Masonry	West	Brick - clean & Repoint	1992	25	2022	6	2016	Normal	6	2022	2022	\$ 10,556	\$ 12,604	PPLD
127	CR	2	EXT	Exterior	1992	04	Masonry	North	Brick - clean & Repoint	1992	25	2022	6	2016	Normal	6	2022	2022	\$ 10,231	\$ 12,217	PPLD
128	M	2	EXT	Exterior	1992	04	Masonry	North	Stone - repoint joints - combination work	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 4,510	\$ 5,385	PPLD
129	M	2	EXT	Exterior	1992	04	Masonry	East	Stone - repoint joints - combination work	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 4,427	\$ 5,286	PPLD
130	M	2	EXT	Exterior	1992	04	Masonry	South	Stone - repoint joints - combination work	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 3,898	\$ 4,654	PPLD
131	M	2	EXT	Exterior	1992	04	Masonry	West	Stone - repoint joints - combination work	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,951	\$ 3,524	PPLD
132	CR	4	INT	First Floor - Public	1992	09	Finishes		Ceilings, Acoustic Ceiling Tile - replace	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 197,966	\$ 236,381	EA
133	CR	4	INT	Second Floor - Public	1992	09	Finishes		Ceilings, Acoustic Ceiling Tile - replace	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 126,586	\$ 151,150	EA
134	CR	4	PL	UL Parking - Lobby	1992	09	Finishes		Ceilings, Acoustic Ceiling Tile - replace	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 93,487	\$ 111,628	EA
135	CR	4	INT	Second Floor - Staff	1992	09	Finishes		Ceilings, Acoustic Ceiling Tile - replace	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 59,480	\$ 71,023	PPLD
136	CR	4	INT	First Floor - Staff	1992	09	Finishes		Ceilings, Acoustic Ceiling Tile - replace	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 37,523	\$ 44,804	PPLD
137	M	4	PL	LL Parking - Lobby	1992	09	Finishes		Ceilings, Acoustic Ceiling Tile - replace	1992	30	2022	6	2016	Normal	6	2022	2022	\$ -	\$ -	EA

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138	CR	4	INT	Second Floor - Public	2009	09	Finishes		Flooring, Carpet Tile - replace	2009	13	2022	6	2016	Normal	6	2022	2022	\$ 175,009	\$ 208,970	EA
138	CR	4	INT	Second Floor - Staff	2009	09	Finishes		Flooring, Carpet Tile - replace	2009	13	2022	6	2016	Normal	6	2022	2022	\$ 45,675	\$ 54,538	EA
139	CR	4	INT	Second Floor - Staff	2013	09	Finishes		Flooring, VCT - replace	2009	13	2022	6	2016	Normal	6	2022	2022	\$ 16,217	\$ 19,364	PPLD
140	M	1	INT	Mechanical/ Storage	1992	21	Fire Protection		Backflow Preventer	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,001	\$ 2,389	PPLD
141	M	1	INT	Mechanical/ Storage	1992	22	Plumbing		Backflow Preventer	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,001	\$ 2,389	PPLD
142	M	1	INT	Mechanical Room	1992	22	Plumbing		Backflow Preventer	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 1,801	\$ 2,150	PPLD
143	M	1	INT	Mechanical/ Storage	1992	22	Plumbing		Backflow Preventer	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 1,668	\$ 1,991	PPLD
144	CR	2	INT	Pump Room North	1992	22	Plumbing		Sump Pump	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 32,016	\$ 38,229	PPLD
145	CR	3	INT	Pump Room South	1992	22	Plumbing		Sewage Ejector	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 27,014	\$ 32,256	PPLD
146	M	3	INT	Pump Room	1992	22	Plumbing		Water Heater Trim	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,268	\$ 2,708	PPLD
147	M	3	EXT	Area Well	1992	23	HVAC		CT-1 Spray Pump 1	2012	10	2022	6	2016	Normal	6	2022	2022	\$ 5,336	\$ 6,371	PPLD
148	M	3	INT	LL Boiler Room	1992	23	HVAC		P-5 - Pump	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,001	\$ 2,389	PPLD
149	M	3	INT	LL Boiler Room	1992	23	HVAC		P-6 - Pump	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,001	\$ 2,389	PPLD
150	M	3	INT	LL Boiler Room	1992	23	HVAC		P-7 - Pump	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,001	\$ 2,389	PPLD
#REF!	CR	3	EXT	West Parking Lot	1992	32	Site		Asphalt Paving	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 48,558	\$ 57,980	PPLD
#REF!	CR	3	EXT	Drop off lane	1992	32	Site		Asphalt Paving	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 21,678	\$ 25,884	PPLD
#REF!	M	3	EXT	East Parking Lot	1992	32	Site		Curb and Gutter	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 2,401	\$ 2,867	PPLD
#REF!	CR	3	EXT	West Parking Lot	1992	32	Site		Paving - bituminous - mill & overlay	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 117,740	\$ 140,588	ASST
#REF!	CR	3	EXT	East Parking Lot	1992	32	Site		Paving - bituminous - mill & overlay	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 89,320	\$ 106,653	ASST
#REF!	CR	3	EXT	East Parking Lot	1992	32	Site		Paving - bituminous - repair	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 11,600	\$ 13,851	ASST

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									-1	Repaired or replaced since Original Construction		U≠R					

Key Sort			Location and Category					Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who	
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
0	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
#REF!	M	3	EXT	West Parking Lot	1992	32	Site		Storm Drain	1992	30	2022	6	2016	Normal	6	2022	2022	\$ 5,336	\$ 6,371	ASST
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype4	Heat pump HP-067	2014	8	2022	6	2016	Normal	6	2022	2022	\$ 2,668	\$ 3,186	PPLD
#REF!	F	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-111	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 4,069	\$ 4,858	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-112	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 15,675	\$ 18,716	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-113	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 15,675	\$ 18,716	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-114	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 15,675	\$ 18,716	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-115	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 15,675	\$ 18,716	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-116	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 11,339	\$ 13,539	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-119	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 4,069	\$ 4,858	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-122	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 6,603	\$ 7,885	PPLD
#REF!	F	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-123	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 6,603	\$ 7,885	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-125	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 15,675	\$ 18,716	PPLD
#REF!	F	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-126	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 11,339	\$ 13,539	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-129	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 5,003	\$ 5,973	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-130	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 5,003	\$ 5,973	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-131	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 5,003	\$ 5,973	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-132	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 4,069	\$ 4,858	PPLD
#REF!	F	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-133	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 8,338	\$ 9,955	PPLD
#REF!	F	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-134	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 8,338	\$ 9,955	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-135	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 13,007	\$ 15,530	PPLD

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#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-136	1992	20	2022	6	2016	Normal	6	2022	2022	\$ 13,007	\$ 15,530	PPLD
#REF!	CR	3	INT	First Floor -Staff	1992	09	Finishes		Flooring, Resilient sheet - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 11,658	\$ 14,338	EA
#REF!	M	3	INT	First Floor - Public	1992	09	Finishes		Flooring, Resilient sheet - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 1,629	\$ 2,003	EA
#REF!	M	3	INT	Second Floor - Public	1992	09	Finishes		Flooring, Rubber tile - stair - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 3,936	\$ 4,841	PPLD
#REF!	M	3	INT	First Floor - Public	1992	09	Finishes		Flooring, Rubber tile - stair - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 2,192	\$ 2,696	PPLD
#REF!	CR	4	INT	First Floor - Public	2013	09	Finishes		Flooring, Carpet Tile - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 215,180	\$ 264,644	EA
#REF!	CR	4	INT	First Floor - Staff	2013	09	Finishes		Flooring, Carpet Tile - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 36,830	\$ 45,296	EA
#REF!	M	4	INT	Second Floor - Public	2013	09	Finishes		Flooring, VCT - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 3,174	\$ 3,903	EA
#REF!	M	4	INT	First Floor - Public	2013	09	Finishes		Flooring, VCT - replace	2013	10	2023	7	2016	Normal	7	2023	2023	\$ 3,083	\$ 3,792	EA
#REF!	CR	4	INT	Second Floor Staff	2009	09	Finishes		Walls, Paint	2009	5	2014	-2	2016	Used Up	-2	2016	2023	\$ 11,931	\$ 11,931	PPLD
#REF!	CR	3	EXT	Area Well	1992	23	HVAC		CT-1	2005	23	2028	12	2016	Normal	12	2028	2028	\$ 360,180	\$ 513,531	ASST
#REF!	M	2	EXT	Exterior	1992	05	Metals	East Parling Lot	Railings - repaint	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 4,239	\$ 5,369	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	UL Parking - East	Railings - repaint	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 974	\$ 1,234	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	LL Parking - East	Railings - repaint	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 974	\$ 1,234	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	UL Parking - West	Railings - repaint	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 522	\$ 661	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	LL Parking - West	Railings - repaint	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 522	\$ 661	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	Area Well - East	Railings - repaint	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 418	\$ 529	PPLD
#REF!	CR	3	INT	Stairs, elev lobbies	1992	23	HVAC		ECUH-1	1992	32	2024	8	2016	Normal	8	2024	2024	\$ 30,015	\$ 38,022	PPLD
#REF!	CR	3	INT	Stairs	1992	23	HVAC		ECUH-2	1992	32	2024	8	2016	Normal	8	2024	2024	\$ 16,675	\$ 21,123	PPLD
#REF!	CR	3	INT	Utility closets	1992	23	HVAC		EUH-1	1992	35	2027	11	2016	Wearing	8	2024	2024	\$ 13,340	\$ 16,899	PPLD

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#REF!	CR	3	INT	Utility closets	1992	23	HVAC		EUH-2	1992	35	2027	11	2016	Wearing	8	2024	2024	\$ 13,340	\$ 16,899	PPLD
#REF!	CR	3	INT	Loading Dock	1992	23	HVAC		EUH-3	1992	35	2027	11	2016	Wearing	8	2024	2024	\$ 13,340	\$ 16,899	PPLD
#REF!	CR	2	EXT	Roof	1992	07R	Roof	West	Roof, EPDM Membrane - replace	2012	20	2032	13	2019	Normal	13	2032	2032	\$ 506,920	\$ 813,458	ASST
#REF!	CR	2	EXT	Roof	1992	07R	Roof	East	Roof, EPDM Membrane - replace	2012	20	2032	13	2019	Normal	13	2032	2032	\$ 487,525	\$ 782,334	ASST
#REF!	CR	2	EXT	Roof	1992	07R	Roof		Gutter & Downspout, aluminum - replace	1992	30	2022	6	2016	Better	8	2024	2024	\$ 10,556	\$ 13,372	ASST
#REF!	CR	2	EXT	Roof	1992	07R	Roof	Center	Roof, standing seam metal - replace	1992	40	2032	16	2016	Wearing	8	2024	2024	\$ 305,521	\$ 387,025	ASST
#REF!	CR	2	EXT	Roof	1992	07R	Roof	Corners	Roof, standing seam metal - replace	1992	40	2032	16	2016	Wearing	8	2024	2024	\$ 42,526	\$ 53,870	ASST
#REF!	CR	2	EXT	Roof	1992	07R	Roof	Parapet	Roof Edge, aluminum - repair	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 18,931	\$ 23,981	ASST
#REF!	CR	2	EXT	Exterior	1992	07R	Roof	Sloped Roof	Roof Edge, aluminum - repair	2014	10	2024	8	2016	Normal	8	2024	2024	\$ 10,718	\$ 13,578	ASST
#REF!	CR	2	PL	Parking Levels	1992	03	Concrete	LL Parking Drive Lanes	Reseal Concrete Traffic Zones - Parking Areas	2005	20	2025	9	2016	Normal	9	2025	2025	\$ 52,692	\$ 68,751	PPLD
#REF!	M	1	INT	Mechanical/Storage	1992	21	Fire Protection		Air Compressor for Dry	2015	10	2025	9	2016	Normal	9	2025	2025	\$ 1,201	\$ 1,567	PPLD
#REF!	M	3	INT	LL Boiler Room	1992	23	HVAC		B-2 water pump	2007	18	2025	9	2016	Normal	9	2025	2025	\$ 5,003	\$ 6,527	PPLD
#REF!	M	3	INT	LL Boiler Room	1992	23	HVAC		P-5 - Motor	2007	18	2025	9	2016	Normal	9	2025	2025	\$ 1,334	\$ 1,741	PPLD
#REF!	M	3	INT	LL Boiler Room	1992	23	HVAC		P-6 - Motor	2007	18	2025	9	2016	Normal	9	2025	2025	\$ 1,334	\$ 1,741	PPLD
#REF!	M	3	INT	LL Boiler Room	1992	23	HVAC		P-7 - Motor	2007	18	2025	9	2016	Normal	9	2025	2025	\$ 1,334	\$ 1,741	PPLD
#REF!	M	2	EXT	Exterior	1992	04	Masonry	South	Stone - stabilize	1992	25	2017	1	2016	Better	10	2026	2026	\$ 1,624	\$ 2,183	PPLD
#REF!	M	2	EXT	Exterior	1992	04	Masonry	North	Stone - stabilize	1992	25	2017	1	2016	Better	10	2026	2026	\$ 1,253	\$ 1,684	PPLD
#REF!	M	2	EXT	Exterior	1992	04	Masonry	East	Stone - stabilize	1992	25	2017	1	2016	Better	10	2026	2026	\$ 1,230	\$ 1,652	PPLD
#REF!	M	2	EXT	Exterior	1992	04	Masonry	West	Stone - stabilize	1992	25	2017	1	2016	Better	10	2026	2026	\$ 1,230	\$ 1,652	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	Area Well - West	Railings - repaint	1992	10	2017	1	2016	Better	10	2026	2026	\$ 52	\$ 70	PPLD

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#REF!	CR	2	EXT	Exterior	1992	05	Metals	East Parling Lot	Railings - replace	1992	30	2022	6	2016	Better	10	2026	2026	\$ 95,526	\$ 128,379	ASST
#REF!	CR	2	EXT	Exterior	1992	05	Metals	Area Well - East	Railings - replace	1992	30	2022	6	2016	Better	10	2026	2026	\$ 7,830	\$ 10,523	ASST
#REF!	CR	2	EXT	Exterior	1992	05	Metals	Area Well - West	Railings - replace	1992	30	2022	6	2016	Better	10	2026	2026	\$ 7,830	\$ 10,523	ASST
#REF!	CR	3	INT	Whole Building	1992	06	Wood		Type A: Base + Counter + Upper	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 74,269	\$ 99,811	EA
#REF!	M	3	INT	Whole Building	1992	06	Wood		Type B: Counter	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 6,699	\$ 9,003	EA
#REF!	CR	3	INT	Whole Building	1992	06	Wood		Type C: Base + Counter	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 34,191	\$ 45,950	EA
#REF!	CR	3	INT	Whole Building	1992	06	Wood		Type D: Upper Only	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 15,544	\$ 20,890	EA
#REF!	CR	3	INT	Whole Building	1992	06	Wood		Type E: Upper and Counter	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 21,315	\$ 28,646	EA
#REF!	M	2	PL	LL Parking	1992	08	Doors & Windows		Doors, Exterior Aluminum Entrance Operator - Replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 1,740	\$ 2,338	PPLD
#REF!	M	2	PL	UL Parking	1992	08	Doors & Windows		Doors, Exterior Aluminum Entrance Operator - Replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 1,740	\$ 2,338	PPLD
#REF!	M	2	EXT	First Floor	1992	08	Doors & Windows		Doors, Exterior Hollow Metal - repaint	1992	10	2002	-14	2016	Used Up	-14	2016	2026	\$ 5,011	\$ 5,011	PPLD
#REF!	M	2	PL	UL Parking	1992	08	Doors & Windows		Doors, Exterior Hollow Metal - repaint	1992	10	2002	-14	2016	Better	10	2026	2026	\$ 5,011	\$ 6,735	PPLD
#REF!	M	2	PL	LL Parking	1992	08	Doors & Windows		Doors, Exterior Hollow Metal - repaint	1992	10	2002	-14	2016	Better	10	2026	2026	\$ 4,176	\$ 5,612	PPLD
#REF!	M	2	EXT	First Floor	1992	08	Doors & Windows		Doors, Exterior Hollow Metal - replace	1992	30	2022	6	2016	Better	10	2026	2026	\$ 2,227	\$ 2,993	PPLD
#REF!	M	2	PL	UL Parking	1992	08	Doors & Windows		Doors, Exterior Hollow Metal - replace	1992	30	2022	6	2016	Better	10	2026	2026	\$ 2,227	\$ 2,993	PPLD
#REF!	M	2	PL	LL Parking	1992	08	Doors & Windows		Doors, Exterior Hollow Metal - replace	1992	30	2022	6	2016	Better	10	2026	2026	\$ 1,856	\$ 2,494	PPLD
#REF!	M	2	PL	UL Parking	1992	08	Doors & Windows		Doors, Overhead Exterior Coiling Grille - Repair	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 3,480	\$ 4,677	ASST
#REF!	CR	2	PL	UL Parking	1992	08	Doors & Windows		Doors, Overhead Exterior Coiling Grille - Replace	1992	40	2032	16	2016	Wearing	10	2026	2026	\$ 11,600	\$ 15,589	ASST
#REF!	CR	2	EXT	First Floor	1992	08	Doors & Windows		Garage Door - Replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 10,440	\$ 14,030	ASST
#REF!	M	3	EXT	First Floor	1992	08	Doors & Windows		Door-Hardware - replace	1992	20	2012	-4	2016	Used Up	-4	2016	2026	\$ 1,740	\$ 1,740	PPLD

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#REF!	M	3	PL	UL Parking	1992	08	Doors & Windows		Door-Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 1,740	\$ 2,338	PPLD
#REF!	M	3	PL	LL Parking	1992	08	Doors & Windows		Door-Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 1,044	\$ 1,403	PPLD
#REF!	M	3	EXT	Second Floor	1992	08	Doors & Windows		Door-Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 116	\$ 156	PPLD
#REF!	M	3	INT	Second Floor - Staff	1992	08	Doors & Windows		Interior Door & Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 5,487	\$ 7,374	PPLD
#REF!	M	3	INT	First Floor - Public	1992	08	Doors & Windows		Interior Door & Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 5,359	\$ 7,202	PPLD
#REF!	M	3	INT	First Floor - Staff	1992	08	Doors & Windows		Interior Door & Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 3,956	\$ 5,316	PPLD
#REF!	M	3	INT	Second Floor - Public	1992	08	Doors & Windows		Interior Door & Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 2,680	\$ 3,601	PPLD
#REF!	M	3	PL	LL Parking - Lobby	1992	08	Doors & Windows		Interior Door & Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 255	\$ 343	PPLD
#REF!	M	3	PL	UL Parking - Lobby	1992	08	Doors & Windows		Interior Door & Hardware - replace	1992	20	2012	-4	2016	Better	10	2026	2026	\$ 255	\$ 343	PPLD
#REF!	M	3	INT	First Floor - Staff	1992	09	Finishes		Flooring, painted or sealed	1992	10	2002	-14	2016	Used Up	-14	2016	2026	\$ 1,873	\$ 1,873	PPLD
#REF!	M	3	INT	Second Floor - Public	1992	09	Finishes		Flooring, painted or sealed	1992	10	2002	-14	2016	Used Up	-14	2016	2026	\$ 46	\$ 46	PPLD
#REF!	M	3	INT	First Floor - Public	1992	09	Finishes		Flooring, painted or sealed	1992	10	2002	-14	2016	Used Up	-14	2016	2026	\$ 46	\$ 46	PPLD
#REF!	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 1	Elevator - replace controls & pump	1992	25	2017	1	2016	Better	10	2026	2026	\$ 52,200	\$ 70,152	ASST
#REF!	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 2	Elevator - replace controls & pump	1992	25	2017	1	2016	Better	10	2026	2026	\$ 52,200	\$ 70,152	ASST
#REF!	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 3	Elevator - replace controls & pump	1992	25	2017	1	2016	Better	10	2026	2026	\$ 52,200	\$ 70,152	ASST
#REF!	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 1	Elevator - replace cylinder	1992	25	2017	1	2016	Better	10	2026	2026	\$ 34,800	\$ 46,768	ASST
#REF!	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 2	Elevator - replace cylinder	1992	25	2017	1	2016	Better	10	2026	2026	\$ 34,800	\$ 46,768	ASST
#REF!	CR	3	INT	Interior	1992	14	Conveying Devices	Elevator 3	Elevator - replace cylinder	1992	25	2017	1	2016	Better	10	2026	2026	\$ 34,800	\$ 46,768	ASST
#REF!	CR	4	INT	Interior	1992	14	Conveying Devices	Elevator 1	Elevator - replace finishes	1992	25	2017	1	2016	Better	10	2026	2026	\$ 23,200	\$ 31,179	EA
#REF!	CR	4	INT	Interior	1992	14	Conveying Devices	Elevator 2	Elevator - replace finishes	1992	25	2017	1	2016	Better	10	2026	2026	\$ 23,200	\$ 31,179	EA

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										-1		U≠R					
										Repaired or replaced since Original Construction							

Key Sort			Location and Category						Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
0	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year - Plan	
#REF!	CR	4	INT	Interior	1992	14	Conveying Devices	Elevator 3	Elevator - replace finishes	1992	25	2017	1	2016	Better	10	2026	2026	\$ 23,200	\$ 31,179	EA
#REF!	CR	4	INT	Interior	1992	14	Conveying Devices	Elevator 4	Elevator - replace finishes	1992	25	2017	1	2016	Better	10	2026	2026	\$ 23,200	\$ 31,179	EA
#REF!	CR	3	GARAGE		1992	26	Electrical		Parking Garage Lighting	2018	8	2026	10	2016	Normal	10	2026	2026	\$ 61,831	\$ 83,096	ASST
#REF!	CR	1	INT		1992	26	Electrical		Generator	1991	35	2026	10	2016	Normal	10	2026	2026	\$ 89,378	\$ 120,117	ASST
#REF!	M	2	INT		1992	26	Electrical		Mainswitchboard Breakers - annual testing	1991	35	2026	10	2016	Normal	10	2026	2026	\$ 6,670	\$ 8,964	PPLD
#REF!	M	2	INT	Interior	1992	08	Doors & Windows	Lobby	Doors, Overhead Coiling Grille - Repair	1992	20	2012	-4	2016	Better	11	2027	2027	\$ 2,784	\$ 3,854	PPLD
#REF!	CR	4	INT	Second Floor - Staff	1992	09	Finishes		Flooring, Ceramic Tile - replace	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 7,308	\$ 10,116	PPLD
#REF!	M	4	INT	First Floor - Staff	1992	09	Finishes		Flooring, Ceramic Tile - replace	1992	35	2027	11	2016	Normal	11	2027	2027	\$ -	\$ -	
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Drinking Fountain with Bottle Station	2012	15	2027	11	2016	Normal	11	2027	2027	\$ 7,270	\$ 10,064	EA
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Faucet with Hand Dryer	2012	15	2027	11	2016	Normal	11	2027	2027	\$ 26,413	\$ 36,562	ASST
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Faucets and Trim	2002	25	2027	11	2016	Normal	11	2027	2027	\$ 38,444	\$ 53,216	ASST
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Flush Valves	2002	25	2027	11	2016	Normal	11	2027	2027	\$ 20,510	\$ 28,391	ASST
#REF!	M	3	EXT	Area Well	1992	23	HVAC		CT-1 Spray Pump 2 Motor	2009	18	2027	11	2016	Normal	11	2027	2027	\$ 4,002	\$ 5,540	PPLD
#REF!	M	3	EXT	Roof	1992	23	HVAC		EF-1	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,002	\$ 4,155	PPLD
#REF!	M	3	EXT	Roof	1992	23	HVAC		EF-2	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,002	\$ 4,155	PPLD
#REF!	M	3	EXT	Roof	1992	23	HVAC		EF-3	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,002	\$ 4,155	PPLD
#REF!	M	3	EXT	Roof	1992	23	HVAC		EF-4	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,002	\$ 4,155	PPLD
#REF!	M	3	EXT	Roof	1992	23	HVAC		EF-5	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,002	\$ 4,155	PPLD
#REF!	M	3	EXT	Roof	1992	23	HVAC		EF-6	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,002	\$ 4,155	PPLD
#REF!	M	3	INT	Garage	1992	23	HVAC		EF-7	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 1,734	\$ 2,401	PPLD

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0	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
#REF!	M	3	INT	Garage	1992	23	HVAC		EF-8	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 1,734	\$ 2,401	PPLD
#REF!	M	3	INT	Garage	1992	23	HVAC		EF-9	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 1,734	\$ 2,401	PPLD
#REF!	CR	3	INT	LL Mech Room	1992	23	HVAC		HX-1	1992	50	2042	23	2019	Normal	23	2042	2042	\$ 33,350	\$ 71,922	ASST
#REF!	M	3	INT	LL Mech Room	1992	23	HVAC		P-2 - Motor	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,669	\$ 5,078	PPLD
#REF!	CR	3	INT	LL Mech Room	1992	23	HVAC		P-2 - Pump	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 16,008	\$ 22,159	PPLD
#REF!	M	3	INT	LL Mech Room	1992	23	HVAC		P-3 - Motor	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,669	\$ 5,078	PPLD
#REF!	CR	3	INT	LL Mech Room	1992	23	HVAC		P-3 - Pump	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 16,008	\$ 22,159	PPLD
#REF!	M	3	INT	LL Mech Room	1992	23	HVAC		P-4 - Motor	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 3,669	\$ 5,078	PPLD
#REF!	CR	3	INT	LL Mech Room	1992	23	HVAC		P-4 - Pump	1992	35	2027	11	2016	Normal	11	2027	2027	\$ 16,008	\$ 22,159	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-086	2007	20	2027	11	2016	Normal	11	2027	2027	\$ 8,338	\$ 11,541	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-128	2007	20	2027	11	2016	Normal	11	2027	2027	\$ 5,003	\$ 6,925	PPLD
#REF!	M	3	INT	First Floor	1992	11	Equipment		Operable Wall Panels - refinish	2013	15	2028	12	2016	Normal	12	2028	2028	\$ 6,438	\$ 9,179	PPLD
#REF!	M	3	INT	First Floor	1992	11	Equipment		Operable Wall Panels - refinish	2013	15	2028	12	2016	Normal	12	2028	2028	\$ 3,167	\$ 4,515	N/A
#REF!	M	3	INT	First Floor	1992	11	Equipment		Operable Wall Panels - refinish	2013	15	2028	12	2016	Normal	12	2028	2028	\$ 3,167	\$ 4,515	N/A
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Electric Drinking Fountain	2013	15	2028	12	2016	Normal	12	2028	2028	\$ 8,104	\$ 11,554	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-107	2008	20	2028	12	2016	Normal	12	2028	2028	\$ 5,003	\$ 7,132	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-124	2008	20	2028	12	2016	Normal	12	2028	2028	\$ 15,675	\$ 22,348	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	North	Lintels, Steel, painted - repaint	2014	15	2029	13	2016	Normal	13	2029	2029	\$ 3,132	\$ 4,599	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	East	Lintels, Steel, painted - repaint	2014	15	2029	13	2016	Normal	13	2029	2029	\$ 2,175	\$ 3,194	PPLD
#REF!	M	2	EXT	Exterior	1992	05	Metals	South	Lintels, Steel, painted - repaint	2014	15	2029	13	2016	Normal	13	2029	2029	\$ 2,175	\$ 3,194	PPLD

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#REF!	M	2	EXT	Exterior	1992	05	Metals	West	Lintels, Steel, painted - repaint	2014	15	2029	13	2016	Normal	13	2029	2029	\$ 2,175	\$ 3,194	PPLD
#REF!	M	4	INT	Second Floor - Public	2009	09	Finishes		Flooring, Ceramic Tile - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 6,751	\$ 9,914	PPLD
#REF!	M	4	INT	Second Floor - Staff	1992	09	Finishes		Flooring, Ceramic Tile Base - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 3,048	\$ 4,477	PPLD
#REF!	M	4	INT	Second Floor - Public	1992	09	Finishes		Flooring, Ceramic Tile Base - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 2,158	\$ 3,169	PPLD
#REF!	CR	4	INT	Second Floor - Staff	1992	09	Finishes		Walls, Ceramic Tile - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 16,746	\$ 24,592	PPLD
#REF!	CR	3	INT	Public - Second Floor	2009	10	Specialties		Toilet Accessories, Multi User - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 7,656	\$ 11,243	PPLD
#REF!	M	3	INT	Staff - Second Floor	2009	10	Specialties		Toilet Accessories, Multi User - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 6,380	\$ 9,369	PPLD
#REF!	M	3	INT	Staff - Second Floor	2009	10	Specialties		Toilet Accessories, Single User - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 383	\$ 562	PPLD
#REF!	M	3	INT	Public - Second Floor	2009	10	Specialties		Toilet Accessories, Single User - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ -	\$ -	PPLD
#REF!	M	3	INT	Public - Second Floor	2009	10	Specialties		Toilet Partitions - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 5,481	\$ 8,049	PPLD
#REF!	M	3	INT	Staff - Second Floor	2009	10	Specialties		Toilet Partitions - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 2,741	\$ 4,025	PPLD
#REF!	M	3	INT	Public - Second Floor	2009	10	Specialties		Toilet Partitions - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ -	\$ -	PPLD
#REF!	M	3	INT	Public - Second Floor	2009	10	Specialties		Toilet Partitions - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ -	\$ -	PPLD
#REF!	M	3	INT	Staff - Second Floor	2009	10	Specialties		Toilet Partitions - replace	2009	20	2029	13	2016	Normal	13	2029	2029	\$ -	\$ -	PPLD
#REF!	M	3	INT	Pump Room	1992	22	#N/A		Domestic Water Heaters	2014	15	2029	13	2016	Normal	13	2029	2029	\$ 4,002	\$ 5,877	PPLD
#REF!	M	3	INT	Loading Dock	1992	23	HVAC		P-8 - Motor	2011	18	2029	13	2016	Normal	13	2029	2029	\$ 2,001	\$ 2,939	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-008	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 8,338	\$ 12,244	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-020	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 4,069	\$ 5,975	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-071	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 4,069	\$ 5,975	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-080	2009	20	2029	13	2016	Normal	13	2029	2029	\$ 8,338	\$ 12,244	PPLD

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#REF!	CR	3	EXT	Roof	2005	23	HVAC		AHU-1	2005	25	2030	14	2016	Normal	14	2030	2030	\$ 133,400	\$ 201,779	ASST
#REF!	CR	3	EXT	Roof	2005	23	HVAC		AHU-2	2005	25	2030	14	2016	Normal	14	2030	2030	\$ 133,400	\$ 201,779	ASST
#REF!	CR	3	EXT	Area Well	1992	23	HVAC		Cooling Tower Reseal	2018	12	2030	14	2016	Normal	14	2030	2030	\$ 74,704	\$ 112,997	ASST
#REF!	M	3	EXT	Area Well	1992	23	HVAC		CT-1 Spray Pump 1 Motor	2012	18	2030	14	2016	Normal	14	2030	2030	\$ 4,002	\$ 6,053	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-063	2010	20	2030	14	2016	Normal	14	2030	2030	\$ 8,338	\$ 12,611	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-127	2010	20	2030	14	2016	Normal	14	2030	2030	\$ 8,338	\$ 12,611	PPLD
#REF!	M	3	INT	Pump Room	1992	22	Plumbing		Hot Water Circulation Pump	2016	15	2031	15	2016	Normal	15	2031	2031	\$ 867	\$ 1,351	PPLD
#REF!	CR	3	EXT		1992	26	Electrical		Site Lighting	2016	15	2031	15	2016	Normal	15	2031	2031	\$ 34,017	\$ 52,997	ASST
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-005	2011	20	2031	15	2016	Normal	15	2031	2031	\$ 8,338	\$ 12,990	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-040	2011	20	2031	15	2016	Normal	15	2031	2031	\$ 8,338	\$ 12,990	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-047	2011	20	2031	15	2016	Normal	15	2031	2031	\$ 8,338	\$ 12,990	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-062	2011	20	2031	15	2016	Normal	15	2031	2031	\$ 8,338	\$ 12,990	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-085	2011	20	2031	15	2016	Normal	15	2031	2031	\$ 8,338	\$ 12,990	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-094	2011	20	2031	15	2016	Normal	15	2031	2031	\$ 8,338	\$ 12,990	PPLD
#REF!	CR	2	EXT	First Floor	1992	08	Doors & Windows		Doors, Exterior Aluminum - replace	1992	40	2032	16	2016	Normal	16	2032	2032	\$ 27,840	\$ 44,675	PPLD
#REF!	M	2	EXT	Second Floor	1992	08	Doors & Windows		Doors, Exterior Aluminum - replace	1992	40	2032	16	2016	Normal	16	2032	2032	\$ 2,320	\$ 3,723	PPLD
#REF!	M	3	EXT	North Site Zone	1992	32	Site	North, Exit Stair	Segmented Retaining Wall - replace	1992	40	2032	16	2016	Normal	16	2032	2032	\$ 2,412	\$ 3,870	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-059	2012	20	2032	16	2016	Normal	16	2032	2032	\$ 8,338	\$ 13,379	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-061	2012	20	2032	16	2016	Normal	16	2032	2032	\$ 8,338	\$ 13,379	PPLD
#REF!	CR	4	INT	First Floor - Public	1992	09	Finishes		Flooring, Ceramic Tile - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 19,739	\$ 32,625	ASST

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#REF!	M	4	INT	First Floor - Public	1992	09	Finishes		Flooring, Ceramic Tile Base - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 4,510	\$ 7,454	ASST
#REF!	CR	4	INT	First Floor - Public	1992	09	Finishes		Walls, Ceramic Tile - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 68,208	\$ 112,737	ASST
#REF!	CR	3	INT	Public - First Floor	2013	10	Specialties		Toilet Accessories, Multi User - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 7,656	\$ 12,654	PPLD
#REF!	M	3	INT	Staff - First Floor	2013	10	Specialties		Toilet Accessories, Multi User - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ -	\$ -	PPLD
#REF!	M	3	INT	Public - First Floor	2013	10	Specialties		Toilet Accessories, Single User - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 1,276	\$ 2,109	PPLD
#REF!	M	3	INT	Staff - First Floor	2013	10	Specialties		Toilet Accessories, Single User - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ -	\$ -	PPLD
#REF!	M	3	INT	Public - First Floor	2013	10	Specialties		Toilet Partitions - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 5,481	\$ 9,059	PPLD
#REF!	M	3	INT	Staff - First Floor	2013	10	Specialties		Toilet Partitions - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ -	\$ -	PPLD
#REF!	M	3	INT	Staff - First Floor	2013	10	Specialties		Toilet Partitions - replace	2013	20	2033	17	2016	Normal	17	2033	2033	\$ -	\$ -	PPLD
#REF!	M	3	INT	LL Mech Room	1992	23	HVAC		P-1 - Motor	2015	18	2033	17	2016	Normal	17	2033	2033	\$ 3,669	\$ 6,063	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-006	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 8,338	\$ 13,781	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-016	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 8,338	\$ 13,781	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-018	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 4,069	\$ 6,725	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-044	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 8,338	\$ 13,781	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-054	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 8,338	\$ 13,781	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-057	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 8,338	\$ 13,781	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-060	2013	20	2033	17	2016	Normal	17	2033	2033	\$ 4,069	\$ 6,725	PPLD
#REF!	CR	3	EXT	Entry Paving	1992	32	Site		Sidewalks, concrete - replace, with sno-melt.	2009	25	2034	18	2016	Normal	18	2034	2034	\$ 9,744	\$ 16,589	ASST
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-024	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 8,338	\$ 14,194	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-031	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 8,338	\$ 14,194	PPLD

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								-1		Repaired or replaced since Original Construction		U≠R					

Key Sort		Location and Category							Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
0	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-049	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 8,338	\$ 14,194	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-053	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 4,069	\$ 6,927	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype1	Heat pump HP-102	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 4,069	\$ 6,927	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-108	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 6,603	\$ 11,242	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype4	Heat pump HP-118	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 7,804	\$ 13,286	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-120	2014	20	2034	18	2016	Normal	18	2034	2034	\$ 8,338	\$ 14,194	PPLD
#REF!	CR	3	INT	LL Mech Room	1992	23	HVAC		P-1 - Pump	2015	20	2035	19	2016	Normal	19	2035	2035	\$ 10,539	\$ 18,479	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-023	2015	20	2035	19	2016	Normal	19	2035	2035	\$ 4,002	\$ 7,018	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-042	2015	20	2035	19	2016	Normal	19	2035	2035	\$ 7,937	\$ 13,918	PPLD
#REF!	CR	3	INT	Loading Dock	1992	23	HVAC		B-3	2011	25	2036	20	2016	Normal	20	2036	2036	\$ 33,350	\$ 60,234	ASST
#REF!	CR	1	INT		1992	28	Electronic Security		Fire Alarm Control Panel	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 46,690	\$ 84,327	ASST
#REF!	CR	3	PL	East Light Well	1992	32	Site	Upper Level Wall	Segmented Retaining Wall - replace	1992	30	2022	6	2016	Better	20	2036	2036	\$ 133,632	\$ 241,354	ASST
#REF!	CR	3	PL	West Light Well	1992	32	Site	Upper Level Wall	Segmented Retaining Wall - replace	1992	30	2022	6	2016	Better	20	2036	2036	\$ 133,632	\$ 241,354	ASST
#REF!	CR	3	PL	East Light Well	1992	32	Site	Lower Level Wall	Segmented Retaining Wall - replace	1992	30	2022	6	2016	Better	20	2036	2036	\$ 116,928	\$ 211,185	ASST
#REF!	CR	3	PL	West Light Well	1992	32	Site	Lower Level Wall	Segmented Retaining Wall - replace	1992	30	2022	6	2016	Better	20	2036	2036	\$ 116,928	\$ 211,185	ASST
#REF!	CR	3	EXT	East Parking Lot	1992	32	Site	Ramp	Segmented Retaining Wall - replace	1992	30	2022	6	2016	Better	20	2036	2036	\$ 58,464	\$ 105,592	ASST
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype4	Heat pump HP-002	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 8,338	\$ 15,058	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-019	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 8,338	\$ 15,058	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-034	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 8,338	\$ 15,058	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-058	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 8,338	\$ 15,058	PPLD

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Key Sort		Location and Category							Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
0	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-068	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 6,670	\$ 12,047	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype8	Heat pump HP-104	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 15,675	\$ 28,310	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-121	2016	20	2036	20	2016	Normal	20	2036	2036	\$ 6,603	\$ 11,926	PPLD
#REF!	CR	3	INT	First Floor	1992	11	Equipment		Operable Wall Panels - replace	1992	45	2037	21	2016	Normal	21	2037	2037	\$ 43,500	\$ 80,923	ASST
#REF!	CR	3	INT	First Floor	1992	11	Equipment		Operable Wall Panels - replace	1992	45	2037	21	2016	Normal	21	2037	2037	\$ 21,112	\$ 39,275	EA
#REF!	CR	3	INT	First Floor	1992	11	Equipment		Operable Wall Panels - replace	1992	45	2037	21	2016	Normal	21	2037	2037	\$ 21,112	\$ 39,275	EA
#REF!	CR	3	INT	LL Mech Room	1992	23	HVAC		B-1 Fulton Condensing Gas Boiler)	2017	20	2037	21	2016	Normal	21	2037	2037	\$ 120,060	\$ 223,347	ASST
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-003	2017	20	2037	21	2016	Normal	21	2037	2037	\$ 8,338	\$ 15,510	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype4	Heat pump HP-092	2017	20	2037	21	2016	Normal	21	2037	2037	\$ 8,338	\$ 15,510	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-117	2017	20	2037	21	2016	Normal	21	2037	2037	\$ 13,007	\$ 24,196	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-001	2018	20	2038	22	2016	Normal	22	2038	2038	\$ 8,338	\$ 15,976	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype5	Heat pump HP-048	2018	20	2038	22	2016	Normal	22	2038	2038	\$ 8,338	\$ 15,976	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype6	Heat pump HP-101	2018	20	2038	22	2016	Normal	22	2038	2038	\$ 11,339	\$ 21,727	PPLD
#REF!	M	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype2	Heat pump HP-106	2018	20	2038	22	2016	Normal	22	2038	2038	\$ 5,003	\$ 9,585	PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype3	Heat pump HP-056	2019	20	2039	23	2016	Normal	23	2039	2039	\$ 8,338	\$ 16,455	PPLD
#REF!	CR	2	EXT	Exterior	1992	04	Masonry	South	Stone - stabilize	2017	25	2042	26	2016	Normal	26	2042	2042	\$ 8,120	\$ 17,512	PPLD
#REF!	CR	1	INT	Ceiling Plenum	1992	21	Fire Protection		Sprinkler heads	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 74,037	\$ 159,668	ASST
#REF!	CR	2	INT	Mechanical/ Storage	1992	22	Plumbing		Water Service	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 28,014	\$ 60,415	ASST
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Floor Drains	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 12,006	\$ 25,892	ASST
#REF!	CR	3	INT	Whole Building	1992	22	Plumbing		Pipe insulation	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 8,804	\$ 18,987	ASST

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Key Sort			Location and Category						Initial Product Data/Life Expectancy					Evaluated Condition			Opinion of Estimated Cost Data				Who
A	B	C	D	E	F	G	H	I	J	O	P	Q	R	S	T	U	X	Y	AF	AG	AH
0	Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year Plan	
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Plumbing Specialties	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 10,005	\$ 21,577	ASST
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Porcelain Fixtures	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 36,568	\$ 78,863	ASST
#REF!	CR	3	EXT	Scattered	1992	22	Plumbing		Roof Drains	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 10,005	\$ 21,577	ASST
#REF!	CR	3	INT	Whole Building	1992	22	Plumbing		Sanitary Piping	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 28,014	\$ 60,415	ASST
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Stainless Steel Fixtures	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 8,704	\$ 18,772	ASST
#REF!	CR	3	INT	Whole Building	1992	22	Plumbing		Storm Piping	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 25,013	\$ 53,942	ASST
#REF!	CR	3	INT	Elevators	1992	22	Plumbing		Sump Pump	2017	25	2042	26	2016	Normal	26	2042	2042	\$ 6,403	\$ 13,809	PPLD
#REF!	M	3	INT	Scattered	1992	22	Plumbing		Trench Drain	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 4,002	\$ 8,631	ASST
#REF!	CR	3	PL	Garage and parking levels	1992	22	Plumbing		Triple Basin	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 9,338	\$ 20,138	ASST
#REF!	CR	3	INT	Scattered	1992	22	Plumbing		Valves, various sizes	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 10,005	\$ 21,577	PPLD
#REF!	CR	3	INT	Whole Building	1992	22	Plumbing		Water Distribution Piping	1992	50	2042	26	2016	Normal	26	2042	2042	\$ 16,008	\$ 34,523	ASST
#REF!	CR	3	INT	LL Boiler Room	1992	23	HVAC		B-2 (Fulton Condensing Gas Boiler)	2017	25	2042	26	2016	Normal	26	2042	2042	\$ 50,025	\$ 107,883	ASST
#REF!	M	2	PL	Parking Levels	1992	03	Concrete	LL Parking Drive Lanes	Reseal Concrete Traffic Zones - spot repair	2016	5	2050	34	2016	Normal	34	2050	2050	\$ 2,088	\$ 5,704	PPLD
#REF!	CR	1	INT	Whole Building	1992	21	Fire Protection		Mains and Branches	1992	60	2052	36	2016	Normal	36	2052	2052	\$ 260,130	\$ 753,929	ASST
#REF!	CR	1	INT	Mechanical/Storage	1992	21	Fire Protection		Water Service	1992	60	2052	36	2016	Normal	36	2052	2052	\$ 37,352	\$ 108,256	ASST
#REF!	CR	1	PL	Parking Levels	1992	21	Fire Protection		Mains for Dry System	2017	50	2067	51	2016	Normal	51	2067	2067	\$ 290,145	\$ 1,310,127	ASST
#REF!	CR	1	INT	Stairs	1992	21	Fire Protection		Standpipe Hose Connections	1992	100	2092	76	2016	Normal	76	2092	2092	\$ 8,404	\$ 79,456	ASST
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-137	1992	20	2022	6	2016	Normal	6	2022		\$ -		PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps	HPtype7	Heat pump HP-138	1992	20	2022	6	2016	Normal	6	2022		\$ -		PPLD
#REF!	CR	3.H	INT	Ceiling Plenum	1992	23H P	HVAC- Heat Pumps		Heat pump HP-139	1992	20	2022	6	2016	Normal	6	2022				PPLD

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Budget Category	Priority	Location	Room Number or Area / Zone	Building, Addition or Renovate	CSI #	System	System Location	Component	Installed Date	Planned Service Life	Replace Year - Theory	Remain'g Life - Theory	Evaluate Year	Condition	Remain'g Life - Evaluated	Budget Year - Theory	Budget Year - Plan	Adjusted Cost this year	Escalated Cost at Budget Year - Plan		
0																					