

Lincoln County
Public Property Committee Meeting
Tuesday June 14th, 2016 @ 6:00 PM
Lincoln County Service Center – Room 257
801 N. Sales Street, Merrill WI 54452

AGENDA

1. Call meeting to order
2. Approve minutes of the May 10th, 2016 meeting
3. Public comment
4. Review of vouchers
5. Year to date budget report
6. Maintenance Directors Report
7. Review Pine Crest Proposed Building Project
8. Presentation by Facility Dude reference Facility Maintenance program
9. Review and approve 2017 CIP/Outlay projects
10. Auction items - none
11. Set future meeting dates
12. Adjourn

Distribution: Public Property Committee: Loretta Baughan, Hans Breitenmoser, Brian Hafeman, Christopher Heller, Tyler Mueller
Administrative Coordinator
Other County Board Supervisors
Department Heads
Beverly King

News Media- Posted on _____ at _____ m. by _____
Courthouse – Posted on _____ at _____ m. by _____
Service Center – Posted on _____ at _____ m. by _____
Tomahawk Annex – Posted on _____ at _____ m. by _____

There may be a quorum of other Lincoln County committees present at this meeting. Requests for reasonable accommodations for disabilities or limitations should be made prior to the date of this meeting. Please do so as early as possible so that proper arrangements can be made. Requests are kept confidential.

GENERAL REQUIREMENTS:

1. Must be held in a location which is reasonably accessible to the public.
2. Must be open to all members of the public unless the law specifically provides otherwise.

NOTICE REQUIREMENTS:

1. In addition to any requirements set forth below, notice must also be in compliance with any other specific statute.
2. Chief presiding officer or his/her designee must give notice to the official newspaper and to any members of the news media likely to give notice to the public.

MANNER OF NOTICE:

Date, time, place, and subject matter, including subject matter to be considered in a closed session, must be provided in a manner and form reasonably likely to give notice to the public.

TIME FOR NOTICE:

1. Normally, a minimum of 24 hours prior to the commencement of the meeting.
2. No less than 2 hours prior to the meeting if the presiding officer establishes there is a good cause that such notice is impossible or impractical.

EXEMPTIONS FOR COMMITTEES AND SUB-UNITS:

Legally constituted sub-units of a parent governmental body may conduct a meeting during the recess or immediately after the lawful meeting to act or deliberate upon a subject which was the subject of the meeting, provided the presiding officer publicly announces the time, place, and subject matter of the sub-unit meeting in advance of the meeting of the parent governmental body.

PROCEDURE FOR GOING INTO CLOSED SESSION:

1. Motion must be made, seconded, and carried by roll call majority vote and recorded in the minutes.
2. If motion is carried, chief presiding officer must advise those attending the meeting of the nature of the business to be conducted in the closed session, and the specific statutory exemption under which the closed session is authorized.

STATUTORY EXEMPTIONS UNDER WHICH CLOSED SESSIONS ARE PERMITTED:

1. Deliberation of judicial or quasi-judicial matters. Sec. 19.85(1)(a)
2. Considering dismissal, demotion, or discipline of any public employee or the investigation of charges against such person and the taking of formal action on any such matter; provided that the person is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action is taken. The person under consideration must be advised of his/her right that the evidentiary hearing be held in open session and the notice of the meeting must state the same. Sec. 19.85(1)(b).
3. Considering employment, promotion, compensation, or performance evaluation data of any public employee. Sec. 19.85(1)(c).
4. Considering strategy for crime detection or prevention. Sec. 19.85(1)(d).
5. Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Sec. 19.85(1)(e).
6. Considering financial, medical, social, or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public would likely have an adverse effect on the reputation of the person referred to in such data. Sec. 19.85(1)(f).
7. Conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. Sec. 19.85(1)(g).
8. Considering a request for advice from any applicable ethics board. Sec. 19.85(1)(h).

CLOSED SESSION RESTRICTIONS:

1. Must convene in open session before going into closed session.
2. May not convene in open session, then convene in closed session and thereafter reconvene in open session with twelve (12) hours unless proper notice of this sequence was given at the same time and in the same manner as the original open meeting.
3. Final approval or ratification of a collective bargaining agreement may not be given in closed session.

BALLOTS, VOTES, AND RECORDS:

1. Secret ballot is not permitted except for the election of officers of the body or unless otherwise permitted by specific statutes.
2. Except as permitted above, any member may require that the vote of each member be ascertained and recorded.
3. Motions and roll call votes must be preserved in the record and be available for public inspection.

USE OF RECORDING EQUIPMENT:

The meeting may be recorded, filmed, or photographed, provided that it does not interfere with the conduct of the meeting or the rights of the participants.

LEGAL INTERPRETATION:

1. The Wisconsin Attorney General will give advice concerning the applicability or clarification of the Open Meeting Law upon request.
2. The municipal attorney will give advice concerning the applicability or clarification of the Open Meeting Law upon request.

PENALTY:

Upon conviction, any member of a governmental body who knowingly attends a meeting held in violation of Subchapter IV, Chapter 19, Wisconsin Statutes, or who otherwise violates the said law shall be subject to forfeiture of not less than \$25.00 nor more than \$300.00 for each violation.

Meeting Minutes of
Lincoln County Public Property Committee
Tuesday May 10th, 2016
Lincoln County Service Center
801 N. Sales Street – Room 248
Merrill WI, 54452

MEMBERS PRESENT: Loretta Baughan, Brian Hafeman, Christopher Heller, Tyler Mueller

MEMBERS NOT PRESENT: Hans Breitenmoser

VISITORS: Patrick Gierl

1. **Call meeting to order:** Meeting was called to order by the Maintenance Director at 6:18 PM
2. **Election of officers:**
 - a. Chair – Baughan nominated Breitenmoser. M/S Heller/Hafeman to close nominations and cast unanimous vote for Breitenmoser – all ayes – motion carried
 - b. Vice Chair – Hafeman nominated Baughan. M/S Heller/Hafeman to close nominations and cast unanimous vote for Baughan – all ayes – motion carried
 - c. Secretary – Hafeman nominated Heller. M/S Mueller/Hafeman to close nominations and cast a unanimous vote for Heller – all ayes – motion carried.
3. **Approval of the minutes for April 12th, 2016 meeting:** M/S Hafeman/Heller to approve minutes as printed – all ayes – motion carried
4. **Public Comment:** none
5. **Review of Vouchers:** placed on file
6. **Year to date budget report:** placed on file
7. **Maintenance Directors report:** placed on file
8. **Safety Building Elevator project: Review bids and award contract:** M/S Hafeman/Heller to award the bid to Otis Elevator Company for the sum of \$21,870.00. All ayes – motion carried
9. **Review and approve the 2017 Maintenance Dept. budget.** M/S Mueller/Heller to approve the maintenance budget as presented – all ayes – motion carried.
10. **Review and approve 2017 CIP/Outlay Projects:** After a review of the projects in was decided to lay this agenda item over till the June meeting to give all committee members a chance to review them closely. No further action taken.
11. **Review plans for the floor project at the Health and Human Services Building:** Maintenance Director reviewed the plans with the committee and explained that it would be going to RFP as soon as May 27th, 2016. No further action taken.
12. **Review plans for the window project at the Health and Human Services building:** Maintenance Director explained the cost estimate provided by Becher Hoppe was considerably higher than the project was estimated at in 2014 due to the extensive and unforeseen work needing to be done and the larger windows necessary to fill the now larger openings. Maintenance Director recommended that we send this back to the Finance committee to appropriate the additional funds in the amount of \$156,000.00. **M/S Hafeman/Heller** to send this project back to Finance for the approval of the additional funds to complete this project.
13. Auction items: none
14. Set future meeting date: The next meeting of the Public Property committee will be June 14th, 2016 at 6:00 PM at the Lincoln County Service Center in room 248
15. Adjourn: M/S Hafeman/Mueller to adjourn. All ayes – motion carried. Meeting adjourned at 8:02 PM

Submitted May 11th, 2016
Maintenance Director
Patrick Gierl



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LINCOLN COUNTY
VENDOR INVOICE LIST

DOCUMENT P.O. INV DATE VOUCHER WARRANT CHECK # INVOICE NET DUE DATE TYPE STS INVOICE DESCRIPTION

60 LARRY D. BAUMGART

199678 199678 04/30/2016 267341 051916 300998 380.00 05/19/2016 INV PD WASTE REMOVAL
INVOICE: 13547 CHECK DATE: 05/19/2016

83 CARQUEST OF MERRILL

199488 199488 04/30/2016 267151 051216 300816 12.46 05/12/2016 INV PD SUPPLIES
INVOICE: 168626 CHECK DATE: 05/12/2016

678 CENTRAL CARPET & FLOORING

199489 199489 04/30/2016 267152 051216 300820 151.20 05/12/2016 INV PD BR II COURT REPORTER OFFICE
INVOICE: 10185 CHECK DATE: 05/12/2016

3553 CLEAN POWER, L.L.C.

199552 199552 05/12/2016 267215 051216 300826 2,637.26 05/12/2016 INV PD CLEANING HUMAN SERVICES
INVOICE: 54580 CHECK DATE: 05/12/2016

623 CONSTELLATION ENERGY SERVICES

199591 199591 04/30/2016 267254 051616 6599 2,643.26 05/16/2016 INV PD NATURAL GAS SERVICE
INVOICE: 1664008 CHECK DATE: 05/16/2016

116 CTL COMPANY INC.

199009 199009 04/30/2016 266704 050516 300708 133.38 05/05/2016 INV PD SUPPLIES
INVOICE: S2028940.001 CHECK DATE: 05/05/2016

199010 199010 04/30/2016 266705 050516 300708 128.66 05/05/2016 INV PD SUPPLIES
INVOICE: S2035372.001 CHECK DATE: 05/05/2016

199901 199901 05/26/2016 267586 052616 301112 35.66 05/26/2016 INV PD SUPPLIES
INVOICE: S2045832.001 CHECK DATE: 05/26/2016

199902 199902 05/26/2016 267587 052616 301112 79.87 05/26/2016 INV PD SUPPLIES
INVOICE: S2045835.001 CHECK DATE: 05/26/2016

199900 199900 05/26/2016 267585 052616 301112 280.67 05/26/2016 INV PD SUPPLIES
INVOICE: S2045838.001 CHECK DATE: 05/26/2016

1121 CUMMINS NPOWER, LLC

199553 199553 05/12/2016 267216 051216 300831 737.44 05/12/2016 INV PD SERVICE GENERATOR
INVOICE: 809-48784 CHECK DATE: 05/12/2016

199034 199034 05/05/2016 266729 050516 300709 271.20 05/05/2016 INV PD INSPECTION OF GENERATOR
INVOICE: 809-53899 CHECK DATE: 05/05/2016

159 ETCO ELECTRIC SUPPLY

199011 199011 04/30/2016 266706 050516 300717 4.85 05/05/2016 INV PD SUPPLIES
INVOICE: 3221211 CHECK DATE: 05/05/2016

199012 199012 04/30/2016 266707 050516 300717 109.38 05/05/2016 INV PD SUPPLIES
INVOICE: 3221325 CHECK DATE: 05/05/2016

199554 199554 05/12/2016 267217 051216 300840 46.38 05/12/2016 INV PD SUPPLIES

658.24

1,008.64



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VENDOR INVOICE LIST

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199909		05/26/2016	267594	052616	301139	26.00	05/26/2016	INV	PD	PEST CONTROL
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199910		05/26/2016	267595	052616	301139	26.00	05/26/2016	INV	PD	PEST CONTROL
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216 MERRILL ACE HARDWARE										
130.00										
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INVOICE:	149725/1		CHECK DATE:	05/12/2016						
199499		04/30/2016	267162	051216	300881	1.16	05/12/2016	INV	PD	SUPPLIES
INVOICE:	149818/1		CHECK DATE:	05/12/2016						
199498		04/30/2016	267161	051216	300881	.68	05/12/2016	INV	PD	SUPPLIES
INVOICE:	149839/1		CHECK DATE:	05/12/2016						
199497		04/30/2016	267160	051216	300881	1.35	05/12/2016	INV	PD	SUPPLIES
INVOICE:	149889/1		CHECK DATE:	05/12/2016						
199496		04/30/2016	267159	051216	300881	5.37	05/12/2016	INV	PD	SUPPLIES
INVOICE:	149893/1		CHECK DATE:	05/12/2016						
199495		04/30/2016	267158	051216	300881	8.97	05/12/2016	INV	PD	SUPPLIES
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199490		04/30/2016	267153	051216	300881	54.86	05/12/2016	INV	PD	SUPPLIES
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199494		04/30/2016	267157	051216	300881	6.29	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150056/1		CHECK DATE:	05/12/2016						
199493		04/30/2016	267156	051216	300881	4.49	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150062/1		CHECK DATE:	05/12/2016						
199492		04/30/2016	267155	051216	300881	13.22	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150082/1		CHECK DATE:	05/12/2016						
199509		04/30/2016	267172	051216	300881	21.58	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150104/1		CHECK DATE:	05/12/2016						
199507		04/30/2016	267170	051216	300881	4.31	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150289/1		CHECK DATE:	05/12/2016						
199500		04/30/2016	267163	051216	300881	323.96	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150309/1		CHECK DATE:	05/12/2016						
199504		04/30/2016	267167	051216	300881	1.60	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150316/1		CHECK DATE:	05/12/2016						
199501		04/30/2016	267164	051216	300881	10.92	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150411/1		CHECK DATE:	05/12/2016						
199518		04/30/2016	267181	051216	300881	8.29	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150451/1		CHECK DATE:	05/12/2016						
199506		04/30/2016	267169	051216	300881	11.67	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150457/1		CHECK DATE:	05/12/2016						
199503		04/30/2016	267166	051216	300881	4.48	05/12/2016	INV	PD	SUPPLIES
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199505		04/30/2016	267168	051216	300881	1.79	05/12/2016	INV	PD	SUPPLIES
INVOICE:	150471/1		CHECK DATE:	05/12/2016						
199502		04/30/2016	267165	051216	300881	-2.00	05/12/2016	CRM	PD	CREDIT
INVOICE:	150479/1		CHECK DATE:	05/12/2016						



LINCOLN COUNTY
VENDOR INVOICE LIST

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	CHECK DATE	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION
400122 MERRILL WATER UTILITY										
199911		05/26/2016	267596	052616	301148	05/26/2016	9,253.41	05/26/2016	INV	PD WATER & SEWER
INVOICE: 199911 CHECK DATE: 05/26/2016										
1572 MEUNIER'S CARPET & UPHOLSTRY CLEAN										
199723		05/19/2016	267386	051916	301040	05/19/2016	1,168.60	05/19/2016	INV	PD CLEAN CARPET GOV SERV BLDG
INVOICE: 578734 CHECK DATE: 05/19/2016										
310 NAPA AUTO PARTS OF MERRILL										
199510		04/30/2016	267173	051216	300889	05/12/2016	17.99	05/12/2016	INV	PD PARTS
INVOICE: 592738 CHECK DATE: 05/12/2016										
4639 RIVERSIDE CLEANING SERVICE										
199014		04/30/2016	266709	050516	300759	05/05/2016	4,025.00	05/05/2016	INV	PD CLEAN SERVICE CTR, WASH WINDOWS
INVOICE: 11055 CHECK DATE: 05/05/2016										
4001 RJ PLUMBING LLC										
199912		05/26/2016	267597	052616	301165	05/26/2016	800.00	05/26/2016	INV	PD CROSS CONNECT CONTROL DEVICE I
INVOICE: 3345 CHECK DATE: 05/26/2016										
450 SUPERIOR CHEMICAL CO										
199913		05/26/2016	267598	052616	301171	05/26/2016	555.73	05/26/2016	INV	PD SUPPLIES
INVOICE: 125594 CHECK DATE: 05/26/2016										
465 TOMAHAWK LEADER, INC										
199511		04/30/2016	267174	051216	300937	05/12/2016	55.25	05/12/2016	INV	PD POUR CONCRETE EVID BLDG
INVOICE: 199511 CHECK DATE: 05/12/2016										
4404 TRANE U.S. INC										
199724		05/19/2016	267387	051916	301078	05/19/2016	267.72	05/19/2016	INV	PD SUPPLIES
INVOICE: 770318 CHECK DATE: 05/19/2016										
6273 SEFERINO TREVINO										
198903		05/04/2016	266598	050516	6591	05/05/2016	1,100.00	05/05/2016	INV	PD RENT
INVOICE: 198903 CHECK DATE: 05/05/2016										
479 TRIDENT SUPPLY										
199555		05/12/2016	267218	051216	300944	05/12/2016	299.20	05/12/2016	INV	PD SUPPLIES
INVOICE: A5008 CHECK DATE: 05/12/2016										
486 UNIFIRST CORPORATION										
199917		05/26/2016	267602	052616	301179	05/26/2016	24.80	05/26/2016	INV	PD MATS & CARPETS

518.51



LINCOLN COUNTY
VENDOR INVOICE LIST

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
INVOICE:	0981966064			CHECK DATE: 05/26/2016						
199915		05/26/2016	267600	052616	301179	181.35	05/26/2016	INV	PD MATS & CARPETS	
INVOICE:	0981966065			CHECK DATE: 05/26/2016						
199916		05/26/2016	267601	052616	301179	104.95	05/26/2016	INV	PD MATS & CARPETS	
INVOICE:	0981966066			CHECK DATE: 05/26/2016						
199914		05/26/2016	267599	052616	301179	23.89	05/26/2016	INV	PD MATS & CARPETS	
INVOICE:	0981966213			CHECK DATE: 05/26/2016						
199918		05/26/2016	267603	052616	301179	190.47	05/26/2016	INV	PD UNIFORMS	
INVOICE:	0981966234			CHECK DATE: 05/26/2016						
						525.46				
300012 VIP OFFICE PRODUCTS										
199513		04/30/2016	267176	051216	300953	5.00	05/12/2016	INV	PD OFFICE SUPPLIES	
INVOICE:	96907			CHECK DATE: 05/12/2016						
199512		04/30/2016	267175	051216	300953	12.99	05/12/2016	INV	PD OFFICE SUPPLIES	
INVOICE:	97084			CHECK DATE: 05/12/2016						
						17.99				
300014 WAL-MART COMMUNITY BRC										
199919		05/26/2016	267604	052616	301185	86.25	05/26/2016	INV	PD SUPPLIES	
INVOICE:	199919			CHECK DATE: 05/26/2016						
521 WI PUBLIC SERVICE										
199015		04/30/2016	266710	050516	300785	55.26	05/05/2016	INV	PD UTILITIES	
INVOICE:	199015			CHECK DATE: 05/05/2016						
199016		04/30/2016	266711	050516	300785	189.81	05/05/2016	INV	PD UTILITIES	
INVOICE:	199016			CHECK DATE: 05/05/2016						
199017		04/30/2016	266712	050516	300785	16,216.12	05/05/2016	INV	PD UTILITIES	
INVOICE:	199017			CHECK DATE: 05/05/2016						
199681		04/30/2016	267344	051916	301088	124.84	05/19/2016	INV	PD UTILITIES	
INVOICE:	199681			CHECK DATE: 05/19/2016						
						16,586.03				
522 WIL KIL PEST CONTROL										
199993		04/30/2016	267678	053116	6656	39.00	05/31/2016	INV	PD PEST CONTROL	
INVOICE:	2876785			CHECK DATE: 05/31/2016						
76 INVOICES										
						47,583.30				

** END OF REPORT - Generated by Dawn Bergs **



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LINCOLN COUNTY
YTD BUDGET
MAINTENANCE AS OF 060616

FOR 2016 13

	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
26 MAINTENANCE DEPARTMENT							
0040 56 ADDITION							
10264051 541010 WATER SEWAGE FIRE	3,200	0	3,200	759.40	.00	2,440.60	23.7%
10264051 542000 56 ADDITION CLEANI	45,000	0	45,000	14,226.26	.00	30,773.74	31.6%
10264051 543000 56 ADDITION REP AN	20,000	0	20,000	6,107.96	.00	13,892.04	30.5%
10264051 551000 56 ADDITION INSURA	3,000	0	3,000	.00	.00	3,000.00	.0%
10264051 560000 CLEANING SUPPLIES	2,000	0	2,000	1,311.01	.00	688.99	65.6%
10264051 562002 ELECTRICITY	47,000	0	47,000	21,140.34	.00	25,859.66	45.0%
10264051 562003 GAS	21,000	0	21,000	7,789.88	.00	13,210.12	37.1%
10264057 583001 56 ADDITION CIP	205,000	0	205,000	.00	.00	205,000.00	.0%
TOTAL 56 ADDITION	346,200	0	346,200	51,334.85	.00	294,865.15	14.8%
0043 COURTHOUSE							
10264351 532000 COURTHOUSE LINC IN	15,000	0	15,000	5,000.00	.00	10,000.00	33.3%
10264351 541000 COURTHOUSE FUEL	12,000	0	12,000	4,091.22	.00	7,908.78	34.1%
10264351 541010 WATER SEWER FIRE	3,100	0	3,100	1,461.60	.00	1,638.40	47.1%
10264351 543000 COURTHOUSE REPAIR	15,000	0	15,000	4,909.01	.00	10,090.99	32.7%
10264351 552001 COURTHOUSE TELEPHO	1,500	0	1,500	617.15	.00	882.85	41.1%
10264351 560000 COURTHOUSE SUPPLIE	5,500	0	5,500	1,206.79	.00	4,293.21	21.9%
10264351 562002 ELECTRIC	23,000	0	23,000	6,564.38	.00	16,435.62	28.5%
10264351 582001 COURTHOUSE OUTLAY	0	10,200	10,200	.00	.00	10,200.00	.0%
10264357 582001 COURTHOUSE TREE PR	0	1,157	1,157	1,150.00	.00	7.00	99.4%
TOTAL COURTHOUSE	75,100	11,357	86,457	25,000.15	.00	61,456.85	28.9%
0045 MAINT SHOP NORTH							
10264551 543000 MAINT SHOP NORTH R	0	0	0	3,178.03	.00	-3,178.03	100.0%*
10264551 560000 NORTH SHOP SUPPLIE	0	0	0	150.12	.00	-150.12	100.0%*
10264551 562002 ELECTRICITY	0	0	0	47.44	.00	-47.44	100.0%*
10264551 562003 MAINT SHOP NORTH G	0	0	0	255.93	.00	-255.93	100.0%*
TOTAL MAINT SHOP NORTH	0	0	0	3,631.52	.00	-3,631.52	100.0%
0048 GENERAL MAINTENANCE							



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LINCOLN COUNTY
YTD BUDGET

MAINTENANCE AS OF 060616

FOR 2016 13

P 2
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	ORIGINAL APPROP	TRANSFRS/ADJUSTMNTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10264851 511000 GENERAL MAINTENANC	176,576	0	176,576	67,248.29	.00	109,327.71	38.1%
10264851 520000 GENERAL MAINTENANC	80,937	0	80,937	29,780.06	.00	51,156.94	36.8%
10264851 530000 PROFESSIONAL SERVI	10,000	0	10,000	.00	.00	10,000.00	.0%
10264851 532000 GEN MAINT CONTRACT	25,000	0	25,000	38,321.70	.00	-13,321.70	153.3%*
10264851 542020 SNOW REMOVAL	5,000	0	5,000	853.92	.00	4,146.08	17.1%
10264851 543001 VEHICLE REPAIR AND	2,000	0	2,000	310.71	.00	1,689.29	15.5%
10264851 543002 GENERAL MAINT BLDG	7,000	0	7,000	139.58	.00	6,860.42	2.0%
10264851 543004 MACHINARY REPAIR	4,000	0	4,000	253.91	.00	3,746.09	6.3%
10264851 543005 GEN MAINT OTHER BL	2,500	0	2,500	468.80	.00	2,031.20	18.8%
10264851 552001 TELEPHONE	1,500	0	1,500	198.99	.00	1,301.01	13.3%
10264851 553000 ADVERTISING	2,500	0	2,500	139.10	.00	2,360.90	5.6%
10264851 554001 PRINTING ALLOCATIO	600	0	600	46.04	.00	553.96	7.7%
10264851 555000 GENERAL MAINT TRAV	5,000	0	5,000	190.00	.00	4,810.00	3.8%
10264851 560002 UNIFORMS	1,000	0	1,000	809.53	.00	190.00	19.0%
10264851 561005 OFFICE FURNITURE	3,000	0	3,000	1,090.00	.00	1,910.00	36.3%
10264851 562001 GENERAL MAINTENANC	500	0	500	1,006.15	.00	-506.15	201.2%*
10264851 565002 TOOL/EQUIP EXPENDI	1,000	0	1,000	2,002.10	.00	-1,002.10	200.2%*
10264857 581004 EQUIP OUTLAY JOHN	40,000	0	40,000	47,200.00	.00	-7,200.00	118.0%*
10264857 583002 CIP STORAGE FACILI	0	0	0	6,339.82	.00	-6,339.82	100.0%*
10264857 583003 CIP FOCUS ON ENERG	84,000	0	84,000	.00	.00	84,000.00	.0%
TOTAL GENERAL MAINTENANCE	452,113	0	452,113	195,779.64	.00	256,333.36	43.3%
0052 SAFETY BUILDING							
10265251 530000 SAFETY BUDG CONTRA	0	0	0	4,500.00	.00	-4,500.00	100.0%*
10265251 541000 SAFETY BLDG ELECTR	70,000	0	70,000	19,535.78	.00	50,464.22	27.9%
10265251 541010 WATER SEWER FIRE	34,000	0	34,000	15,975.54	.00	18,024.46	47.0%
10265251 543000 SAFETY BUILDING RE	23,500	0	23,500	14,211.82	.00	9,288.18	60.5%
10265251 543006 SAFETY BLDG NON-JA	2,500	0	2,500	357.81	.00	2,142.19	14.3%
10265251 543007 SAFETY BUILDING JA	2,500	0	2,500	2,639.26	.00	-139.26	105.6%*
10265251 560000 SAFETY BUILDING SU	7,500	0	7,500	2,101.13	.00	5,398.87	28.0%
10265251 562003 GAS	40,000	0	40,000	14,221.26	.00	25,778.74	35.6%
10265257 582001 SAFETY BUILDING FI	50,000	0	50,000	.00	.00	50,000.00	.0%
10265257 583001 SAFETY BUILDING CI	25,000	0	25,000	10,935.00	.00	14,065.00	43.7%
TOTAL SAFETY BUILDING	255,000	0	255,000	84,477.60	.00	170,522.40	33.1%
0053 TOMHAWK ANNEX							
10265351 532000 TOMK ANNEX SECRETA	25,000	0	25,000	120.00	.00	24,880.00	.5%



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LINCOLN COUNTY
YTD BUDGET

MAINTENANCE AS OF 060616

FOR 2016 13

	ORIGINAL APPROP	TRANSFRS/ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10265351 541000 TOM ANNEX UTILITY	2,000	0	2,000	973.46	.00	1,026.54	48.7%
10265351 542000 TOMK ANNEX CLEANIN	1,500	0	1,500	375.00	.00	1,125.00	25.0%
10265351 544001 TOMK ANNEX RENTAL	5,500	0	5,500	6,600.00	.00	-1,100.00	120.0%*
10265351 552001 TOMK ANNEX TELEPHO	600	0	600	505.80	.00	94.20	84.3%
10265351 560000 TOMK ANNEX SUPPLIE	250	0	250	39.60	.00	210.40	15.8%
TOTAL TOMAHAWK ANNEX	34,850	0	34,850	8,613.86	.00	26,236.14	24.7%
0095 GOVERNMENT SERVICE CNTR							
10269551 531320 GOV SERV CNTR CONT	50,000	0	50,000	14,595.61	.00	35,404.39	29.2%
10269551 541010 WATER SEWER FIRE	3,500	0	3,500	795.81	.00	2,704.19	22.7%
10269551 543000 GOV SERV CNTR REPA	15,000	0	15,000	10,255.10	.00	4,744.90	68.4%
10269551 560000 GOV SERV CNTR SUPP	7,000	0	7,000	1,289.85	.00	5,710.15	18.4%
10269551 562002 ELECTRIC	42,500	0	42,500	12,126.35	.00	30,373.65	28.5%
10269551 562003 GAS	7,000	0	7,000	1,353.30	.00	5,646.70	19.3%
TOTAL GOVERNMENT SERVICE CNTR	125,000	0	125,000	40,416.02	.00	84,583.98	32.3%
0281 MAINTENANCE SHOP							
10268151 541010 WATER SEWER FIRE	600	0	600	129.10	.00	470.90	21.5%
10268151 543002 BUILDING REPAIR AN	2,000	0	2,000	632.84	.00	1,367.16	31.6%
10268151 560000 SUPPLIES - HARD LI	1,900	0	1,000	291.32	.00	708.68	29.1%
10268151 562002 ELECTRICITY	3,000	0	1,900	355.53	.00	544.47	39.5%
10268151 562003 GAS	3,000	0	3,000	391.92	.00	2,608.08	13.1%
10268151 571000 SUPPLY/MISC - DISP	500	0	500	216.32	.00	283.68	43.3%
TOTAL MAINTENANCE SHOP	8,000	0	8,000	2,017.03	.00	5,982.97	25.2%
TOTAL MAINTENANCE DEPARTMENT	1,296,263	11,357	1,307,620	411,270.67	.00	896,349.33	31.5%
TOTAL EXPENSES	1,296,263	11,357	1,307,620	411,270.67	.00	896,349.33	
GRAND TOTAL	1,296,263	11,357	1,307,620	411,270.67	.00	896,349.33	31.5%

** END OF REPORT - Generated by Dawn Bergs **

Maintenance Directors Report

June 2016 meeting

1. 5-3-16 Met with Melody from Becher Hoppe regarding Human Services window project.
Met with Laforce Hardware regarding lock for Huber hall door
Met with the chief Deputy and the Sheriff regarding office project
2. 5-4-16 Met with the Hwy. Commissioner to discuss maintenance to the Hwy. buildings
Met with Dawn from Finance regarding CIP/Outlay project schedule
Met with Randy regarding the Huber inmate help for the summer
3. 5-5-16 Teleconference with Facility Dudes Company regarding maintenance plan
Prepared notes to go before the finance committee to request funds for Retro commissioning project.
5-6-16 Attended Finance committee meeting
Reviewed and updated maintenance Dept. mission statement
Worked with Simplex Grinnell on quarterly fire alarm inspection
5-9-16 completed employee annual review
5-10-16 Met with Dan from Finance on the Human Services window project
Webinar for Maintenance program with Facility Dude Company
Attend the Public Property committee meeting
5-11-16 Attend the Evidence building pre bid site visit.
Prepared the committee meeting minutes
5-12-16 meeting with the Merrill chamber of commerce
5-13-16 Met with RJ plumbing to inspect vacuum breakers at all buildings
Met with Renee from Social Services regarding large meeting setup for next week
5-16-16 Met with Randy and Dan regarding CIP/Outlay Projects
Phone conference with Facility Dude Company
5-17-16 Met with Jim Krol from Trane regarding jail project.
5-24-16 Met with Chief Deputy and Sheriff regarding office carpet project
Teleconference with Facility Dude Company regarding Maintenance program
5-25-16 Bid opening for the Evidence building concrete project
5-26-16 Met with Trane on quarterly maintenance inspections
Attended department head meeting
5-27-16 Met with Randy regarding the staff JDQ paperwork
5-31-16 Met with Shelley Hershel regarding the community garden
Met with Gloria at the health dept. regarding the air conditioning in that part of the building
Met with the Chamber of Commerce regarding furniture
6-1-16 Met with Becher-Hoppe, Hwy Commissioner and Randy regarding building report
6-3-16 Attend the Finance committee meeting to funds for the window project

Working on the following RFP's for release – Human services window project, Human services third floor flooring project, Sheriff's evidence building floor project, Retro commissioning project and Sheriff's office carpeting project.

Working on the 2017 CIP/outlay plan

Report prepared 6-06-2016

Patrick Gierl



Schematic Design Package
for

PINE CREST
NURSING HOME

May 6, 2016

SCHEMATIC DESIGN APPROVAL

May 6, 2016

These documents have been reviewed and approved for space location, size, adjacency, and overall scope of work meeting targeted budget requirements. Details of each space will be determined during Design Development.

Administrator _____ date

DON _____ date

Facility Director _____ date

_____ date

**Pine Crest Nursing Home
Addition and Remodel**
2100 East Sixth Street
Merrill, WI. 54452

May 6, 2016

Project No.
15-135

Owner / Construction Manager

Pine Crest Nursing Home
2100 East Sixth Street
Merrill, WI. 54452

Architect

ADG Architects, LLC
Banbury Place, Building D04
Suite 202, Mailbox 2
Eau Claire, WI 74703
phone: 715.832.4848
www.adg-architects.com

Interior Design

LZ Designs, Inc.
2219 Lakeshore Drive
Rice Lake, WI 54868
phone: 715.651.7778
lzdesign@charter.net

Structural Engineer

Ericksen Roed & Associates
3410 Oakwood Mall Drive, Suite 300
Eau Claire, WI 54701
phone: 715.552.5336
www.eraeng.com

Mechanical and Electrical Engineer

Henneman Engineering, Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717
phone: 608.833.7000
www.henneman.com

Civil Engineer

Advanced Engineering Concepts, LLC
635 Fairfax Street
Altoona, WI 54720
phone: 715.552.0330
www.rls-aec.com

Food Service Design

Mackesey and Associates, LLC
2976 Triverton Pike Drive, Suite 225
Madison, WI 53711
phone: 608.270.1178
www.mackesey.com

10 PROJECT DESCRIPTION

20 PROPOSAL, BIDDING, AND CONTRACTING

30 COST SUMMARY

A SUBSTRUCTURE

- A10 Foundations
- A20 Basement Construction

B SHELL

- B10 Superstructure
- B20 Exterior Enclosure
- B30 Roofing

C INTERIORS

- C10 Interior construction
- C20 Stairs
- C30 Interior finishes

D SERVICES

- D10 Conveying
- D20 Plumbing
- D30 Heating, Ventilating, And Air Conditioning (HVAC)
- D40 Fire Protection
- D50 Electrical

E EQUIPMENT AND FURNISHINGS

- E10 Equipment
- E20 Furnishings

F SPECIAL CONSTRUCTION

- F10 Garage

G SITEWORK

- G10 Site Preparation
- G20 Site Improvements
- G30 Site Work

Appendix A: Site

Site Utility Plan: CU.1
Site Utility Plan: CU.2
Site Grading Plan: CG.1
Site Grading Plan: CG.2

Appendix B: Architectural

Life Safety Plan: LP.1
Overall Floor Plan: FP.1 Building A
Overall Floor Plan: FP.2 Building B
Resident Room Concept: RM.1 Building A
Resident Room Concept: RM.2 Building B
Room Finish Plan: FF.1 Building A
Room Finish Plan: FF.2 Building B
Roof Plan RP.1 Building A
Roof Plan RP.2 Building B
Anoxometric View of Building: AX.1
Exterior Elevations: EE.1 Building A
Exterior Elevations: EE.2 Building B
Building Section: BS.1 Building A
Building Section: BS.2 Building B

Appendix C: Food Service

Food Service: FS.1
Food Service: FS.2

Appendix D: HVAC

Mechanical Room Layout: ME.1
Mechanical Room Layout: ME.2
Mechanical HVAC Zoning Plan: HZ.1
Mechanical HVAC Zoning Plan: HZ.2

Appendix E: Electrical

Electrical Riser Layout: ER.1
Electrical Riser Layout: ER.2

PROJECT DESCRIPTION

1010 Project Summary

- 1010.01 Owner: Pine Crest Nursing Home
 - a. Contact: Lisa Gervais - Administrator
- 1010.02 Design Professional: ADG Architects, llc.
 - a. Principal / Architect: David Kimball
 - b. Project Manager: Erin Murray
- 1010.03 Project Type: Addition and Remodel.
- 1010.04 Function: Skilled Nursing.
- 1010.05 Number of Floors: 1.
- 1010.06 Floor Area (sf): Total gross area: On floor plan.

1020 Project Program

- 1020.01 Building Space Program: Approved prior to concept development.

1030 Existing Conditions

- 1030.01 Not Applicable.

1040 Owner's Work

- 1040.01 Interior signage.
- 1040.02 Furniture and equipment.

1050 Funding

- 1050.01 Financing: To be determined by owner.

1060 Building Code

- 1060.01 Applicable Building Codes:
 - a. International Building Code / Wisconsin Suite
 - b. NFPA 101 Life Safety Code - 2000
 - c. Plumbing Code COMM 82
 - d. National Mechanical Code - 2006
 - e. National Electrical Code NFPA - 2005
 - f. Wisconsin Department of Health Services – Chapter DHS 132
 - g. Sprinkler System – NFPA 13
 - h. Fire Protection Specialties – NFPA 10
- 1060.02 Basic Building Code Analysis:
 - a. Occupancy Separations: 2 hour fire wall, separating building type (IBC).
 - b. Occupancy Type: Institutional, Group I-2.
 - c. Construction Type: VA, 1 hour protected wood frame construction (IBC).
 - d. Allowable Area: 38,000 sf, including increases for sprinkler protection.
 - e. Allowable Height: 1 story.
 - f. Sprinkler: NFPA 13 Complete.
 - g. Exit Distance: 250 feet.
 - h. Dead End Limit: 20 feet.
 - i. Common Path of Travel: 75 feet.

20 PROPOSAL, BIDDING, AND CONTRACTING

2010 Delivery Method

- 2010.01 Construction Manager: The Samuels Group Inc.

30 COST SUMMARY

3010 Elemental Cost Estimate

- 3010.01 Construction Manager shall be responsible for total project budget from design through construction.

A SUBSTRUCTURE

A10 Foundations

- A1010 Standard Foundations: A geotechnical investigation is currently being performed.
 - A1010.01 Extruded Polystyrene Board Insulation at perimeter foundation wall and underside of floor slabs.
- A1020 Assumed Reinforced cast in place concrete elements including continuous footings, frost walls, and isolated footings where necessary.
- A1030 Concrete Strength: $f'c=3,000$ psi at 28 days
- A1040 Special Foundations: None Anticipated.
- A1050 Slab on Grade: Reinforced cast in place concrete.
 - A1050.01 Thickness: 4 inches.
 - A1050.02 Reinforcement: Welded wire fabric.
 - A1050.03 Concrete Strength: 4,000 psi at 28 days
 - A1050.04 Vapor Barrier: "Stego Wrap 15" total system including but not limited to tape, term bars and boots to achieve full system warranty, complying with ASTM E 1745, Class A; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs. Single ply polyethylene is prohibited.
 - A1050.05 Granular Fill: Free-draining, 6 inches.

A20 Basement Construction

- A2010 No basement.

B SHELL

B10 Superstructure

- B1010 Floor Construction
 - B1010.01 No floor construction.
- B1020 Roof Construction
 - B1020.01 Roof Trusses: Fabricated plate connected wood frame.
 - B1020.02 Roof Decks: APA exterior exposure class rated sheathing.
 - B1020.03 Roof Vapor Barrier and Insulation: ASTM C 764 Type 1 Blown-in, R-40 loose-fill fiberglass insulation that is formaldehyde free and fire resistive with 25% recycled content. Fire retardant 3-ply laminated vapor barrier, combining 2 layers of linear low-density polyethylene and 1 high-strength non-woven cord grid with a permeance of 0.062.
 - B1020.04 Assembly rating for 1-hour with 1/2 inch resilient channels and 5/8 inch gypsum board.
- B1030 Future expansion (vertical or horizontal) will not be considered as part of this project.

B20 Exterior Enclosure

- B2010 Exterior Walls
 - B2010.01 Exterior Wall Exterior Skin (siding): "LP SmartSide" Lap Siding and Trim. Prorated 50 year limited warranty. Finish: Diamond Coat.
 - B2010.02 Exterior Wall Construction: 2x6 Wood framing. APA exterior exposure class rated sheathing. 2x6 wood framing (#2 or better S-P-F) spaced at 16 inches on center.
 - B2010.03 Exterior Wall Cavity Insulation: Foamed in place insulation in exterior framed walls and wall crevices. Medium-density, rigid, closed cell polyurethane foam; foamed on-site, using blowing agent of water or non-ozone-depleting gas product MD-C-200v3 or equal.
 - B2010.04 Exterior Wall Continuous Insulation: 1 inch thick extruded polystyrene board insulation with taped joints at exterior wall behind siding.
 - B2010.05 Exterior Wall Interior Skin: Gypsum board, 5/8 inch thick; Finish level 4.
- B2020 Exterior Windows
 - B2020.01 Window Units: Architectural Grade premium aluminum/wood clad operable casements with insect screen, grilles, swing opening limiter, and lock mechanism. Marvin Windows or equivalent.
 - B2020.02 Insulated Glass: Outer and inner pane of clear fully tempered glass, ASTM C1048 with low emissivity coating on the number 3 surface. Visible light transmittance of 70 percent, winter night time U-value 0.29, shading coefficient of 0.44 and solar heat gain of 0.38.
- B2030 Exterior Doors
 - B2030.01 Aluminum Framed Storefronts: Extruded aluminum thermally broken tubular framing with glass infill and superior performance organic coating system (AAMA 2605) multiple coat, thermally cured polyvinylidene fluoride system.
 - B2030.02 Service Doors: Insulated fiberglass reinforced plastic door and frames.
 - B2030.03 Courtyard Doors: Pre-finished Exterior Insulated Fiberglass with wood grain texture. "Mastercraft" or equal.

B30 Roofing

- B3010 Roof Coverings
 - B3010.01 Shingles: Fiber glass base shingles with random tabs, UL Class A, 250-270lb/100 square feet.
 - B3010.02 Underlayment: Ice and water shield at entire roof surface.

C INTERIORS

C10 Interior Construction

C1010 Partitions

- C1010.01 Standard Interior Fixed Partitions (approx. 49 STC): Metal framing or at 16 inches on center with 5/8 inch gypsum board each side, mineral wool acoustical insulation, and acoustical sealant
- C1010.02 Resident Unit Interior Fixed Partitions (approx. 63 STC): Metal framing at 16 inches on center with resilient channels one side, two layers of 5/8 inch gypsum board each side, mineral wool acoustical insulation, and acoustical sealant.
- C1010.03 Fire Rated Walls: Constructed of metal framing and fire rated gypsum board to underside of roof trusses
- C1010.04 Bearing and Shear walls: 2x6 wood framing (#2 or better S-P-F) spaced at 16 inches on center.

C1020 Interior Doors

- C1020.01 Standard Doors: Factory finished AWI PC-5 premium grade wood doors with plain sliced red oak veneer.
- C1020.02 Standard Frames: Face Welded, 14 gage steel, pre-finished.
- C1020.03 Total Door Systems: 4'-0"x8'-0" Pair Hold Open Egress, 90 degree, fire rated with flush exit device, electromagnetic holder, and concealed closer at fire wall double doors.

C1030 Interior Wood Cooling Door

- C1030.01 Non-rated wood coiling counter door. Coiling counter door with wood slats, custom stained with electric lift operation. Wood species and stain to match wood doors.

C1040 Fittings

- C1040.01 Wall and Corner Guards: Surface mounted PVC free snap on screw applied retainer clip, 2 inch leg; mount from top of base to ceiling. Wall protection sheet, 0.040 inch thickness and 4 feet sheet width applied above base in public areas, soiled utility and clean utility.
- C1040.02 Handrails: PVC free vinyl in wood grain finish with stainless steel brackets, ANSI/ICC A117.1, and support vertical live load of 100 lb/lineal foot with deflection not to exceed 1/50 of span between supports.
- C1040.03 Toilet and Bath Accessories: Recessed stainless steel toilet paper dispenser units, Recessed stainless steel sanitary napkin disposal units (combination units), tempered glass mirrors, baby change station in public restrooms.
- C1040.04 Decorative Mirrors: Beveled edge or decorative framed units.

C20 Stairs

- C2010 No stairs required
- C2020 No ladders required.

C30 Interior Finishes

C3010 Wall Finishes

- C3010.01 Standard Wall Finishes: Zero VOC paint in accordance with 40 CFR 59, Subpart D (EPA Method 24).
- C3010.02 Tile Wall Finishes: Thin set porcelain at public toilets and resident room bathrooms.
- C3010.03 Wall Protection – Rigid Vinyl Sheet & Handrails Continuous Aluminum Retainer with vinyl cover: NFPA class Fire Rating, CC1 Classification – Self Extinguishing – ASTM D-635-74, Impact Resistance of Plastics - ASTM D-256-90b, GreenGuard Certification, Fungal and Bacterial Resistance – ASTM G-21 and G-22.

C3020 Floor Finishes

- C3020.01 Concrete Floors: Waterborne cure and seal in mechanical, IDF and housekeeping.
- C3020.02 Tile Floors: Thin set porcelain at public toilets
- C3020.03 Resilient Flooring: Homogeneous/Heterogeneous vinyl sheet or linoleum flooring with heat welded seams, 3mm thickness at resident rooms, soiled utility and clean utility. Provide integral cove base at soiled utility and clean utility rooms.
- C3020.04 Vinyl tile / vinyl plank at public areas, corridors and meds room. Solid Vinyl Tile: Minimum Gauge of .10" (2.5mm), Minimum of 20 mil wear layer, Factory Urethane Finish, Meets the following; Square-ness and Tolerance: ASTM F2055, Dimensional Stability: ASTM F2199, Static Load Limit: ASTM F970

C3020.05 Walk-off Carpet Tile: Tile (24" x 24"), 5/35" gauge, 28oz. or greater, branded nylon 6,6 with nylon 6,6 scraper yarn, commercial grade backing with primary & secondary layers with premium composite latex compounds with anti-microbial and anti-stain protective treatments, and 20% minimum recycled content. At all vestibule.

C3020.06 Fluid Applied Epoxy Resin, colored quartz broadcast flooring system, 1/4" thick with integral coved base, satin finish, with antimicrobial additive at resident restrooms.

C3020.07 Carpet Flooring: Broadloom (12 foot) or carpet tiles, 1/10 gauge, 13.4 stitches/inch, branded 6/6 nylon, commercial grade backing with primary & secondary layers with premium composite latex compounds with anti-microbial and anti-stain protective treatments, and 20% minimum recycled content.

C3030 Ceiling Finishes

C3030.01 Gypsum Board Soffits: Zero VOC paint in accordance with 40 CFR 59, Subpart D (EPA Method 24).

C3030.02 Acoustical Ceiling Tiles: Painted mineral fiber, ASTM E 1264 Type III, ASTM E 1264 Class A, 2x2x3/4 tiles with nominal 1" painted steel suspended grid.

C3030.03 Cubicle Curtains, Shower Curtains, and Tracks at spa.

D SERVICES

D10 Conveying

D1010 No elevator or lifts required.

D20 Plumbing

D2010 Water heating

- D2010.01 Two Redundant gas fired sealed combustion 100 gallon water heaters for each wing. Water temperature set to 140 degrees.
- D2010.02 Four gallon expansion tank at each gas water heater.
- D2010.03 Domestic hot water return pump, aquastat interlocked with solenoid safety control valve.
- D2010.04 Fail safe solenoid valve, alarm control cabinet with remote alarm location at nurses station.
- D2010.05 Water softener will be provided for each wing to soften both the hot and cold water.
- D2010.06 Expected gas consumption for water heater is 199 mBtu/h, HVAC Boiler is 1900 mBtu/h.

D2020 Plumbing Fixtures – Public and Staff Areas

- D2020.01 Water Closets: Floor mounted with flush valve tank and locking cover.
- D2020.02 Lavatories: Molded solid surface countertop with integral bowl by General Contractor. Lavatories will include chrome battery operated sensor faucet, ASSE 1070 thermostatic mixing valve, p-traps and valves. All exposed piping under sink shall be covered with trap wrap.
- D2020.03 No floor drains in toilet rooms.
- D2020.04 Serving Kitchen, double bowl stainless steel sink with gooseneck faucet with wrist blade handles and hand spray.
- D2020.05 Serving Kitchen hand wash sink, wall mounted china, Lavatories will include chrome battery operated sensor faucet, ASSE 1070 thermostatic mixing valve, p-traps and valves. All exposed piping under sink shall be covered with trap wrap.
- D2020.06 Serving Kitchen refrigerator, wall box to supply domestic cold water to unit.
- D2020.07 Serving Kitchen coffee maker, wall box to supply domestic cold water to unit.
- D2020.08 Serving Kitchen juice maker, wall box to supply domestic cold water to unit.
- D2020.09 Meds sink, single stainless steel bowl with gooseneck type faucet and wrist blade handles, ASSE 1070 thermostatic mixing valve, p-traps and valves.
- D2020.10 Soiled Utility, double bowl stainless steel sink with gooseneck faucet with wrist blade handles and hand spray, ASSE 1070 thermostatic mixing valve, p-traps and valves.
- D2020.11 Soiled Utility hand wash sink, wall mounted china, Lavatories will include chrome wrist blade handle faucet with integrated eyewash, ASSE 1070 thermostatic mixing valve for faucet and ANSI Z358.1 mixing valve for eyewash, p-traps and valves. All exposed piping under sink shall be covered with trap wrap.
- D2020.12 Soiled Utility Clinical sink, floor mounted vitreous china sink, with flush valve and wall mount faucet with bed pan washer.
- D2020.13 House Keeping, floor mounted molded high density composite mop basin, wall mounted faucet with backflow preventer.
- D2020.14 House Keeping, wall mounted hot and cold faucet with backflow preventer for chemical treatment connection.

D2030 Plumbing Fixtures – Resident Rooms

- D2030.01 Water Closets: Floor mounted tank type with locking tank cover, closed front seats with lid.
- D2030.02 Lavatories: Molded solid surface countertop with integral bowl by General Contractor. Lavatories will include chrome battery operated sensor faucet, ASSE 1070 thermostatic mixing valve, p-traps and valves. All exposed piping under sink shall be covered with trap wrap.
- D2030.03 Showers: Tiled by General Contractor. ADA compliant hand held shower with slide bar and ASSE 1016 thermostatic shower valve. Grab bars and seat by General Contractor.

- D2040 Domestic Water Distribution
 - D2040.01 Water Supply Systems: The main water piping shall be type L Copper main and branches a new water service will be provided for each wing.
- D2050 Sanitary Waste
 - D2050.01 Waste Piping Systems: Above and below grade sanitary Schedule 40 PVC or Cast iron.
- D2060 Storm Water Drainage
 - D2060.01 Storm and Clear Water Waste Piping Systems: Above and below grade sanitary Schedule 40 PVC or Cast iron.
- D2070 Natural Gas: Gas Supply Systems: Schedule 40 black threaded steel, interior. Polyethylene ASTM D2513, fusion welded joints, exterior.
- D2080 Freeze-less wall hydrants: Provide around perimeter of building.

D30 Heating, Ventilating, and Air Conditioning (HVAC)

- D3010 Energy Supply:
 - D3010.01 Natural gas and electricity.
- D3020 Heat Generation:
 - D3020.01 Packaged VAV air handling unit with DX cooling and HW heating will provide code required outside air and ventilation for the new facility. Each wing will have a 13,000 cfm air handling unit and a 50 ton condensing unit.
 - D3020.02 VAV terminals will provide the heating and cooling for each space. The VAV terminals will serve both resident rooms and common spaces. Each VAV terminal will be provided with a hot water heating coil.
 - D3020.03 Hot water boilers. A condensing hot water boiler providing low temperature (140 deg. F.) hot water supply for in-floor heating, radiant panels and unit heaters. The boiler will be located in the existing boiler room in place of the decommissioned boiler. PVC combustion air and SS venting material. In-floor heat will be provided at the perimeter 8' of the resident rooms and zoned by exposure. Radiant ceiling panels will be provided at perimeter locations of common spaces. Unit heaters in vestibules and equipment rooms.
 - D3020.04 Heating water will be distributed via variable speed pumps located in the existing mechanical room.
 - D3020.05 Copper or schedule 40 steel pipe will be allowed for heating water distribution, routed through interior walls. PEX piping will be used for in floor piping and pre insulated steel piping with PVC jackets and polyurethane foam insulation will be used to distribute underground heating water from the boiler in the existing building to each of the wings.
- D3030 Refrigeration:
 - D3030.01 High efficiency air cooled condensing units will be provided with matched AHU mounted, cooling coils.
 - D3030.02 Air cooled condensing units will be pad mounted on grade with interconnecting refrigerant line sets run through the attic space.
 - D3030.03 Cooling, if required, for the I.T. room will be provided with a mini-split fan coil and remote, pad mounted, air cooled condensing unit.
- D3040 HVAC Distribution:
 - D3040.01 VAV supply and return air will be ducted through the soffit spaces in resident rooms.
 - D3040.02 VAV supply and return air will be ducted through the corridor ceiling to each resident room and to the common spaces
 - D3040.03 Resident toilet rooms will be exhausted by an exhaust fan.
 - D3040.04 Kitchen exhaust from the Type 1 hood will be discharged thru an up-blast exhaust fan. Ductwork will be welded black iron with code required zero clearance fire rated insulation.
 - D3040.05 Individual exhaust will be provided for common area toilet rooms.
 - D3040.06 Kitchen hood make-up air will be provided by VAV system.
- D3050 HVAC Insulation:
 - D3050.01 Ductwork and piping will be insulated and jacketed in accordance with energy codes and standard industry practices.

- D3060 HVAC Instrumentation and Controls:
- D3060.01 VAV terminals will have DDC controls. Each resident room will a VAV terminal and be individually controlled. Common spaces may have more than one space feed from a VAV terminal. The VAV terminal will controller will control the radiant ceiling panels in the zone it serves.
 - D3060.02 The VAV air handling unit will have DDC controls as well.
 - D3060.03 Economizer cooling will be provided to save on cooling loads when the outdoor air is cool enough for free cooling.
 - D3060.04 Demand control ventilation not included.
- D3070 Testing, Adjusting, and Balancing:
- D3070.01 Air side: VAV Terminals, AHU, exhaust fans, air inlets and outlets.
 - D3070.02 Water side: Water pumps, boiler, and infloor heat manifolds, radiant panels and unit heaters.

D40 Fire Protection Systems

- D4010 Sprinklers
- D4010.01 Fire Protection Sprinkler System: Provide single water supply to serve fire protection for each wing. Wet system schedule 10 steel mains and schedule 40 branch lines. Dry system schedule 10 steel mains with schedule 40 steel branch lines. Concealed sprinkler heads at drop ceilings, sidewall heads in resident rooms, and attic or upright heads in attic.
 - D4010.02 Provide wet riser to serve entire area. System to be design under NFPA 13. Provide dry pipe riser to serve attic.
- D4020 Fire Protection Specialties
- D4020.01 Fire Extinguisher, Cabinets and Accessories: Provide per NFPA 10.

D50 Electrical Systems

- D5010 General Electrical Requirements
- D5010.01 The existing 1600 AMP, 277/480 volt, 3-phase service has both the capacity and breaker mounting space for the two additions. There has been a history of loss of one utility phase ("single phasing event"). Pine Crest has purchased phase loss relays for monitoring a single phasing event. This project will not address single phasing protection with the exception of phase protection in the VFD's on the air handling units.
 - D5010.02 The Wisconsin Public Service pad mounted transformer serving the Social Services building will be relocated to allow space for the Special Care Unit.
 - D5010.03 There are two existing generators providing power to Pine Crest. The 150 KW diesel unit in the Social Services building is at capacity and at the end of useful life. Emergency power will not be sourced from this generator. The second generator is a new 150 KW Kohler, diesel generator in the main electrical room. This generator has not had enough load to meet testing requirements (30% load minimum). A manual transfer switch was added to aid in testing at minimum load. We are assuming that there is 75 KW reserve capacity available for this project and will source emergency power from this generator.
- D5020 Normal Power Electrical Service and Distribution
- D5020.01 Existing Main Switchboard: Square D, main fusible switch, I-Line Distribution
 - D5020.02 Electrical Branch Circuit Panelboards: Square D NQOD Panelboards or functional equal.
 - D5020.03 Enclosed Electrical Circuit Breakers: Single circuit breaker, same type as panelboards.
 - D5020.04 Electrical Distribution Feeders: All feeders will be run with properly sized and terminated copper, Type THWN or XHHW. Aluminum feeders larger than 1/0 AWG will be allow, except to mechanical equipment.
 - D5020.05 Conduit: RMC or IMC for exposed exterior and EMT for interior. Health Care compliant, steel clad, MC-cable or AC-cable will be allowed.
 - D5020.06 No provisions will be provided to accommodate future expansions other than a conduit fed to exterior for a replacement maintenance garage.

D5020.07 Normal power to the new units will be supply at 480 volts to a ceiling mounted transformer in the new mechanical rooms that will supply new branch circuit panel(s). Refer to drawing ER.1 in appendixes.

D5030 Emergency Power Service and Distribution

D5030.01 The Kohler emergency generator shares the same room as the normal power service entrance equipment. This is no current code compliant. Bring this to current code is not part of this project.

D5030.02 Pine Crest has more than 150 KVA of emergency transfer switches serving the facility. For that condition, the National Electric Code (NEC) requires the transfer switches be dedicated to the branch of emergency power that they serve. We will begin to transition Pine Crest to code compliance by adding a life safety transfer switch, transformer and branch circuit panel and move existing life safety loads in panels EMA and EMB to the new life safety panel. New life safety loads will be sourced from the new life safety panel.

D5030.03 The NEC requires two branches of emergency power in Nursing Facilities – Life Safety and Critical Branch. The current NEC also requires breaker coordination for the required branches of emergency power. The existing installation does not meet current code. New life safety circuits and panels will meet the breaker coordination requirements.

D5030.04 Critical Branch power will be supplied by a new branch circuit panelboard in each new unit mechanical room. A ceiling mounted transformer will supply power to this panelboard in each mechanical room. Refer to drawing ER.2 in appendixes.

D5040 Lighting

D5040.01 Electrical Branch Wiring: The following methods and materials will be used depending on code requirements for various areas of building. Type THHN conductors in EMT conduit. Type MC cable or Type AC cable. All branch circuit conductors will be copper.

D5040.02 Emergency Branch Circuits: Emergency branch circuits will supply:

- (a) Heating
- (b) Limited lighting (egress, exit, nurses stations, drug dispensing, limited lighting in sleeping and restrooms.
- (c) (1) Dedicated receptacle in each resident bed locations
- (d) Nurse Call
- (e) Fire Alarm
- (f) Networking/phone equipment
- (g) Drug storage refrigerators
- (h) Bariatric ceiling lifts
- (i) Security systems
- (j) Life Safety code site lighting (egress lighting to public way).

D5040.03 Interior Lighting: LED lighting fixtures will be utilized throughout the building. Common spaces and corridors will utilize architectural type fixtures along with low mounted LED night lights. Resident rooms will utilize dimmable downlights with a three-way switching at the door and resident bedside. Individual toilet rooms will utilize and LED vanity light over the sink area as well as downlights in the shower and general space. Toilet room lighting will be controlled via occupancy sensor. LED lighting may use some limited incandescent fixtures with LED lamps similar to CREE Softwhite.

D5040.04 All areas within the facility shall be designed towards the luminance and illuminance performance criteria outlined in the IESNA Handbook, Tenth Edition with significant emphasis placed on meeting all criteria discussed in IESNA RP-28-07, Lighting and the Visual Environment for Senior Living.

D5040.05 Horizontal Illuminance data noted in Table 1 shall be considered the baseline, minimum for horizontal planes. Additional consideration shall be given to both vertical illuminance and luminance, especially the luminance uniformity ratios between horizontal and vertical surfaces.

TABLE 1: Minimum Illuminance (Light Levels)
Measured in Footcandles*

AREAS	Ambient Light	Task Light
Exterior Entrance (Night)	10	
Interior Entry (Day)	100**	
Interior Entry (Night)	10	
Exit Stairway & Landings	30	
Elevator Interiors	30	
Parking Garage		
Exterior Walkways		
Administration (Active)	30	50
Activity Areas (Day only)	30	50
Visitor Waiting (Day)	30	
Visitor Waiting (Night)	10	
Resident Room		
Entrance	30	
Living Room	30	75
Bedroom	30	75
Wardrobe/Closet	30	
Bathroom	30	
Make-up/Shaving Area	30	60
Shower/Bathing Rooms	30	
Kitchen area	30	50
Barber/Beautician (Day)	50	
Chapel or Quiet Area (Active)	30	
Hallways (Active Hrs)	30	
Hallways (Sleeping Hrs)	10	
Dining (Active Hrs)	50	
Medicine Prep	30	100
Nurses Station (Day)	30	50
Nurses Station (Night)	10	50
Physical Therapy Area (Active Hrs)	30	50
Occupational Therapy (Active Hrs)	30	50
Examination Room (Dedicated)	30	100
Janitors Closet	30	
Laundry (Active Hrs)	30	50
Clean/Soiled Utility	30	
Commercial Kitchen	50	100
Food Storage (Non-Refrig.)	30	
Staff Toilet Area	20	

*Values are presented in footcandles (fc). Conversion to lux (1fc= 10.76 lux)

** Utilization of daylight is encouraged in entryways to provide a transition between outside and interior illumination levels.

Note: Ambient light levels are minimum averages measured at 30" above the floor in a horizontal plane. Task light levels are absolute minimums taken on the visual task. For make-up/shaving the measurement is to be taken on the face in a vertical position. It should be understood that the values listed are minimums. The optimum solution for task lighting is to give the user control over the intensity and positioning of the light source to meet their individual needs.

- D5040.06 Lighting design will meet minimum standards and code requirements for energy usage and automatic shutoff controls.
- D5040.07 Interior Lighting Color Temperature: General and task lighting will utilize 3000K lamping.
- D5040.08 Night lights will be provided in resident rooms and bathrooms and shall utilize an amber colored or warm tone source. Sources with blue tones shall be avoided. The night light could be provided with a photo sensor which would automatically turn it off when sufficient daylight is present or the general room lighting has been turned on.
- D5040.09 Exterior Building Lighting: LED lighting fixtures, controlled photocell and timeclock. Exterior pathway fixtures shall match existing. New parking lot lighting will be designed with 20 foot poles on 24" concrete bases.
- D5040.10 Emergency Egress Lighting: Egress lighting interior to the building shall be provided via generator backed life safety branch of the emergency system. Egress lighting exterior to the building will be provided via a wall pack fixture mounted above the exit doors and other fixtures as required by the authority having jurisdiction.

- D5050 Branch circuits
- D5050.01 Kitchen Equipment: Electrical power will be provided to the kitchen equipment per manufacturer requirements.
 - D5050.02 Tamper resistant receptacles shall be provided in resident areas of the Special Care Unit.
 - D5050.03 Resident Room receptacles shall be located as required by the NEC, FGI and DHS 132; with a minimum of (1) duplex receptacle per wall, and (2) duplex receptacles per bed.
 - D5050.04 Receptacles within corridors shall be spaced approximately 25' – 30' on center.
 - D5050.05 GFCI receptacles shall be provided within 6'-0" of all sink locations and in kitchens.
 - D5050.06 Nurses station and reception areas shall be provided with one duplex power receptacle per wall at a minimum, and one quad receptacle at each computer location.
 - D5050.07 Receptacles in other public and common areas shall be circuited with no more than 6 duplex receptacles per circuit.
 - D5050.08 Device plates shall be stainless steel to match existing.
- D5060 Low Voltage Systems
- D5060.01 Detection and Alarm Fire Alarm: The existing SimplexGrinnell fire alarm system will be extended and will meet minimum code requirements. Pine Crest is in the process of revising the existing audible alarm devices from horns to chimes therefore chimes will be used for these new units. Manual fire alarm pull stations will be located at each exit door, except in the Special Care Unit where the manual pull station will be located at the nurses' station. Notification devices located throughout the building per NFPA 72. The fire alarm control panel will release the mag locks in the Special Care Unit.
 - D5060.02 Security Access and Surveillance Rough-Ins: As required by Owner. Surveillance rough-ins will be provided interior and exterior to new entry by the Short Term Care Unit.
 - D5060.03 Nurse Call System Rough-Ins: As required by Owner.
 - D5060.04 Voice and Data Systems Rough-Ins: Voice/data outlet provided in various locations throughout the project as required by Owner. Basket Style Cable tray will be used to support home runs, and within the telecom closets.
 - D5060.05 Intercom: Intercom will be provided at the new entry by the Short Term Care Unit.
 - D5060.06 Overhead Paging Rough-Ins: As required by Owner, including boxes for wall mounted volume controls.
 - D5060.07 Cable TV Rough-Ins: Rough-Ins for cable TV as required by Owner, including space and power for signal splitters in the telecommunication closets.

E Equipment and Furnishings

E10 Equipment

- E1010 Food Service Equipment: As noted on drawings.
- E1020 Laundry Equipment: Commercial grade washer and dryer as noted on drawings.

E20 Furnishings

- E2010 Fixed Furnishings
 - E2010.01 Artwork: By owner.
 - E2010.02 Casework: Institutional premium grade manufactured plastic laminate cabinets with raised panel design and solid surface countertops.
 - E2010.03 Window Treatments: By owner.
- E2020 Moveable Furnishings: By owner.

F Special Construction:

F10 Garage: Un-Insulated 24'-0" by 24'-0" garage.

- F1010 Slab on Grade with thickened edge: Reinforced cast in place concrete.
 - F1010.01 Thickness: 4 inches.
 - F1010.02 Reinforcement: Welded wire fabric.
 - F1010.03 Concrete Strength: 4,000 psi at 28 days
 - F1010.04 Granular Fill: Free-draining, 6 inches.
- F1020 Roof Construction:
 - F1020.01 Roof Trusses: Fabricated plate connected wood frame.
 - F1020.02 Roof Decks: APA exterior exposure class rated sheathing.
- F1030 Exterior Walls
 - F1030.01 Exterior Wall Exterior Skin (siding): "LP SmartSide" Lap Siding and Trim. Prorated 50 year limited warranty.
 - F1030.02 Exterior Wall Construction: 2x4 Wood framing. APA exterior exposure class rated sheathing. 2x6 wood framing (#2 or better S-P-F) spaced at 16 inches on center.
- F1040 Exterior Windows
 - F1040.01 Window Units: Architectural Grade premium fiberglass operable casements with insect screen, grilles, and lock mechanism. "Marvin Integrity All Ultrex" or equivalent.
 - F1040.02 Insulated Glass: Outer and inner pane of clear fully tempered glass, ASTM C1048 with low emissivity coating on the number 3 surface. Visible light transmittance of 70 percent, winter night time U-value 0.29, shading coefficient of 0.44 and solar heat gain of 0.38.
- F1050 Exterior Doors
 - F1050.01 Garage Doors: 8'-0" by 8'-0" aluminum overhead door with door opener, two total.
 - F1050.02 Service Door: Insulated fiberglass reinforced plastic door and frames.
- F1060 Roof Coverings
 - F1060.01 Shingles: Fiber glass base shingles with random tabs, UL Class A, 425 pounds per square.
 - F1060.02 Underlayment: Class A asphalt saturated felt with ice and water shield from roof edge to 3 feet inside from outside walls and at valleys.

G Building Sitework:

G10 Site Preparation

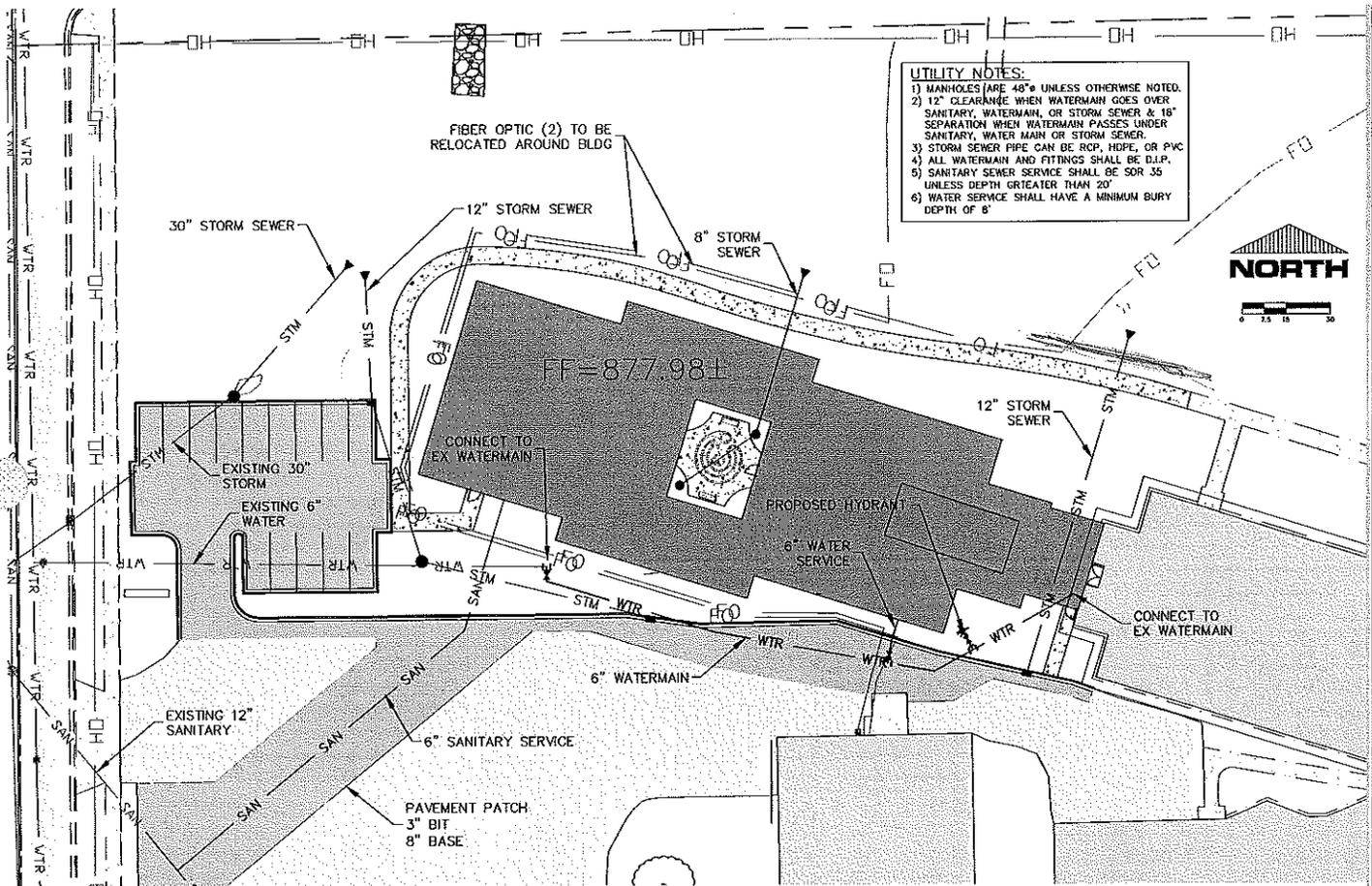
- G1010 Site Clearing
 - G1010.01 Clear site of vegetation and strip topsoil within construction limits. Stockpile for reuse on site.
- G1020 Pavement Removal and Salvage Base Course
 - G1020.01 Contractor shall salvage and stockpile base course for use within new parking areas.

G20 Site Improvements

- C2010 Landscaping
 - C2010.01 Lawns and Grasses: Seed made up of 25 percent red fescue, 50 percent kentucky bluegrass, and 25 percent merion bluegrass applied by hydro-seeding with integral mulch.
 - C2010.02 Lawns and Grasses: Imported sod, fully mature with 2 thick root system and 2 inch grass length.
 - C2010.03 Trees, Plants, and Ground Covers: Mix of deciduous and coniferous plantings.

G30 Additional Site Work Description

- G3010 Earthwork / Site Grading and Drainage
 - G3010.01 The proposed Special Care Facility will be placed within areas of existing grass, pavement, and existing outbuilding. The proposed building will need to have 12" to 36" of fill placed in order to have the same finish floor elevation as the existing tie-in building. Material will most likely come from the grading of the Short Term Facility (if suitable). Runoff from this building will be collected via internal storm sewer and conveyed to the grass swale/ditch north of the building. Runoff from the sidewalks, new parking lot and landscaped areas will either sheet flow to the grass swale or conveyed via pipe.
 - G3010.02 The proposed Short Term Facility will be placed within the majority of the area being grass with some existing pavement. The proposed building will be excavating out 4' to 6' of material in order to have the same finish floor elevation as the tie in buildings. This material, if suitable, can be used as fill for the Special Care Facility. It should be noted that a retaining wall will be needed along the north side of this building that will run almost the entire length of the building. Runoff from this building will be collected via internal storm sewer and conveyed, via pipe, to the existing storm system to the east of the site. Runoff from the new parking lot, sidewalks, and landscape areas will be conveyed to the new bio-retention system east of the driveway. Runoff will then be conveyed, via pipe, to the existing storm system in the east.
- G3020 Utilities
 - G3020.01 Water: Domestic and fire (if required) for both facilities will come from new services within the site. It should be noted that an existing 6" waterline in the north will need to be relocated.
 - G3020.02 Sanitary Sewer: Both facilities will have new services that are connected to sanitary mains within the site. It should be noted that an existing 12" sanitary line will need to be relocated as it falls under the footprint of the proposed Short Term Facility.



- UTILITY NOTES:**
- 1) MANHOLES ARE 48" UNLESS OTHERWISE NOTED.
 - 2) 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATER MAIN OR STORM SEWER.
 - 3) STORM SEWER PIPE CAN BE RCP, HDPE, OR PVC
 - 4) ALL WATERMAIN AND FITTINGS SHALL BE D.I.P.
 - 5) SANITARY SEWER SERVICE SHALL BE SDR 35 UNLESS DEPTH GREATER THAN 20'
 - 6) WATER SERVICE SHALL HAVE A MINIMUM BURY DEPTH OF 8'

UTILITY PLAN - BUILDING A

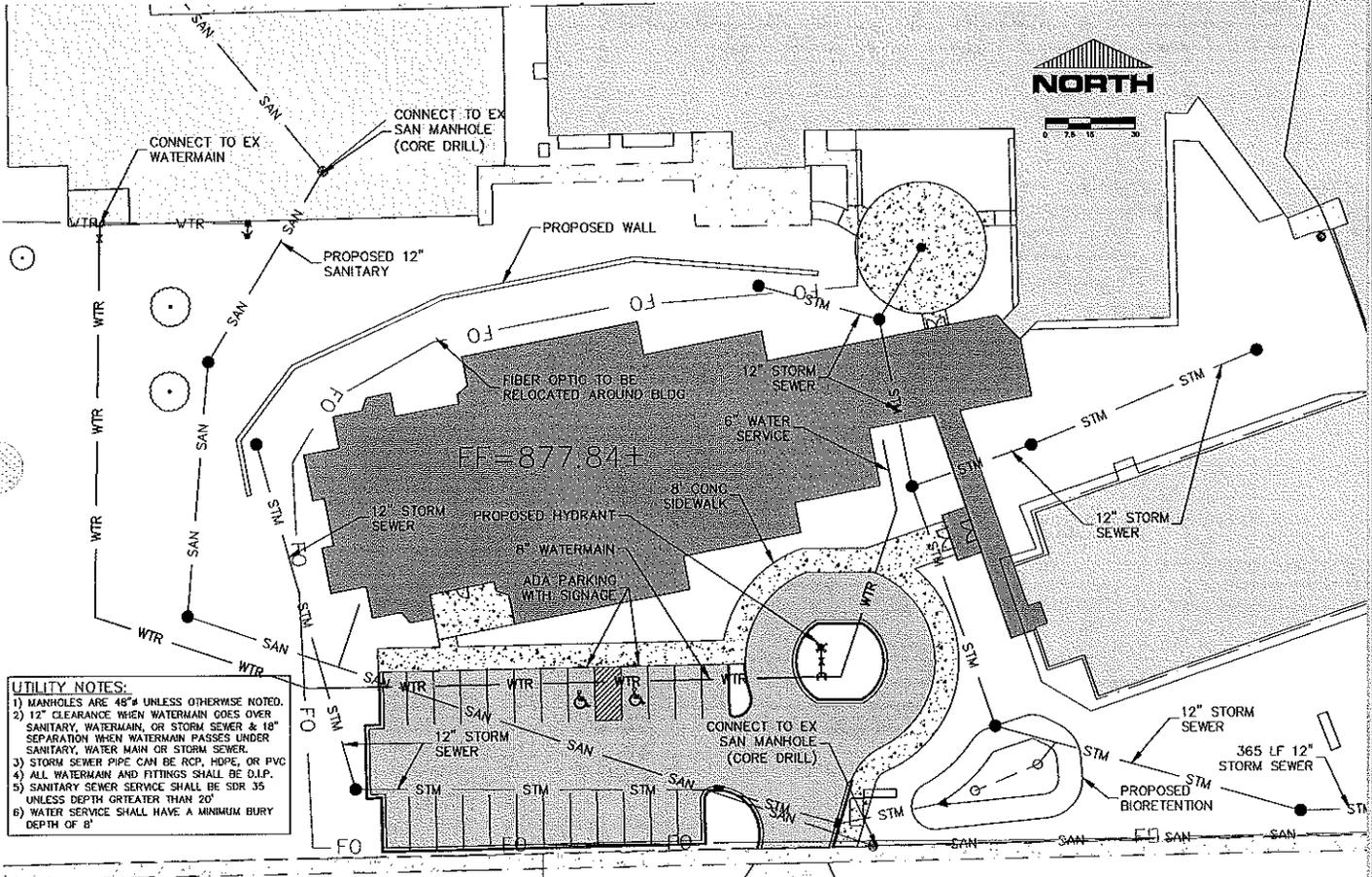
CU.1



PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN (5.06.2016)



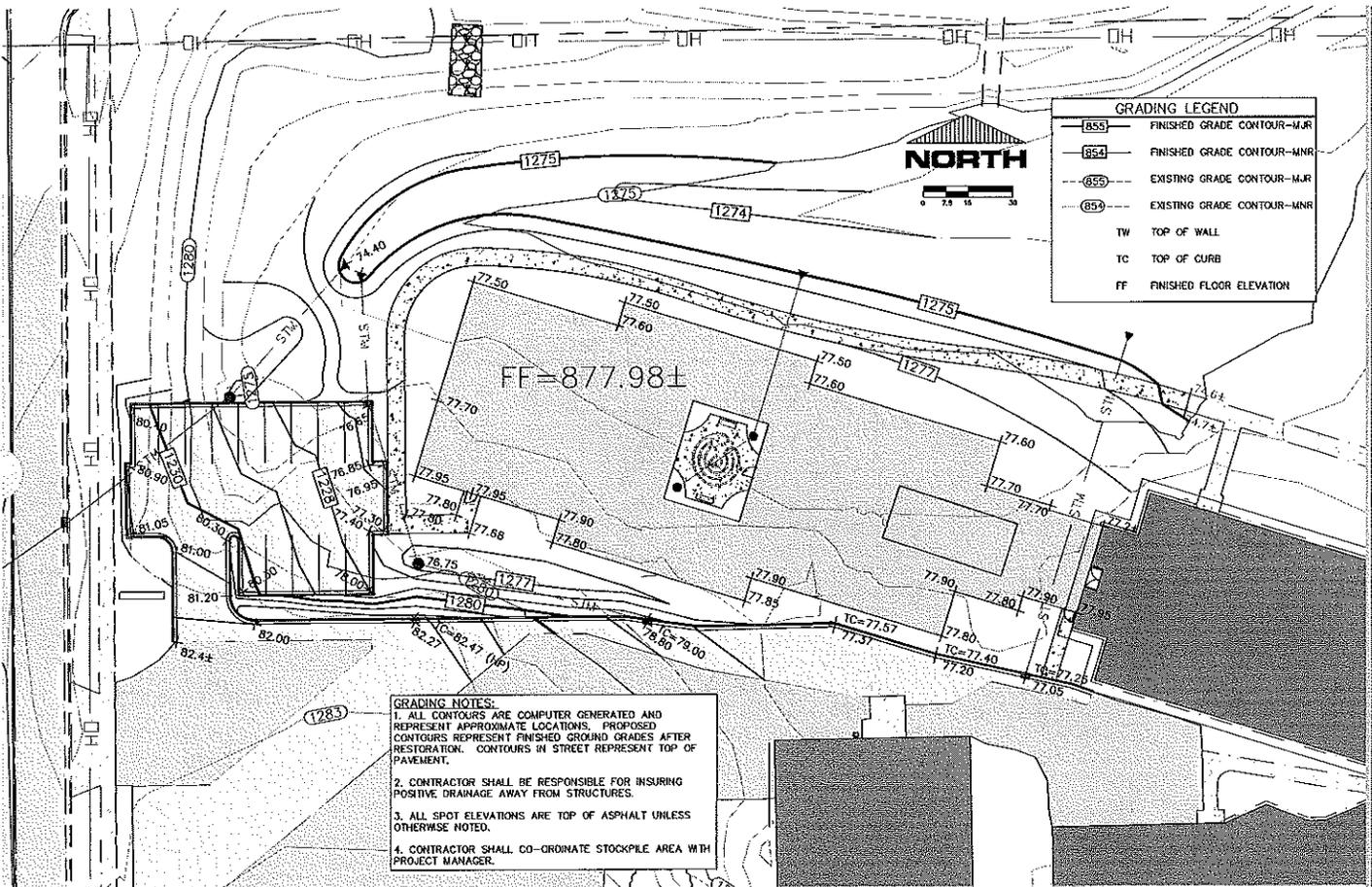


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 - 3) STORM SEWER PIPE CAN BE RCP, HDPE, OR PVC
 - 4) ALL WATERMAIN AND FITTINGS SHALL BE D.I.P.
 - 5) SANITARY SEWER SERVICE SHALL BE SDR 35 UNLESS DEPTH OR GREATER THAN 20'
 - 6) WATER SERVICE SHALL HAVE A MINIMUM BURY DEPTH OF 8'

UTILITY PLAN - BUILDING B

CU.2





GRADING LEGEND	
— 855 —	FINISHED GRADE CONTOUR—M/R
— 854 —	FINISHED GRADE CONTOUR—MNR
- - - 855 - - -	EXISTING GRADE CONTOUR—M/R
- - - 854 - - -	EXISTING GRADE CONTOUR—MNR
TW	TOP OF WALL
TC	TOP OF CURB
FF	FINISHED FLOOR ELEVATION

GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT TOP OF PAVEMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES.
3. ALL SPOT ELEVATIONS ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CO-ORDINATE STOCKPILE AREA WITH PROJECT MANAGER.

GRADING PLAN — BUILDING A

CG.1

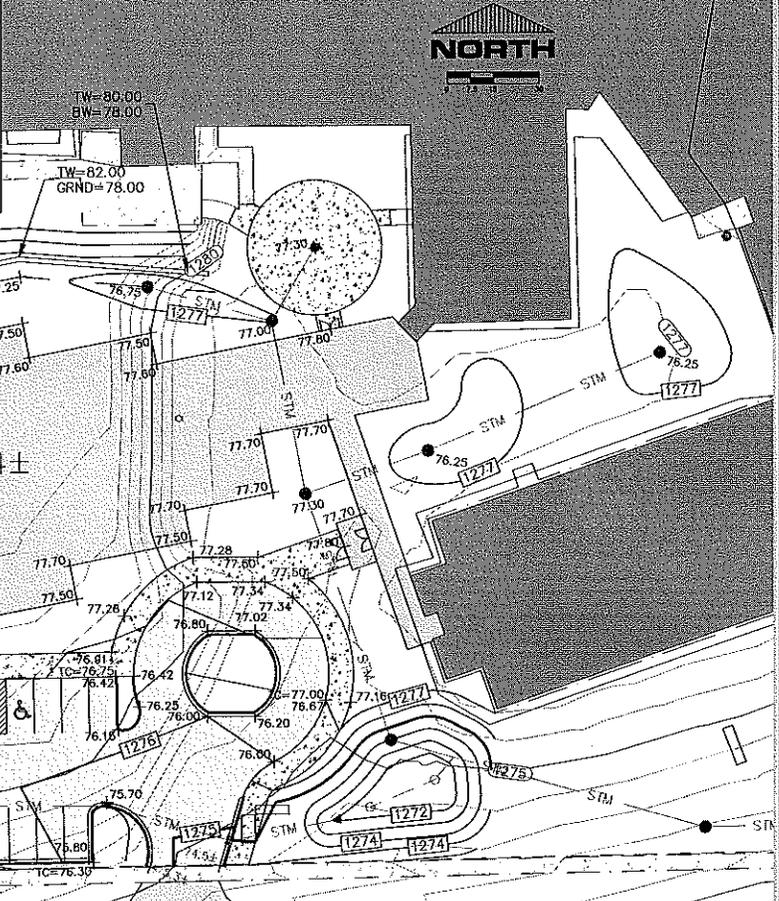


PINE CREST NURSING HOME ADDITION AND REMODEL
SCHEMATIC DESIGN (5.06.2016)



GRADING NOTES:
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 4. CONTRACTOR SHALL CO-ORDINATE STOCKPILE AREA WITH PROJECT MANAGER.

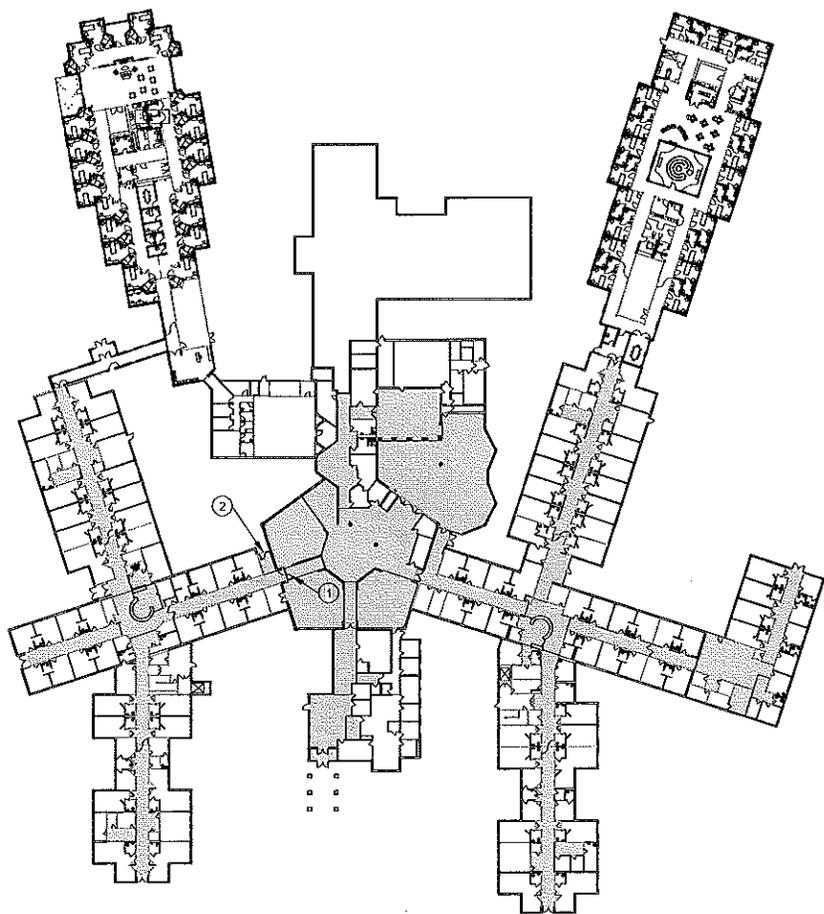
GRADING LEGEND	
	FINISHED GRADE CONTOUR-MHR
	EXISTING GRADE CONTOUR-MHR
	EXISTING GRADE CONTOUR-MHR
	TOP OF WALL
	TOP OF CURB
	FINISHED FLOOR ELEVATION



GRADING PLAN - BUILDING B

CG.2


 PINE CREST NURSING HOME ADDITION AND REMODEL
 SCHEMATIC DESIGN (5.06.2016)

OVERALL LIFE SAFETY FLOOR PLAN

CODES

INTERNATIONAL BUILDING CODE, 2009; AS AMENDED BY THE STATE OF WISCONSIN.
 NFPA 101 LIFE SAFETY CODE-2000
 STATE OF WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES - CHAPTER DHS 152
 INTERNATIONAL MECHANICAL CODE, 2009.
 PLUMBING CODE: NFPA 70, 2009.
 ELECTRICAL CODE: NFPA 70, 2009.
 SPRINKLER SYSTEM: NFPA 13, COMPLETE BUILDING.
 FIRE PROTECTION SPECIALTIES: NFPA 10.

BUILDING DATA

OCCUPANCY CLASS:
 IBC: INSTITUTIONAL, GROUP I-2
 FUNCTION: NURSING HOME
 CONSTRUCTION CLASS: ADDITIONS
 IBC: YA
 NFPA: V(LLI)
 FIRE RATINGS, EXCEPT WHERE INDICATED HIGHER ON PLANS:
 BEARING WALLS, BEAMS, COLUMNS. 1 HOUR (UL-L305)
 ROOF STRUCTURE. 1 HOUR (UL-P547)

DESIGNATIONS AND SYMBOLS

FIRE WALLS:
 2-HOUR: [Symbol]
 4-HOUR: [Symbol]

FIRE BARRIERS:
 1-HOUR: [Symbol]
 2-HOUR: [Symbol]

SMOKE BARRIERS:
 1-HOUR: [Symbol]

SMOKE PARTITIONS:
 NA: [Symbol]

EXITING:
 SUITE: [Symbol]
 EXIT ACCESS: [Symbol]

KEYED NOTES:

- ① NEW OPPOSING SWING EGRESS DOORS.
- ② REVERSE EGRESS FLOW, NEW DOOR AND SIDELITE.
- [Shaded Box] 25,400 SQUARE FEET: PROVIDE NEW FLOORING, WALL PROTECTION, PAINT, HANDRAILS, AND LIGHTING.

LP.1

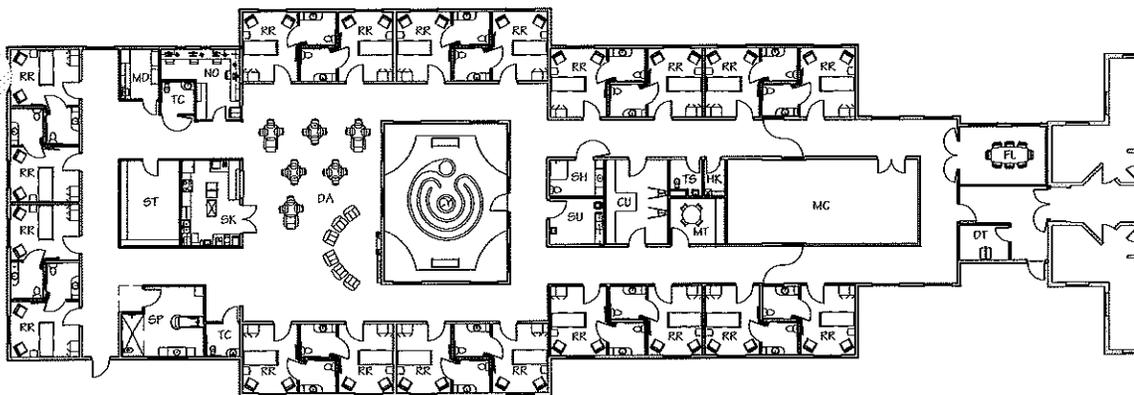
NOT FOR CONSTRUCTION - SD - (05.4.2016)



PINE CREST NURSING HOME ADDITION AND REMODEL

SCHMATIC DESIGN LIFE AND SAFETY PLAN (May 6, 2016)

Merrill, Wisconsin



ROOM KEY

CU	CLEAN STORAGE
DA	DINING / ACTIVITY
DICT	DICTATION
DN	DEN
DT	DATA
FL	FAMILY LOUNGE
HK	HOUSE KEEPING
LO	LOBBY
MD	MEDS
ME	MECHANICAL
MT	MEETING
NO	NURSE OFFICE
NS	NURSE STATION
RG	REGISTRATION
RR	RESIDENT ROOM
SH	SHOWER
SK	SERVING KITCHEN
SP	SPA TUB
SO	SUPERVISOR OFFICE
ST	STORAGE
SU	BOILED UTILITY
TC	COMMON TOILET
TS	STAFF TOILET
UO	UNIT SCHEDULER OFFICE
VS	VESTIBULE



PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN FIRST FLOOR PLAN (MAY 6, 2016)

Merrill, Wisconsin

FIRST FLOOR PLAN - BUILDING A

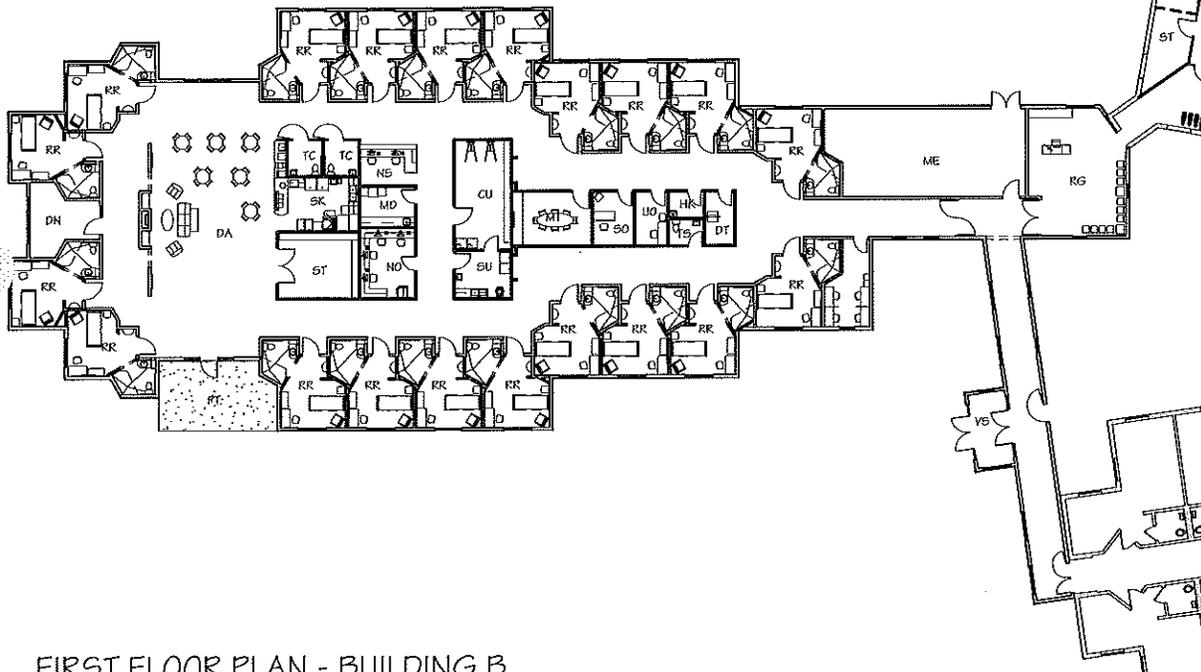
AREA OF ADDITION - 15,107 SF



FP.1

NOT FOR CONSTRUCTION - SD - 05.6.2016

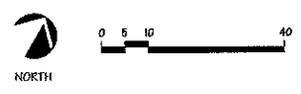




ROOM KEY

CU	CLEAN STORAGE
DA	DINING / ACTIVITY
DICT	DICTATION
DN	DEN
DT	DATA
FL	FAMILY LOUNGE
HK	HOUSE KEEPING
LO	LOBBY
MD	MEDS
ME	MECHANICAL
MT	MEETING
NO	NURSE OFFICE
NS	NURSE STATION
PT	PATIO
RG	REGISTRATION
RR	RESIDENT ROOM
SH	SHOWER
SK	SERVING KITCHEN
SP	SPA TUB
SO	SUPERVISOR OFFICE
ST	STORAGE
SU	BOILED UTILITY
TC	COMMON TOILET
TS	STAFF TOILET
UO	UNIT SCHEDULER OFFICE
VS	VESTIBULE

FIRST FLOOR PLAN - BUILDING B



AREA OF ADDITION - 15,795 SF

FP.2

NOT FOR CONSTRUCTION - SD - 05-23019



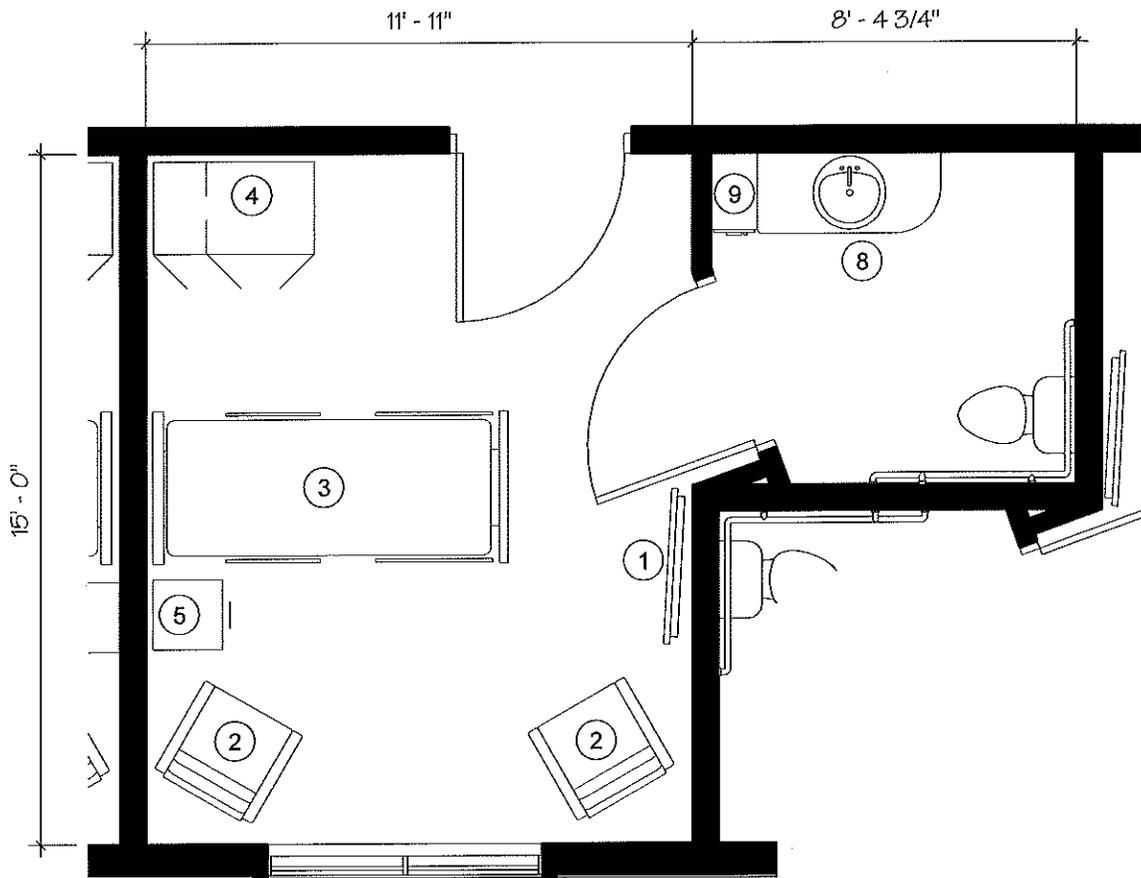
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN FIRST FLOOR PLAN (MAY 6, 2016)

Merrill, Wisconsin

KEYED NOTES:

- | | |
|---|------------------------------|
| ① WALL-MOUNTED FLAT PANEL TV. | ⑧ VANITY WITH INTEGRAL SINK. |
| ② CHAIR. | ⑨ TALL CABINET. |
| ③ ADJUSTABLE HIGH-LOW BED. | ⑩ CURTAIN. |
| ④ ARMOIRE. | ⑪ HALF ROUND TABLE. |
| ⑤ NIGHTSTAND. | ⑫ DRESSER. |
| ⑥ SHOWER: SEAMLESS POURED FLOOR,
LARGE TILE OR SOLID SURFACE PANELS
ON WALLS. | ⑬ DESK. |
| ⑦ PERIMETER BELOW SLAB RADIANT HEAT,
4FT MINIMUM AT PERIMETER. | ⑭ NURSE SERVER. |



RM.1

NOT FOR CONSTRUCTION - SD - (05.6.2016)

PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN RESIDENT ROOM (MAY 6, 2016)

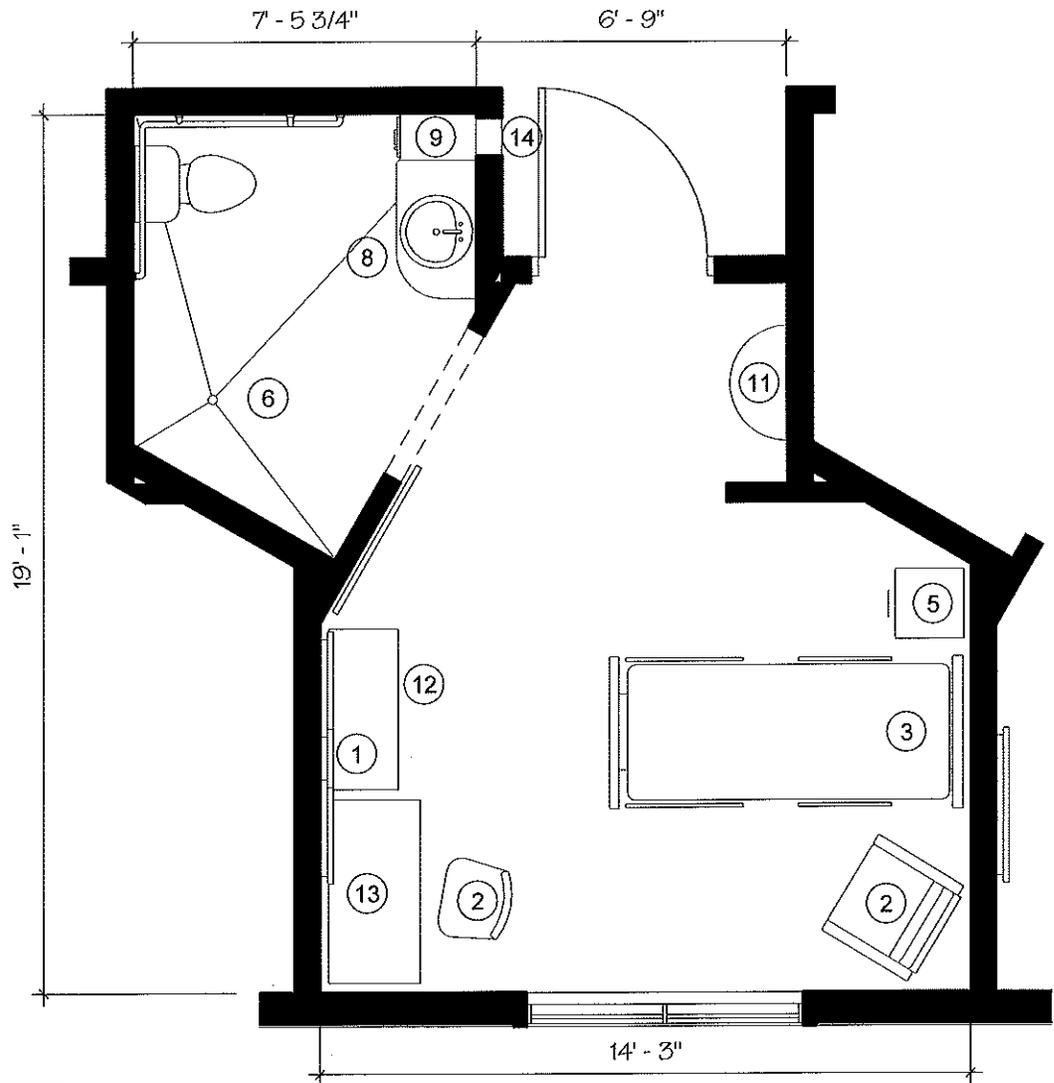
Merrill, Wisconsin



PROJECT: 15-135

KEYED NOTES:

- | | |
|---|------------------------------|
| ① WALL-MOUNTED FLAT PANEL TV. | ⑧ VANITY WITH INTEGRAL SINK. |
| ② CHAIR. | ⑨ TALL CABINET. |
| ③ ADJUSTABLE HIGH-LOW BED. | ⑩ CURTAIN. |
| ④ ARMOIRE. | ⑪ HALF ROUND TABLE. |
| ⑤ NIGHTSTAND. | ⑫ DRESSER. |
| ⑥ SHOWER: SEAMLESS Poured FLOOR,
LARGE TILE OR SOLID SURFACE PANELS
ON WALLS. | ⑬ DESK. |
| ⑦ PERIMETER BELOW SLAB RADIANT HEAT,
4FT MINIMUM AT PERIMETER. | ⑭ NURSE SERVER. |



RM.2

NOT FOR CONSTRUCTION - SD - (05.6.2016)

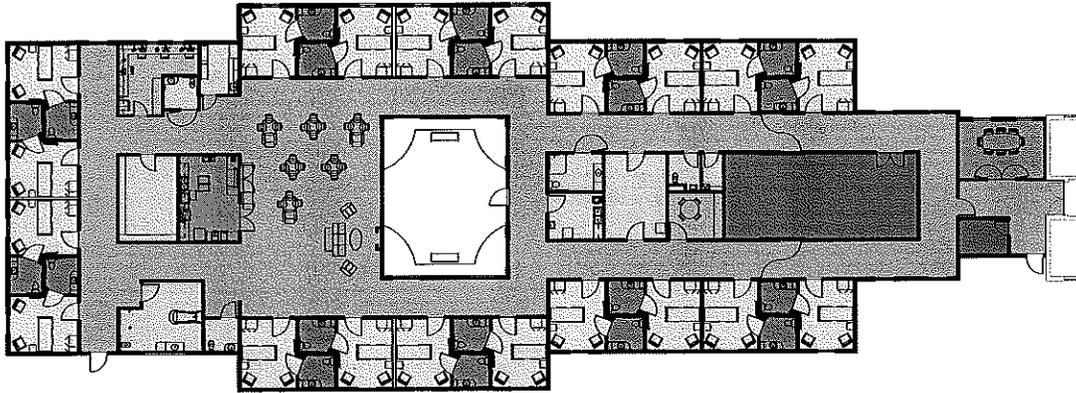
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN RESIDENT ROOM (MAY 6, 2016)

Merrill, Wisconsin



PROJECT: 15-135



FLOOR FINISH KEY			
	CARPET		WOOD SHEET VINYL
	WALK-OFF CARPET MAT		SHEET VINYL
	COMBINATION VINYL TILE / PLANK		PORCELAIN TILE
	VINYL PLANK		FLUID APPLIED FLOORING
	VINYL TILE		SEALED CONCRETE

FIRST FLOOR FINISH PLAN

FF.1

NOT FOR CONSTRUCTION - DRAFT - (05.06.2016)

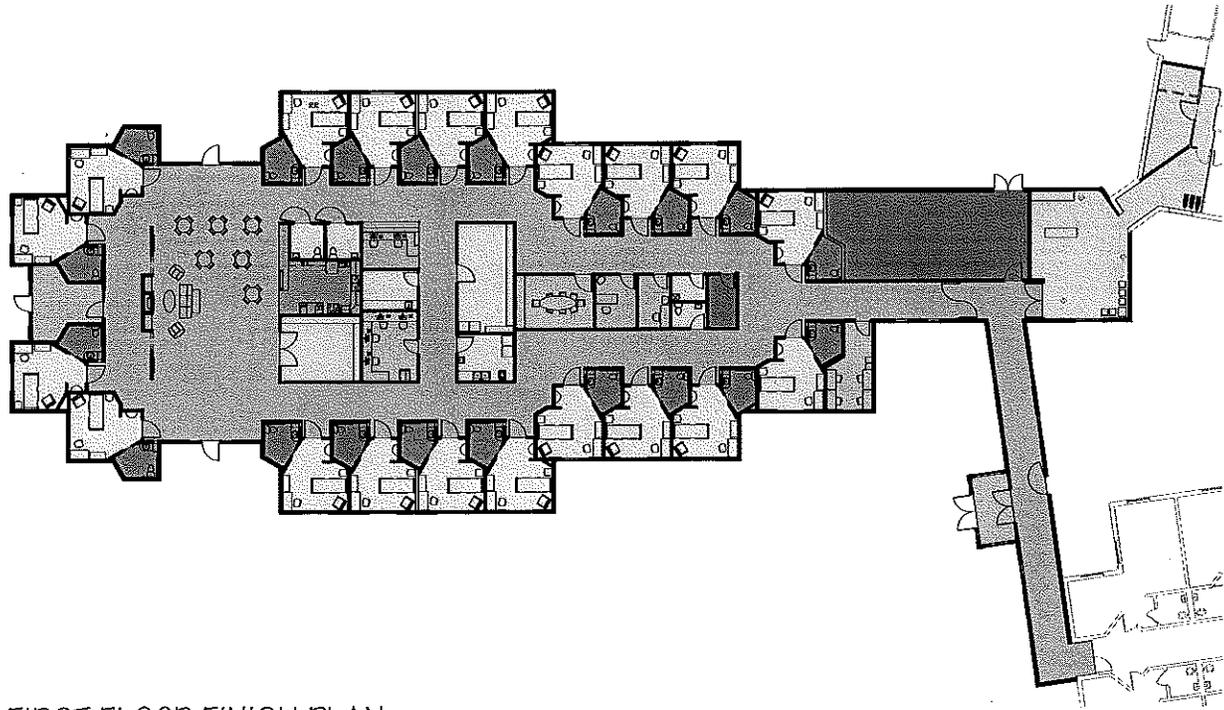
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN FINISH PLAN (MAY 6, 2016)

Merrill, WISCONSIN



PROJECT: 15-133



FIRST FLOOR FINISH PLAN

FF.2

NOT FOR CONSTRUCTION - DRAFT - (05/16/2016)

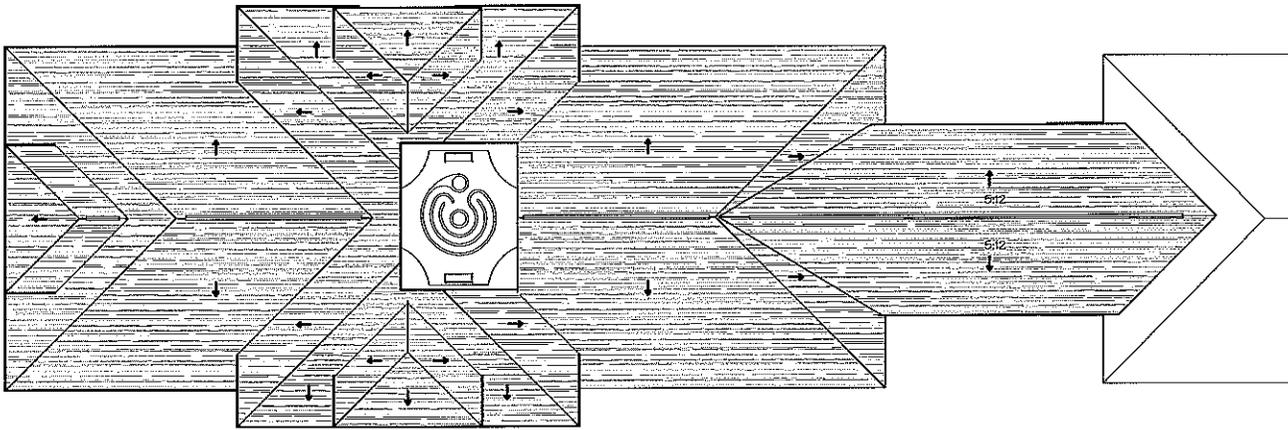
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN FINISH PLAN (MAY 6, 2016)

Merrill, WISCONSIN



PROJECT: 15-135



GENERAL NOTES:
 1. ROOF SLOPE IS 3:12 UNLESS NOTED OTHERWISE

ROOF PLAN - BUILDING A



NORTH



RP.1

NOT FOR CONSTRUCTION - SD - (05.1.2018)

PINE CREST NURSING HOME ADDITION AND REMODEL

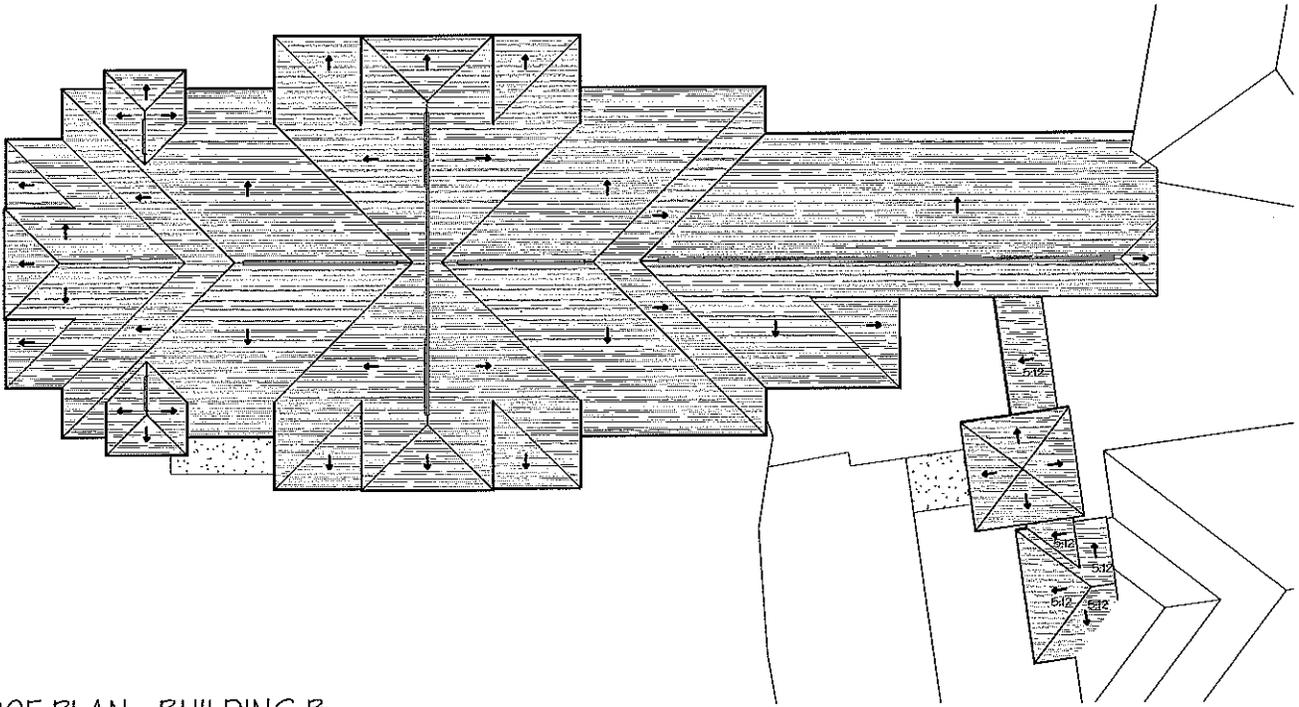
SCHWAB DESIGN ROOF PLAN (WAY 6, 2016)

Merrill, Wisconsin



PROJECT: 15-105

GENERAL NOTES:
1. ROOF SLOPE IS 3:12 UNLESS NOTED OTHERWISE



ROOF PLAN - BUILDING B



RP.2

NOT FOR CONSTRUCTION - SD - (6/24/2016)

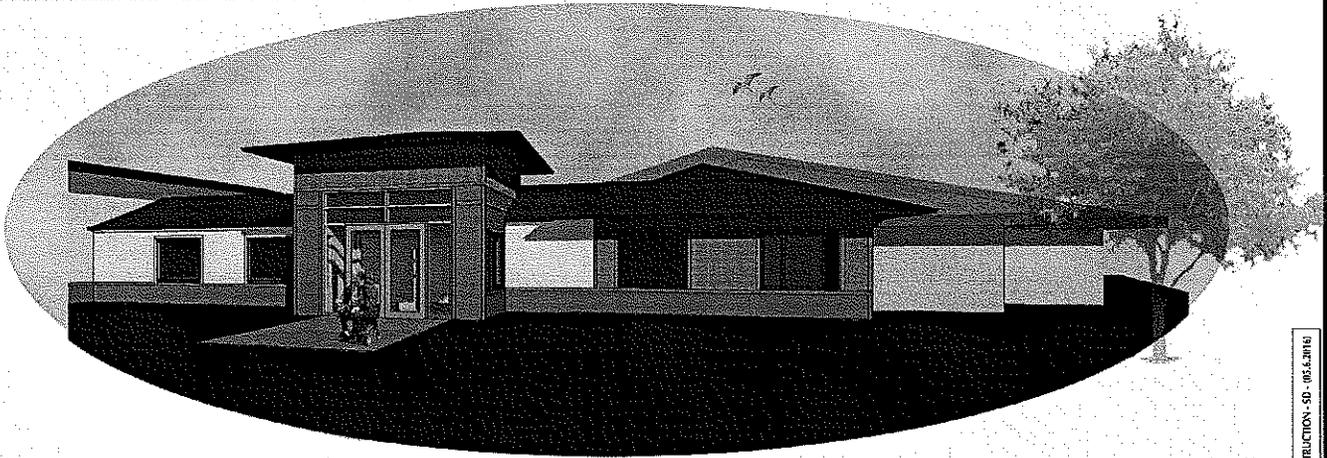
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN ROOF PLAN (MAY 6, 2016)

Merrill, Wisconsin



AXONOMETRIC VIEW



AXONOMETRIC VIEW

AX.1

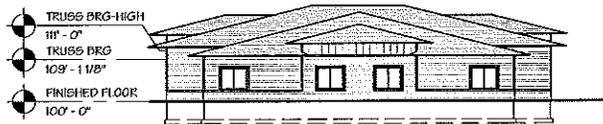
NOT FOR CONSTRUCTION - SD - 05.5.2016



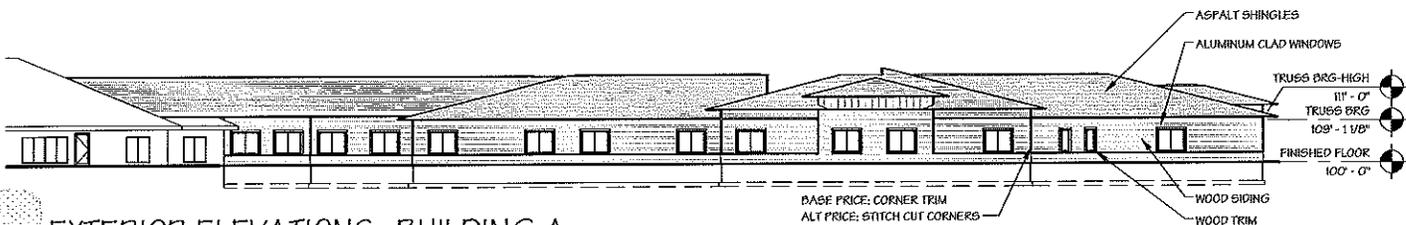
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN - AXONOMETRIC VIEW - APRIL 20, 2016

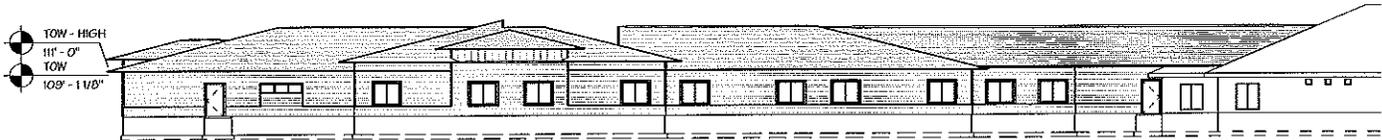
Merrill, Wisconsin



EXTERIOR ELEVATIONS- BUILDING A



EXTERIOR ELEVATIONS- BUILDING A



EXTERIOR ELEVATIONS- BUILDING A

EE.1

NOT FOR CONSTRUCTION - SD - 06.4.2016

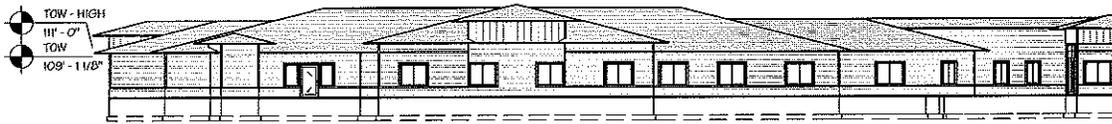


PROJECT: 15-135

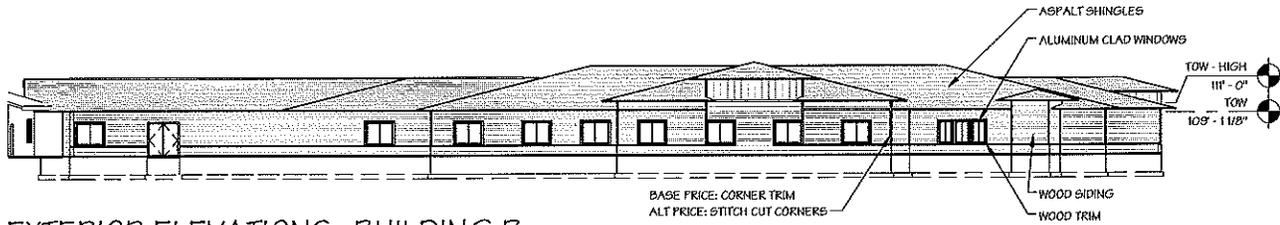
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN EXTERIOR ELEVATION

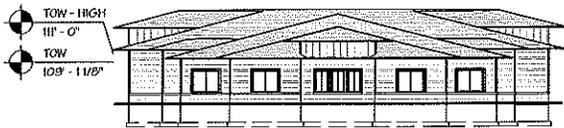
Merrill, Wisconsin



EXTERIOR ELEVATIONS- BUILDING B



EXTERIOR ELEVATIONS- BUILDING B



EXTERIOR ELEVATIONS- BUILDING B



EXTERIOR ELEVATIONS- BUILDING B

EE.2

NOT FOR CONSTRUCTION - SD - (05.06.2016)

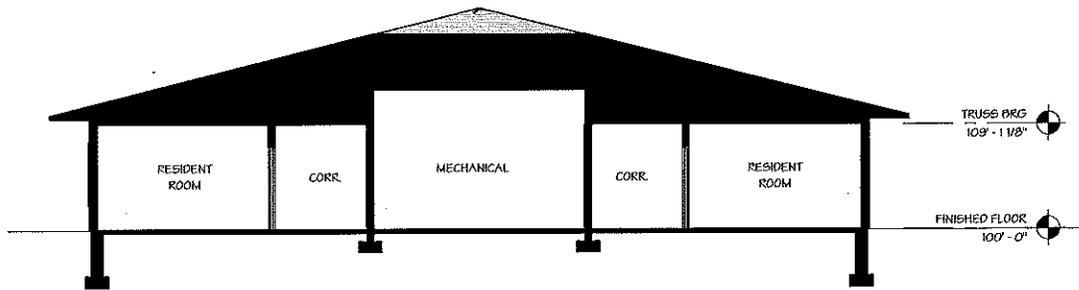


PROJECT: 15-135

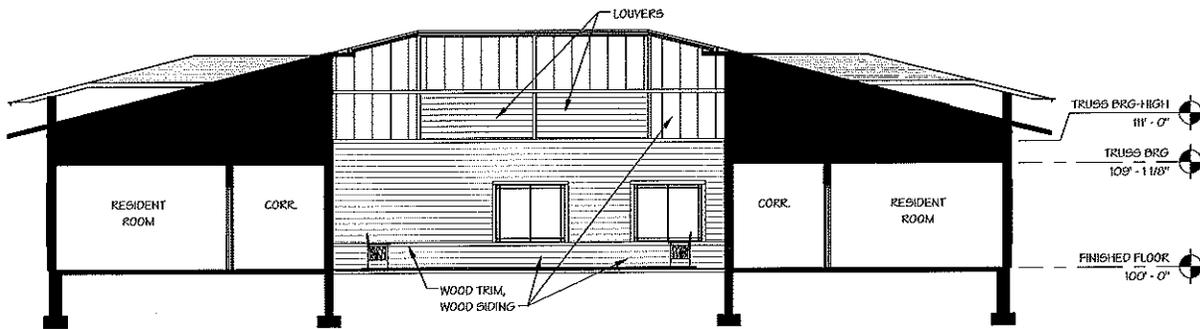
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN EXTERIOR ELEVATIONS

Merrill, Wisconsin



TYPICAL BUILDING SECTION-A



TYPICAL BUILDING SECTION - A

BS.1

NOT FOR CONSTRUCTION - SD - (05.6.2016)



PROJECT: 15-135

PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN BUILDING SECTIONS (MAY 6, 2016)

Merrill, Wisconsin



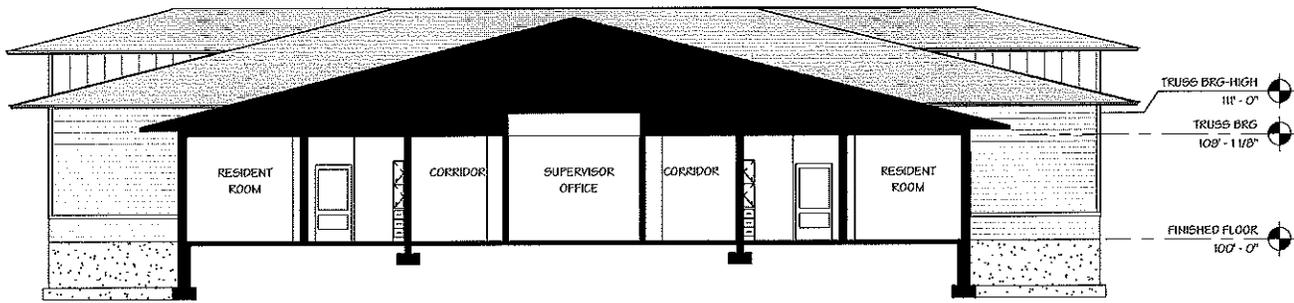
PROJECT: 15-135

PINE CREST NURSING HOME ADDITION AND REMODEL

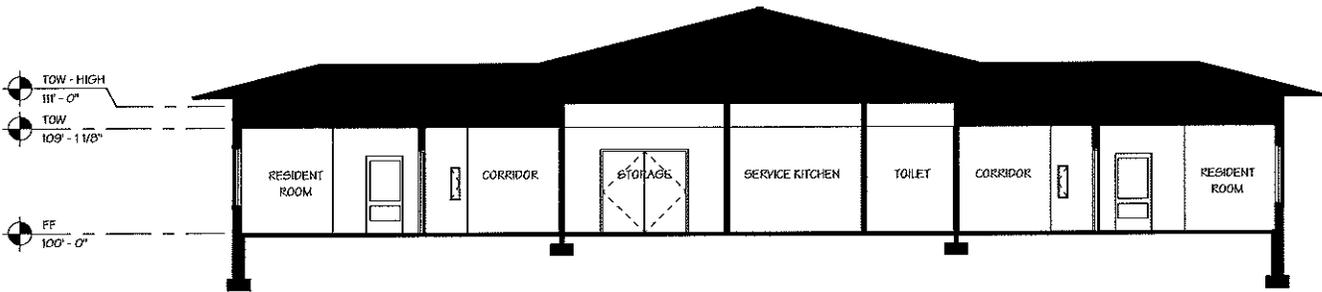
SCHEMATIC DESIGN BUILDING SECTIONS (MAY 6, 2016)

Neerill, Wisconsin

NOT FOR CONSTRUCTION - SD - (05.A.2016)

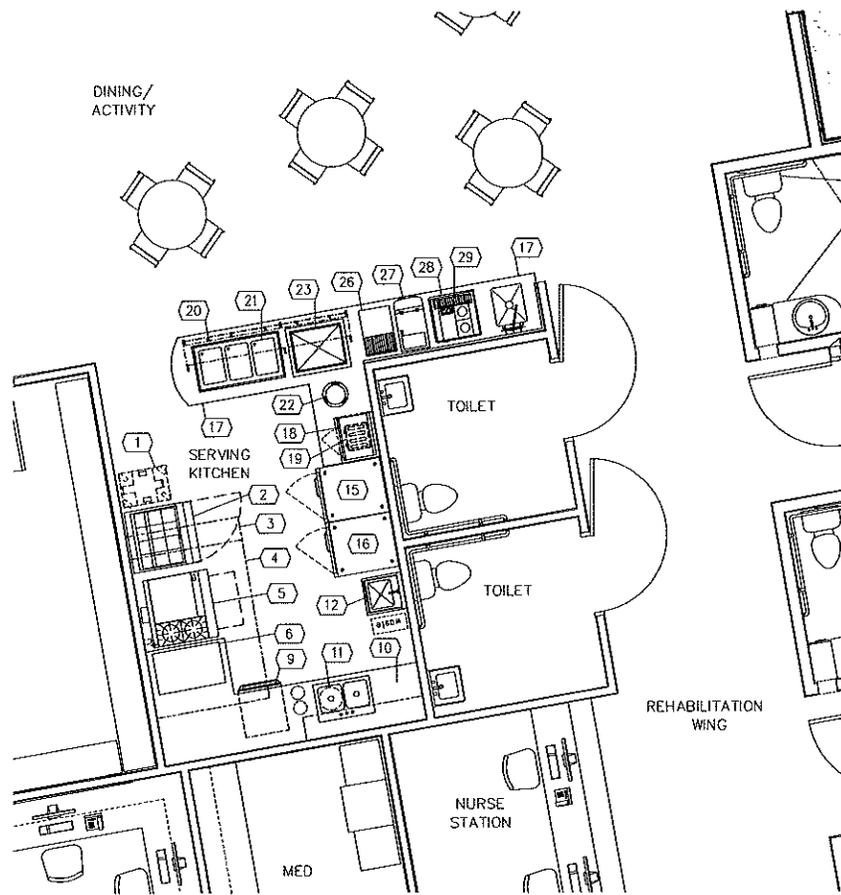


TYPICAL BUILDING SECTION - B



TYP BUILDING SECTION - B

BS.2

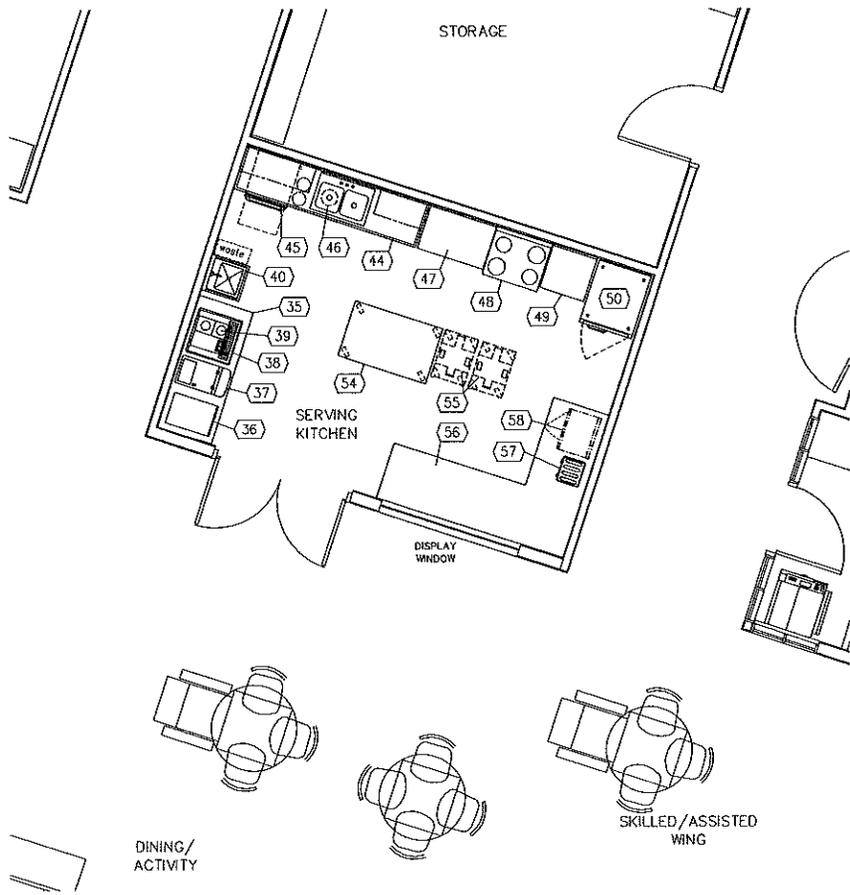


ITEM	EQUIPMENT SCHEDULE
1	TRANSPORT CARTS
2	REFRIGERATED PREP TABLE
3	FIRE SUPPRESSION SYSTEM
4	EXHAUST HOOD
5	RANGE/GRIDDLE/OVEN
6	COUNTERTOP COMBINATION OVEN
7	OPEN NUMBER
8	OPEN NUMBER
9	UNDERCOUNTER DISHWASHER
10	WORKTABLE WITH DROP-IN SINKS
11	DISPOSER
12	HAND SINK
13	OPEN NUMBER
14	OPEN NUMBER
15	REACH-IN REFRIGERATOR
16	REACH-IN FREEZER
17	SERVING COUNTER
18	MICROWAVE OVEN
19	TOASTER
20	BREATH PROTECTOR
21	HOT FOOD WELLS
22	HEATED PLATE DISPENSER
23	COLD FOOD PAN
24	OPEN NUMBER
25	OPEN NUMBER
26	ICE AND WATER DISPENSER
27	JUICE DISPENSER
28	DROP-IN URN TROUGH
29	COFFEE MAKER
30-34	OPEN NUMBER

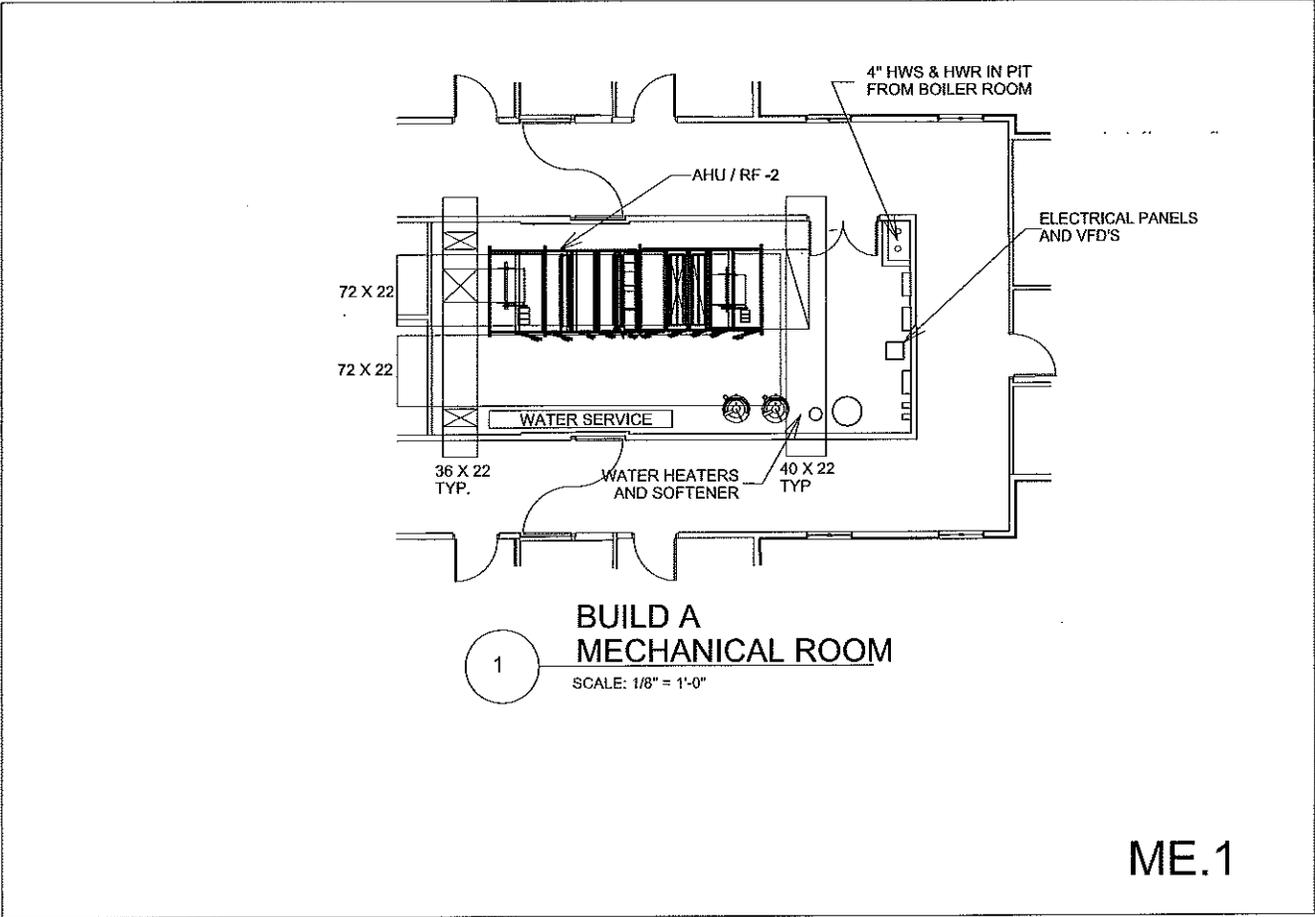


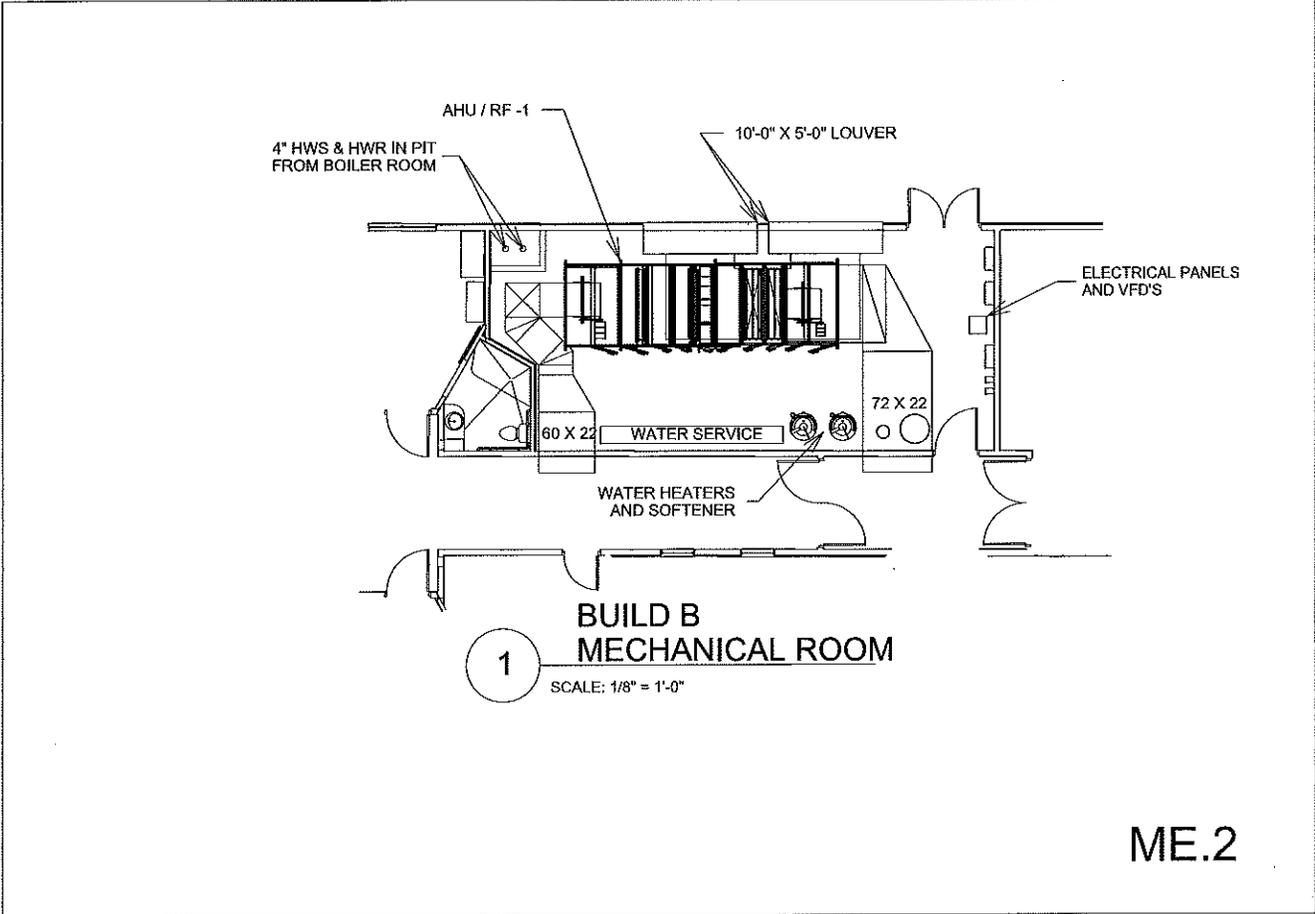
PINE CREST NURSING HOME ADDITION AND REMODEL
 FOODSERVICE SCHEMATIC DESIGN FS.1 (5.06.2016)
 MERRILL, WISCONSIN





ITEM	EQUIPMENT SCHEDULE
35	BEVERAGE COUNTER
36	ICE AND WATER DISPENSER
37	JUICE DISPENSER
38	DROP-IN URN TROUGH
39	COFFEE MAKER
40	HAND SINK
41	OPEN NUMBER
42	OPEN NUMBER
43	OPEN NUMBER
44	WORKTABLE WITH SINKS
45	UNDERCOUNTER DISHWASHER
46	DISPOSER
47	WORKCOUNTER
48	RESIDENTIAL RANGE
49	WORKCOUNTER
50	REACH-IN REFRIGERATOR/FREEZER
51	OPEN NUMBER
52	OPEN NUMBER
53	OPEN NUMBER
54	MOBILE WORKTABLE
55	TRANSPORT CARTS
56	WORKCOUNTER
57	TOASTER
58	MICROWAVE OVEN





1

**BUILD B
MECHANICAL ROOM**

SCALE: 1/8" = 1'-0"

ME.2



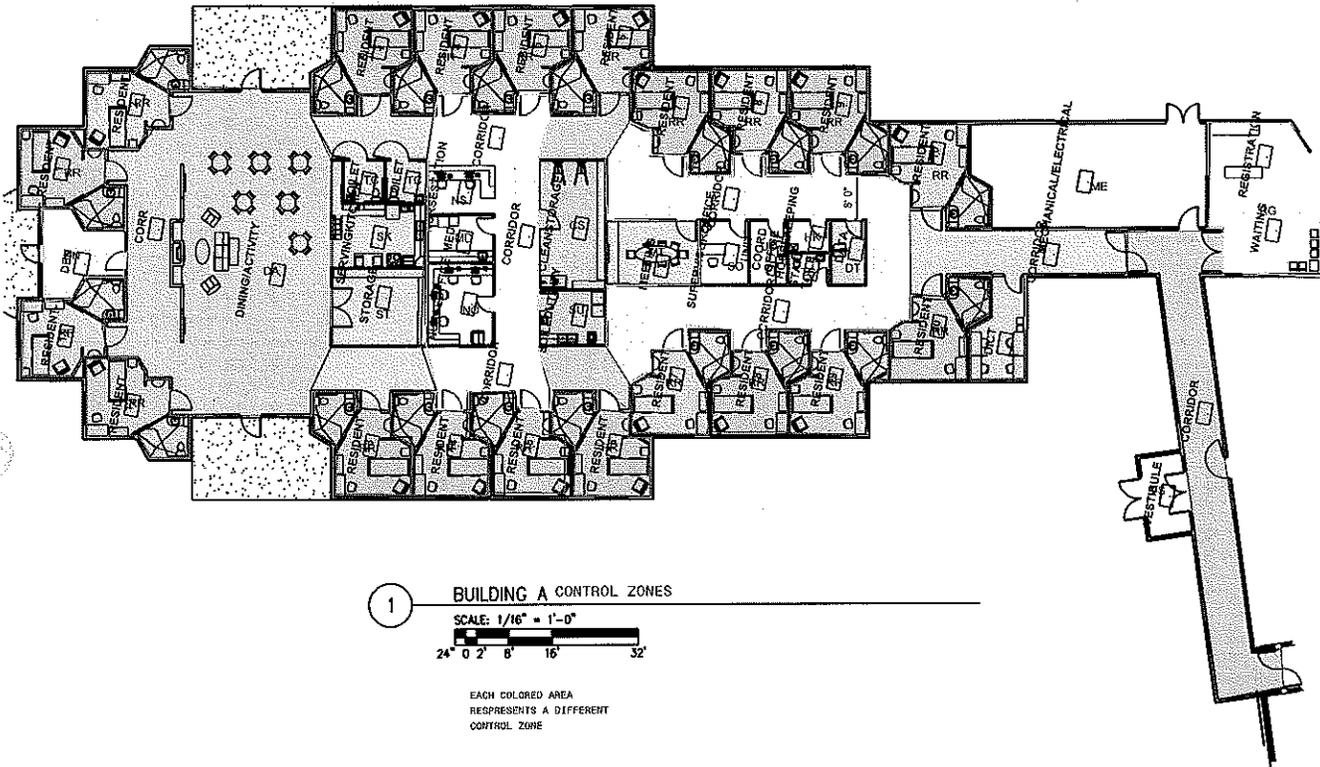
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN C.1 (5.06.2016)

MERRILL, WISCONSIN

PROJECT: 15-135





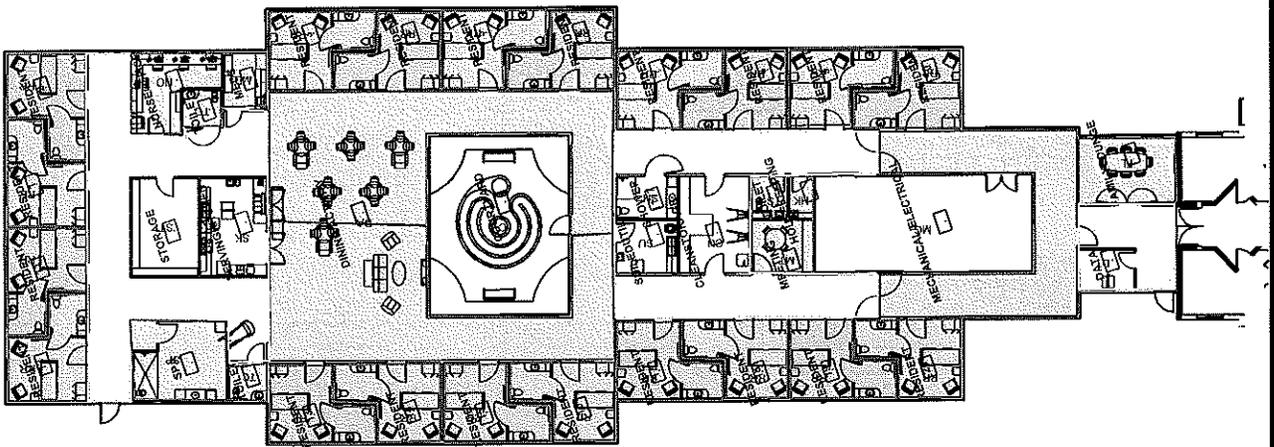
HZ.1

PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN C.1 (5.06.2016)

MERRILL, WISCONSIN

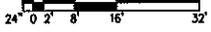




1

BUILDING B CONTROL ZONES

SCALE: 1/16" = 1'-0"



EACH COLORED AREA
REPRESENTS A DIFFERENT
CONTROL ZONE

HZ.2

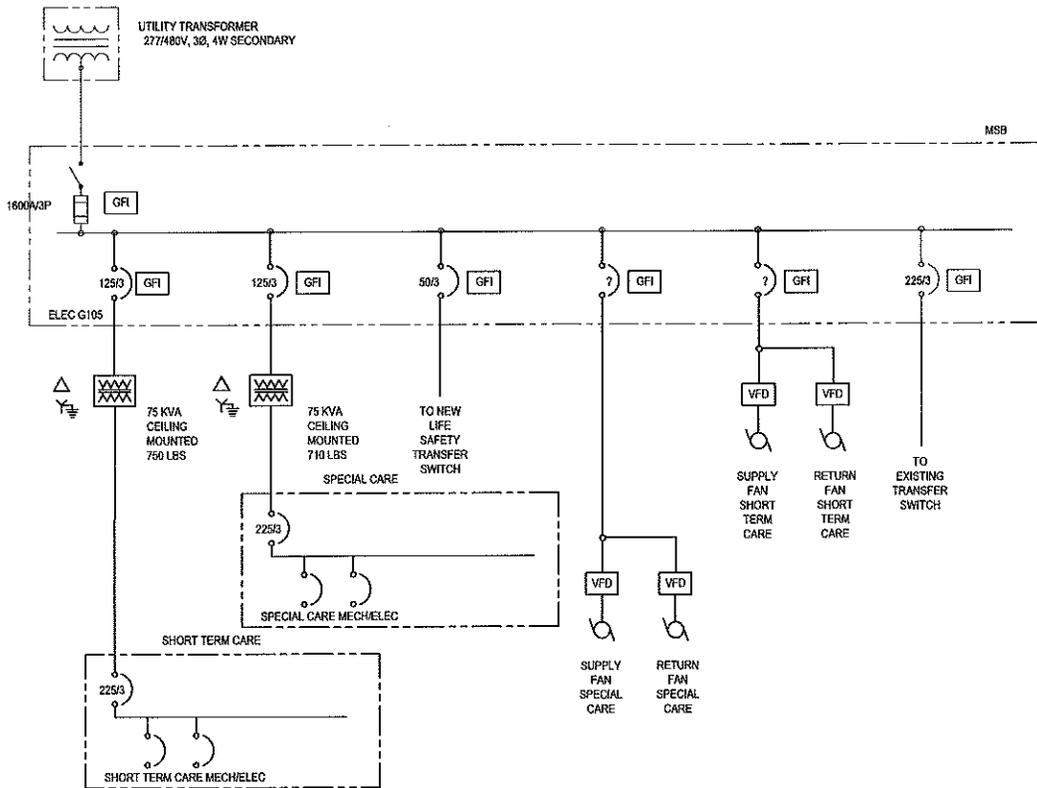
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGN C.1 (5.06.2016)

MERRILL, WISCONSIN

135





1 NORMAL POWER RISER
NO SCALE



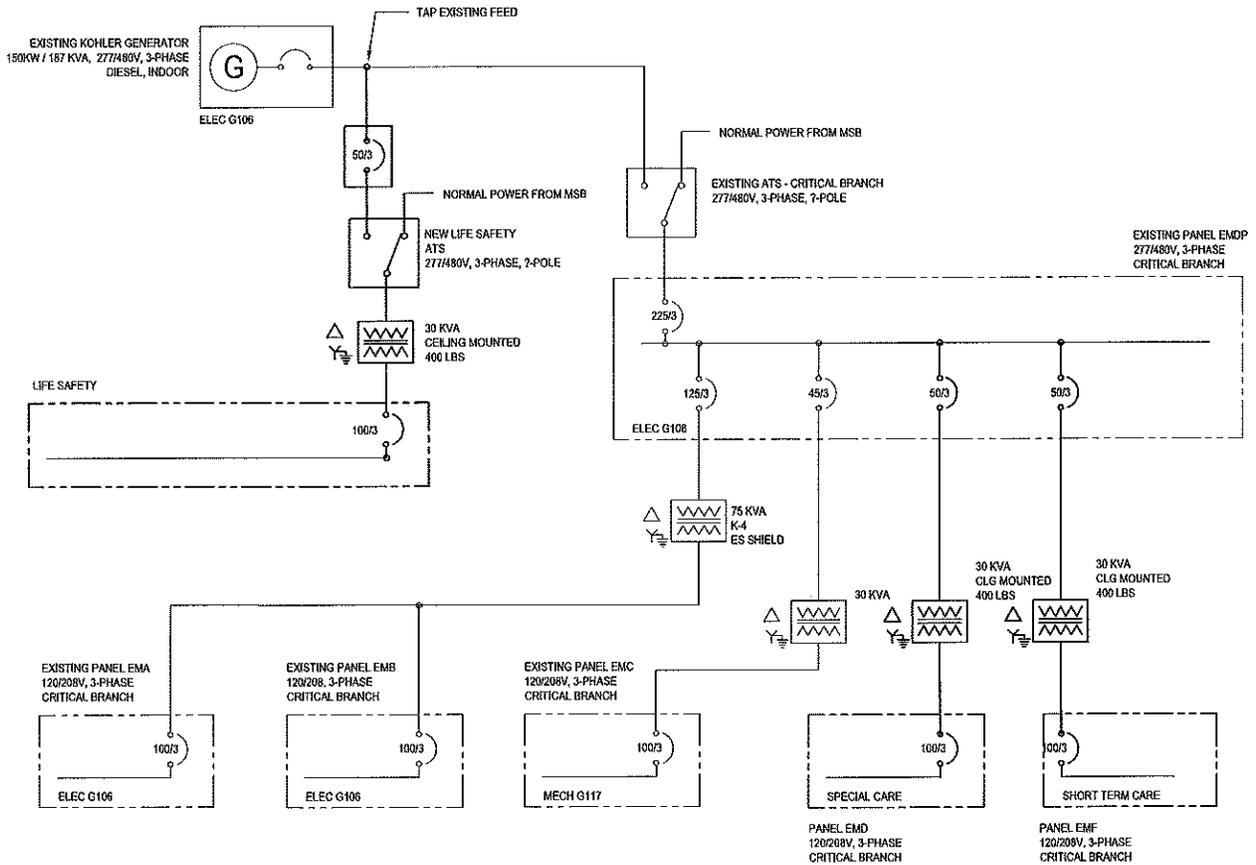
PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGNER: 1 (05.06.16)

MERRILL, WISCONSIN



PROJECT: 15-135



1 EMERGENCY POWER RISER
NO SCALE



PINE CREST NURSING HOME ADDITION AND REMODEL

SCHEMATIC DESIGNER: 1 (06.06.16)
MERRILL, WISCONSIN



PROJECT: 15-103



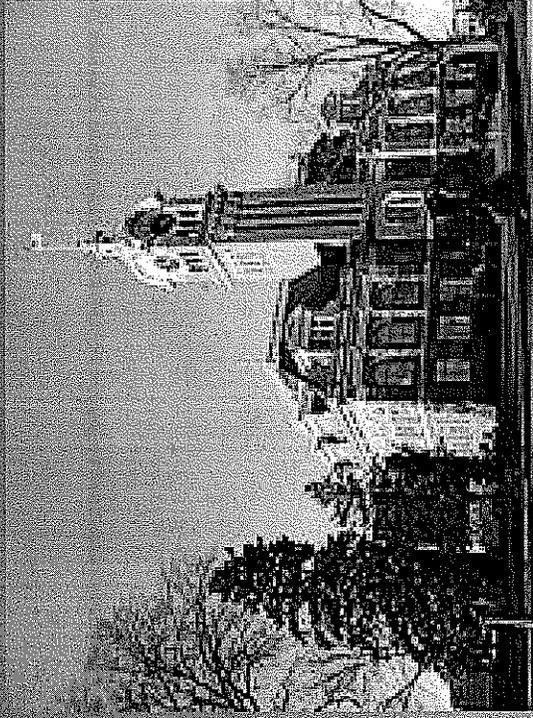
architectural design group llc

Banbury Place
Building D04 Suite 202
800 Wisconsin Street
Eau Claire, WI 54703

715.832.4848
Fax 715.514.1860
adg-architects.com



FACILITY DUDE®



Lincoln County, WI

Daniel McCauley

Tony Butler

Simple, affordable online tools to manage your facilities.

Agenda

- Intro
- APPEM – Cycle of Success
- System demonstration
- Q&A

We Believe..

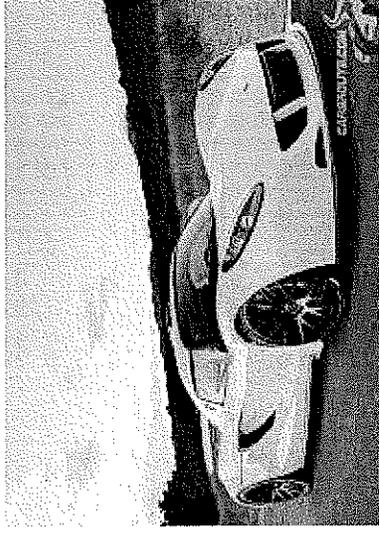
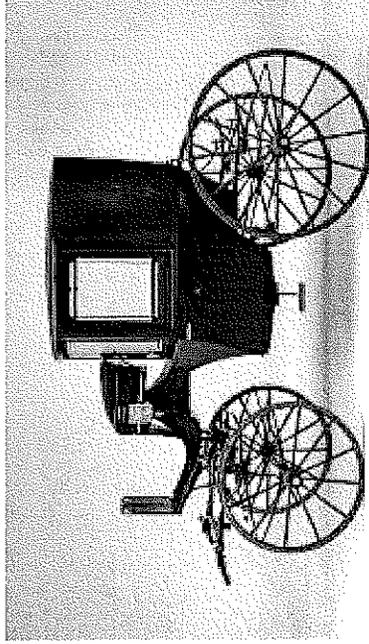
We believe it is all of our obligations to be the best stewards possible of the infrastructure and tax dollars of the communities we serve.

We effect the places we work, live, play, heal and educate. Over 25% of the US population's is touched by our software.

Why FacilityDude?

- 545% ROI in asset lifecycle increase
- 40% increase in productivity
- No servers or hardware to install and maintain
- Industry leading data and analysis
- Unlimited training and support

Increased Efficiency



“We used to take forty-eight hours to complete a work order, and now we do 90% of them within twenty-four hours. The time savings are huge because it’s much more efficient for the requestors to submit work orders and we can complete work orders more efficiently.”

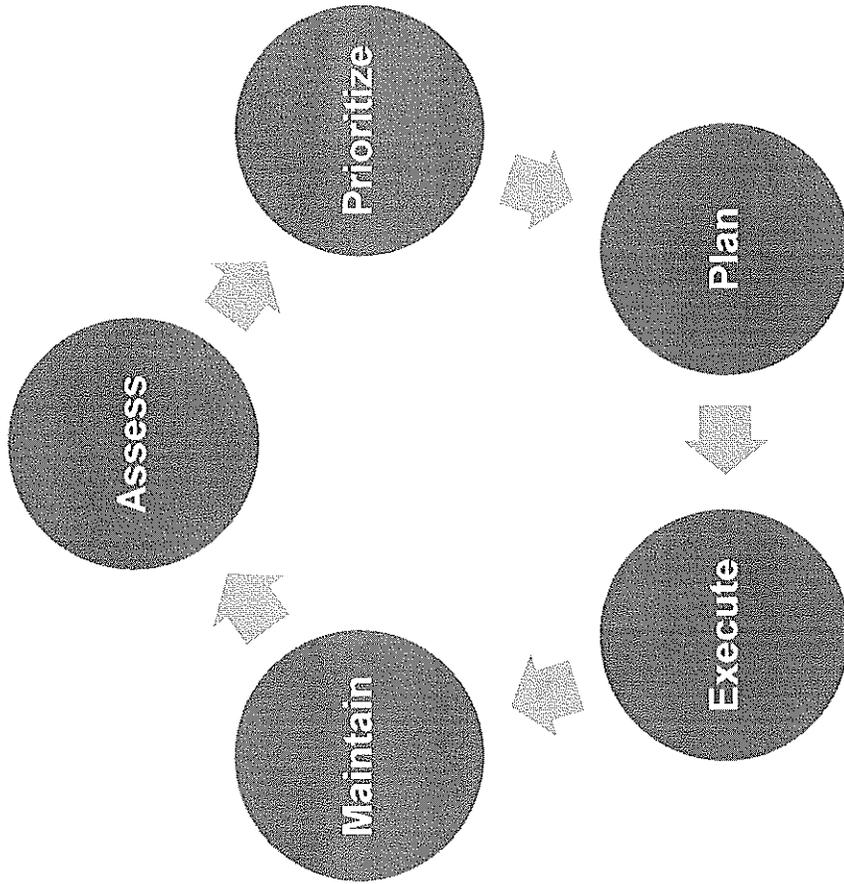
Doug Wood (St. Charles, MO)

ONLINE TOOLS TO MANAGE YOUR FACILITIES

www.facilitydude.com

A.P.P.E.M.

Cycle of Success:



Step #1 – Assess

Facility Condition Assessment:

- Why Condition Assessment Through FacilityDude
 - Understand immediate, mid and long term needs
 - Begin tracking replacement and repair costs
 - Systems creates a living and break condition assessment that changes and evolves based on the work completed by the team
- EMG
 - Largest Provider in Technical Assessment & Project Management Services in the Country
 - Over 500,000 Projects Managed

Step #2 – Utilize the Data through Software

- Software is populated with data and ready to be used for daily operations.
- Utilizing the same company for the assessment and software ensures:
 - Fast ROI – Fast implementation through streamlined data loads and startup
 - Industry leading experience
 - Quality Data

The Software – Results Multiplier

- MaintenanceEdge
 - Reduce operating costs by 20%:
 - Work Order & PM optimization
 - Comprehensive Asset Management
 - Efficient day-to-day operations
- Capital Forecast
 - Ensure proper Capital budgeting
 - Prioritize projects based on severity and cost
 - Take the politics out of capital planning

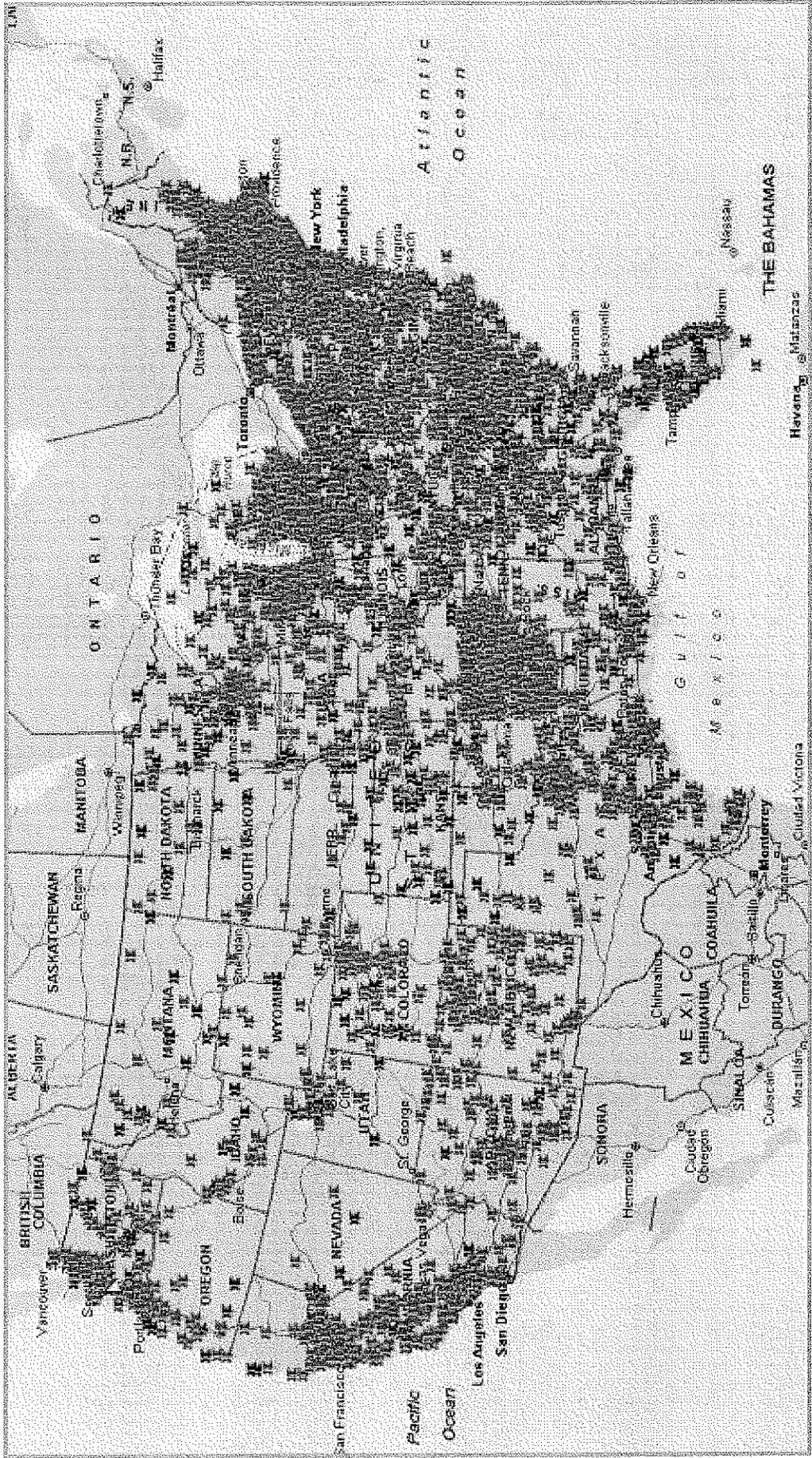
Rate of Emergency Work

Rate of Emergencies Average for Group	Rate of Emergencies for PM Masters	Reduction in Emergencies PM Master Group
1.89% 1 out of 53 work orders	0.67% 1 out of 147 work orders	64.5% In emergency work orders

Example

- 10- year old, 7 HP Air Compressor
- Replace- \$32,900 – 25 Year Outlook
- \$472 per year PM Work Order. \$944 per repair
- With PM Program - 20 year lifespan. 1 repair every 4 years at \$944 ($\$236/\text{yr}$) + $\$472/\text{yr PM} =$ **\$708/yr maintenance cost. Replaced in year 10. after 25 years= \$50,600**
- Without PM-16 year lifespan. 1 repair every 3 years at \$944 ($\$314/\text{yr}$)= **\$314/yr maintenance cost. Replaced in years 6 and 20. after 25 years= \$73,650**

Why FacilityDude?

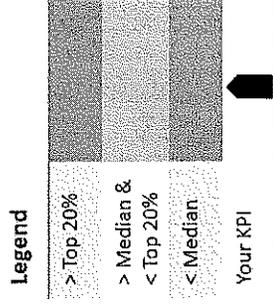
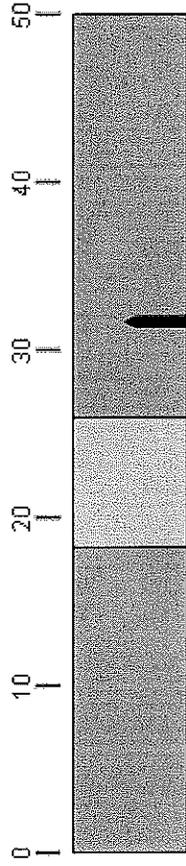


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Average Hours Per Employee Per Week

City of Sample, USA

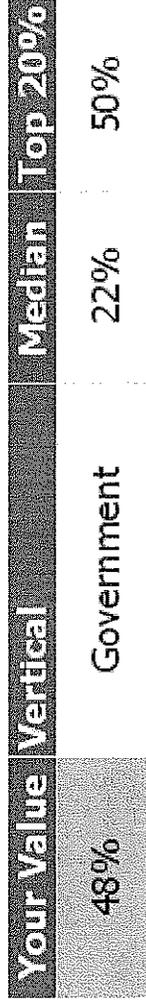
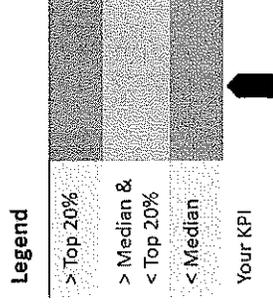
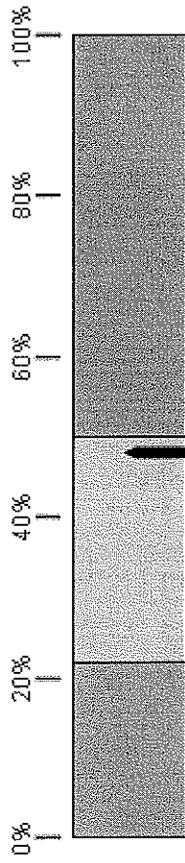


Your Value	Vertical	Median	Top 20%
32	Government	18	26

This metric reflects how well you are capturing labor transaction data along with the productivity of your staff. The hours captured in this metric are “wrench turning” hours that are performed on the actual work order. Institutions that implement productivity strategies increase wrench turning time up to four hours per week. That’s the equivalent of adding more than a month of productive time per year. Employees are users with more than 500 hours but less than 3000 in the 12 months window.

Ratio of PM Work Orders to Work Orders

City of Sample, USA



This metric lets you evaluate how successful your institution has been at transitioning from a reactive to a proactive mindset and lets you see how much of your M&O resources are dedicated to PM vs Reactive work. As more time is invested into PMs, you'll see a decrease in reactive work, an increase in cycle times and an improved learning environment.

Thank You Questions?

FACILITY CONDITION ASSESSMENT



COMPREHENSIVE FACILITY CONDITION ASSESSMENT

FOR
SAMPLE CLIENT

Address
City, State

Project #:
Date of Report:
On site Date:



www.emgcorp.com



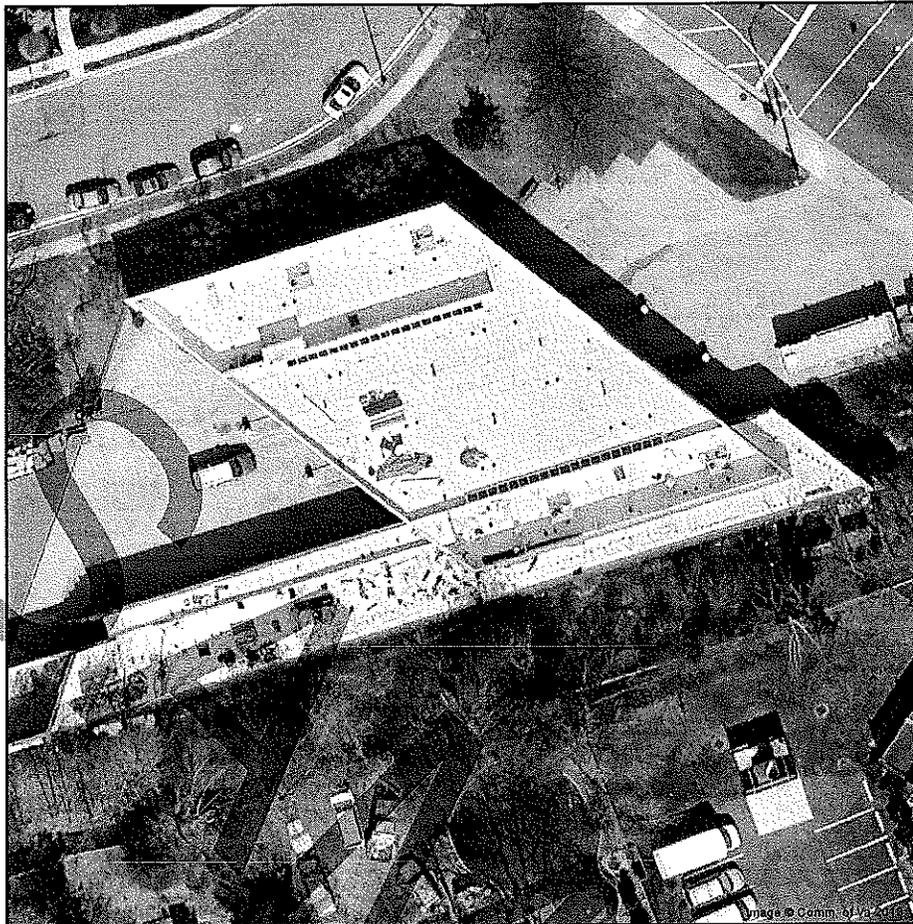
www.FacilityDude.com

PROJECT

REPORT

AERIAL MAP

SAMPLE



1 inch = 50 feet

Fire Station 1



1 inch = 200 feet

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FACILITY CONDITION

ASSESSMENT

1. EXECUTIVE SUMMARY

1.1. SUMMARY OF FINDINGS

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	
Year constructed:	1991
Current owner of property:	
Department occupying building:	Fire Department
Current usage of property:	Fire Station
Management Point of Contact:	
Gross floor area:	13,500 Square Feet
Number of buildings:	1
Number of stories:	1
Parking type and number of spaces:	21 spaces in open lots
Building construction:	Masonry bearing walls and metal deck roof
Roof construction:	Flat roof with granular surface modified bitumen membrane
Exterior Finishes:	Brick veneer on CMU walls
Heating and/or Air-conditioning:	Rooftop HVAC units with supplemental split systems. The mechanical inventory is located in Appendix D
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, extinguishers, battery backup lighting
Dates of Visit:	
Facility Coordinator (POC):	

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

According to County Government personnel, the property has had a limited capital improvement expenditure program over the past three years including a roof replacement which began in the spring of 2013, but currently on hold. A lighting retrofit was completed in early 2010.

1.2. FOLLOW-UP RECOMMENDATIONS

No additional assessment is necessary.



1.3. OPINIONS OF PROBABLE COST

The estimates for the repair and capital reserves items noted within this FCA are attached in the appendixes of this report, following the cover page.

These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, EMG / Facility Dude's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.3.1. Methodology

EMG / Facility Dude recorded existing conditions, identified problems and deficiencies, documented corrective action and quantities of recommended repairs and/or replacements. During the assessment the collected data is entered directly into the EMG / Facility Dude assessment and capital planning database, AssetCALC. Based on the analysis of the collected data a Priority Ranking is calculated for each item observed. The Priority ranking calculation is a function of three key facility variables to include:

1. **Building Mission Ranking** – if the building is one of multiple buildings at the facility, each building is ranked on a scale of 1-5 based on conversations with the client. This rank helps defines the importance of each building to the overall mission of the facility. For example the building containing the administrative and executive offices for the subject property may carry a higher ranked importance than the building that the landscaping and lawn equipment is stored in at the facility. Both are required for the operation of the facility but the office / admin building has a higher importance to the mission than the landscaping / lawn equipment building. However, if the facility is a golf course that relies heavily on landscaping and lawn equipment this importance ranking may change significantly. *(The Building Mission Ranking was not provided or considered as a part of this Facility Condition Assessment. However, this option is available for modification or addition at any time in the future)*

2. **Remaining Useful Life Ranking** – the estimated useful life (EUL) projection of the component is calibrated against the remaining useful life as estimated by EMG / Facility Dude field assessor. This ratio is then utilized as a factor in the priority ranking. Accurate historical replacement records provided by the facility manager are typically the best source for this data. Exposure to the weather elements, initial system quality and installation, extent of use, the quality and amount of preventive maintenance exercised are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

3. **Asset Component Category** – each asset or component evaluated is assigned a unique Uniformat code. The Uniformat designation is then associated with a ranking based on the overall importance to the operation of the facility. An asset that is a related to building envelope e.g. roof, window, exterior siding, is assigned a higher ranking than a component such a flooring, carpeting or other aesthetic type feature.

Based on the results of the ranking calculation derived from the analysis of the variables described above the assets and component is assigned to one of the following Priority Ranking categories. The scale is 1-5 with 1=highest and 5=lowest priority. EMG / Facility Dude will use seasoned judgment and the following guidance when determining priority:

Priority 1: Currently Critical (Immediate)

Items in this category require immediate action and include corrective measures to:

- Return a building component to normal operation
- Stop accelerated deterioration
- Replace items that have reached or exceeded their useful service life
- Correct a cited safety hazard



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Priority 2: Potentially Critical (Years 1-2)

Items in this category require action in the next 1-2 years and include corrective measures to:

Return a building component to normal operation

Stop rapid deterioration

Correct potential life safety issues and/or code hazards

Correct building components that are experiencing intermittent operations

Priority 3: Necessary – Not Yet Critical (Years 3-5)

Items in this category require appropriate attention to preclude predictable deterioration, potential downtime, additional damage and higher costs to remediation if deferred further.

Priority 4: Recommended (Years 6-10)

Items in this category represent a sensible improvement to the existing conditions. These items are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/or reduce long-term maintenance costs.

Priority 5: Recommended (Years 11-20)

Items in this category represent anticipated required capital expenditures due to Estimated Useful Life (EUL) only. These systems are generally in good operational condition, but will require replacement due to the system(s) finite life expectancy.

In addition to identifying and prioritizing all of the observed deficiencies, EMG / Facility Dude will also provide the physical conditions of building components. The physical condition is typically defined as being in one of four categories: Good, Fair, Poor and Not Applicable. For the purposes of our assessments, the following definitions are used:

Good (G) = Component or system is sound and performing its function. However, it may show signs of normal wear and tear, commensurate with its age, some minor remedial work may be required.

Fair (F) = Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical Expected Useful Life. Repair or replacement is required to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its Expected Useful Life. Component or system exhibits an inherent deficiency of which the cost to remedy is not commensurate with the deficiency but is best remedied by a program of increased preventative maintenance or periodic repairs.

Poor (P) = Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical expected useful life, excessive deferred maintenance, state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

N/A = Not Applicable



2. PURPOSE AND SCOPE

2.1. PURPOSE

The purpose of this report is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the Client's financial decisions over time. For this update of the 2008 Comprehensive Facility Condition Assessment, the major independent building components were observed and their physical conditions were evaluated in accordance with ASTM E2018-01. These components include the site and building exteriors and representative interior areas. The estimated costs for repairs and/or capital reserve items are included in the enclosed cost tables. All findings relating to these opinions of probable costs are included in the relevant narrative sections of this Report.

This report also includes inventory and evaluation of the FF&E (Furniture, Fixtures, and Equipment) and inventory of major mechanical equipment.

This report does not include ADA (Americans with Disabilities Act) accessibility survey or evaluation.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

2.2. SCOPE

ASTM E2018-01 requires that any deviations from the Guide be so stated within the report. EMG / Facility Dude's probable cost threshold limitation is reduced from the Guide's \$3,000 to \$1,000, thus allowing for a more comprehensive assessment on smaller scale properties. Therefore, EMG / Facility Dude's opinions of probable costs that are individually less than a threshold amount of \$1,000 are typically omitted from this FCA. However, comments and estimated costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

In lieu of providing written record of communication forms, personnel interviewed from the facility and government agencies are identified in Section 2.3. Relevant information based on these interviews is included in Sections 2.3, 3.1, and other applicable report sections.

The assessment team will visit each identified property to evaluate the general condition of the building(s) and site improvements, review available construction documents in order to familiarize themselves with and be able to comment on the in-place construction systems, life safety, mechanical, electrical and plumbing systems, and the general built environment. The assessment team will conduct a walk-through survey of the building(s) in order to observe building systems and components, identify physical deficiencies and formulate recommendations to remedy the physical deficiencies.

- As a part of the walk-through survey, the assessment team will survey 100% of the facility's interior including FF&E assessments. In addition, EMG / Facility Dude will survey the exterior of the properties including the building exterior, roofs, and sidewalk/pavement.
- The assessment team will interview the building maintenance staff so as to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.
- The assessment team will develop opinions based on their site assessment, interviews with County's building maintenance staff, and interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The assessment team may also question others who are knowledgeable of the subject property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in assessment of the subject property.



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- The assessment team may review documents and information provided by County's building maintenance staff that could also aid the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions.
- EMG / Facility Dude will complete and update the provided County Government's equipment inventory of each building identifying the component, model, serial number, and any noted deficiencies. EMG / Facility Dude will include the building(s) major systems and components, but will focus primarily on the electrical and mechanical equipment.

2.3. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the Comprehensive Facility Condition Assessment:

Facility Mechanic	County Government Facilities Management Bureau	555.555.5555
Facility Maintenance Section Chief	County Government Facilities Management Bureau	555.555.5555

EMG / Facility Dude was escorted by Name during the Comprehensive Facility Condition Assessment. The POC is responsible for on site building maintenance. EMG / Facility Dude interviewed County Maintenance Supervisors as part of the information gathering process.

2.4. DOCUMENTATION REVIEWED

Prior to the Comprehensive Facility Condition Assessment, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review while performing the Comprehensive Facility Condition Assessment:

- Floor plans
- Project List FY2008-2013

Other documents are available from County upon request. However, the supplied documentation was sufficient in completion of the Facility Condition Assessment (FCA).



3. ACCESSIBILITY & MOISTURE INFILTRATION

3.1. ADA ACCESSIBILITY

The 2012/2013 assessment scope did not include an updated accessibility review.

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability, regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the Comprehensive Facility Condition Assessment, a limited visual observation for ADA accessibility compliance was conducted. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG / Facility Dude's undertaking.

At a public property, the areas considered as public accommodations, besides the site itself and parking are: the exterior accessible route; the interior accessible route up to the entrance; and the interior common areas, including the common area restrooms.

An ADA assessment for select County-operated facilities was conducted in 2012 by Name. The reports identify deficiencies relating to ADA Title II accessibility for persons with physical disabilities to programs or functions in the select facilities using the 2010 ADA Standards for Accessible Design.

3.2. MOISTURE INFILTRATION

EMG / Facility Dude performed a limited visual assessment for the presence of moisture infiltration, conditions conducive to moisture infiltration, and evidence of moisture in readily accessible interior areas of the property. EMG / Facility Dude did not note obvious visual indications of the presence of moisture infiltration, conditions conducive to moisture infiltration, or evidence of moisture in readily accessible interior areas of the property. No further action or investigation is recommended regarding moisture infiltration at the property.



4. EXISTING BUILDING ASSESSMENT

4.1. SPACE TYPES

The following table identifies the reported space types and mix at the subject property.

Space Types and Mix			
Quantity	Type	Vacant Space	Down Space
1	Engine bay	0	0
1	Kitchen	0	0
1	Lobby	0	0
1	Lounge room	0	0
1	Office	0	0
1	Meeting room	0	0
1	Locker room	0	0
2	Fitness room	0	0
2	Sleeping quarters	0	0

4.2. SPACES OBSERVED

EMG / Facility Dude observed 100 percent of the building in order to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property and the roof.

All areas of the property were available for observation during the site visit.



5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition & Adequacy
Sanitary sewer	County Government Name	Good
Storm sewer	County Government Name	Good
Domestic water	County Government Name	Good
Electric service	Name	Good
Natural gas service	Name	Good

Observations/Comments:

- The utilities provided appear to be adequate for the property. There are no unique, on site utility systems such as septic systems, water or waste water treatment plants, or propane gas tanks.
- See Section 7.4 for descriptions and comments regarding the emergency generator.

5.2. PARKING, PAVING, AND SIDEWALKS

Item	Description
Parking Type	Open lot
Parking Areas Paved Surface Type	Asphaltic concrete
Total Parking Stalls	21
Total ADA Parking Stalls	1 Van
Parking Areas Square Footage	7,980

Observations/Comments:

- The asphalt paved driveway was observed to be in fair condition. There are signs of minor cracks but no significant surface deterioration. In order to maintain the integrity of the overall pavement system, an asphalt overlay will be required during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- In addition to the pavement repairs noted above, pothole patching, crack sealing, seal coating, and restriping of the asphalt pavement will be required during the assessment period to maximize the pavement life. The estimated cost of this work is included in the Replacement Reserves Report.
- The concrete pavement was observed to be in poor condition. Approximately 3,000 square feet of the concrete paving will require replacement. The concrete paving will require replacement assessment period.
- The concrete curbs, gutters, and sidewalks throughout the property are in good condition. Routine cleaning and maintenance will be required during the assessment period.



6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Based on structures of similar size, configuration, and geographic location, it is assumed that the foundation consists of a reinforced, concrete slab-on-grade with integral, perimeter footings, interior footings, and column pad footings, all bearing directly on the soil.

Observations/Comments:

- The foundation and footings could not be directly observed during the site visit. There is no evidence of movement that would indicate excessive settlement.

6.2. SUPERSTRUCTURE

The building has load-bearing, concrete masonry unit (CMU), exterior and interior walls, all supporting the roof. The roof is constructed of a metal deck supported by steel beams and open-web, steel joists.

Observations/Comments:

- The superstructure is exposed in some locations, allowing for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. ROOFING

The primary roof is classified as flat. The roof is finished with a modified bitumen membrane with a granular cap sheet. The exterior perimeter walls extend above the surface of the roof, creating parapet walls. The parapet walls are capped with sheet metal copings. The roof membrane turns up the sides of the parapet walls and terminates at the sheet metal flashing. The roof has sheet metal flashing elements.

A roof monitor skylight assembly runs along the length of the main corridor.

Storm water is drained from the roof by internal drains that discharge into the underground storm drainage system.

There are no attics. The roof structure is exposed.

Observations/Comments:

- The roof finishes were replaced in 2013. The roof sections have exceeded their expected useful life and replacement work began in the spring of 2013. There was no activity at the time of on site and Facilities Management reported the work was currently on hold. It is presumed the replacement work will continue in the near future.
- The field of the roof is in fair condition. There are no signs of active roof leaks or water intrusion at the property, but previous repairs are evident.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- There is no evidence of fire retardant treated plywood (FRT).



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- The roof flashings are in good to fair condition and will require routine maintenance during the assessment period.
- The parapet walls and copings are in good condition and will require routine maintenance during the assessment period.
- The skylight monitor is in good condition and only routine maintenance is anticipated during the term.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance program.

6.4. EXTERIOR WALLS

The exterior walls are finished with clay tile veneer on masonry walls.

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Observations/Comments:

- The exterior finishes are in good condition. Based on estimated Remaining Useful Life, the tile and mortar will require cleaning and pointing during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The sealant is flexible, smooth, and in good to fair condition and will require routine maintenance during the assessment period.

6.5. EXTERIOR AND INTERIOR STAIRS

Not applicable. There are no exterior or interior stairs.

6.6. WINDOWS AND DOORS

The windows are aluminum-framed, double-pane glazed, double-hung and awning units. There are also structural glass block windows.

The exterior doors are painted metal set in metal frames. The doors have cylindrical locksets and lever hardware.

A total of six overhead doors are located in the engine bay. The overhead doors are flush-paneled metal and are equipped with automatic openers.

Observations/Comments:

- Based on observation, there is no significant evidence of window leaks or condensation. The windows are in fair overall condition. Based on estimated Remaining Useful Life, the windows will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The exterior doors and door hardware are in overall good condition and will require routine maintenance during the assessment period.
- The overhead doors are in good condition and the closers were replaced in 2006. Based on estimated Remaining Useful Life, the overhead doors will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.



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6.7. PATIO, TERRACE, AND BALCONY

Not applicable. There are no patios, terraces, or balconies.

SAMPLE



7. BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

7.1. BUILDING HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

Heating and cooling are provided by individual, direct-expansion, constant-volume, gas-fired, packaged, rooftop-mounted HVAC units. There are a total of eight units, one of which was being replaced at the time of the assessment. Sizes range from approximately three to seven tons.

Heating and cooling are also provided by two forced-air furnaces with split-system, air conditioners. The furnaces and cooling coil unit are located in a mechanical closet. The condensing unit is pad-mounted on grade.

The cooling equipment uses R-22 as a refrigerant. Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air grilles are located in each space. The heating and cooling systems are controlled by local thermostats.

The restrooms and other areas are ventilated by mechanical exhaust fans. High-capacity ventilation fans are mounted on the roof and are connected by concealed ducts to each ventilated space.

The engine bay is equipped with a mechanical ventilation system. The system consists of exhaust fans and a network of sheet metal ducts.

The mechanical equipment includes an air compressor for support equipment. The compressor is located in a storage room near the offices. Heating in the engine bay is provided by radiant heaters.

Observations/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment have not been maintained since the property was first occupied.
- The HVAC equipment varies in age. HVAC equipment is reportedly replaced on an "as needed" basis.
- The rooftop package units are in fair to poor condition. Based on their estimated Remaining Useful Life (RUL) and condition, the units will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The roof and pad-mounted condensers are in fair condition. Based on their estimated Remaining Useful Life (RUL), the units will require replacement during the assessment period. The estimated costs are included in the Replacement Reserves Report.
- The matching fan coil units for the split systems are in fair condition and will require replacement at the same time as the condensers. The estimated costs are included in the Replacement Reserves Report.
- The mechanical ventilation system and equipment appear to be in good condition and will require routine maintenance during the assessment period. Equipment or component replacements can be performed as part of the property management's routine maintenance program.
- The air compressor is in good condition and estimated to be about five years old. Based on estimated useful life, the compressor will require replacement late in the assessment period. A cost is included in the Replacement Reserves Report.
- The infrared heaters were observed to be in good condition. The heaters will require routine maintenance over the assessment period.

FACILITY CONDITION

ASSESSMENT

7.2. BUILDING PLUMBING

The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are reported to be copper. The sanitary sewer and vent systems are reported to be polyvinyl chloride (PVC) plastic.

The water meter is located in a vault adjacent to the street.

Domestic hot water is supplied by one, 130-gallon, 399,900 BTU, gas-fired water heater. The water heater is located in a mechanical closet in the bunk area.

The restrooms have commercial-grade fixtures and accessories, including water closets, showers and lavatories.

Observations/Comments:

- The plumbing system is well maintained and in good condition. The water pressure appears to be adequate. The plumbing system will require routine maintenance during the assessment period.
- There is no evidence that the property uses polybutylene piping for the domestic water distribution system.
- The pressure and quantity of hot water are adequate.
- The water heater is in fair condition. Based on its estimated Remaining Useful Life (RUL), the water heater will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The accessories and plumbing fixtures are in good condition and will require routine maintenance over the assessment period.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator are located along the exterior wall of the building. The gas distribution piping within the building is malleable steel (black iron).

Observations/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator are in good condition and will require routine maintenance during the assessment period.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping is in good condition.

7.4. BUILDING ELECTRICAL

The electrical supply lines run underground to a pad-mounted transformer that feeds the exterior-mounted electrical meter.

The main electrical service size is 600-Amps, 120/208-Volt, three-phase, four-wire, alternating current (AC). The electrical wiring is reportedly copper, installed in metallic conduit. Circuit breaker panels are located throughout the building.

A diesel-powered, 175kW emergency generator is located on the exterior in the fenced area. The generator provides back-up power for elements of the fire and life safety systems. The fuel is stored in a belly tank located under the generator.

Lighting to the interior of the building is generally provided by fluorescent fixtures.



FACILITY CONDITION

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Observations/Comments:

- The on site electrical systems are owned and maintained by the utility company. This includes transformer, meter, and all elements of the on site systems.
- The electrical power appears to be adequate for the property's demands.
- The switchgear, circuit breaker panels, and electrical meter appear to be in good condition and will require routine maintenance during the assessment period.
- The generator is in fair condition and is reportedly tested on a weekly basis. Based on its estimated Remaining Useful Life (RUL), the generator and transfer controls will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.
- The property underwent a lighting retrofit in February of 2010. The interior lighting was observed to be in good condition and will require routine maintenance during the assessment period.

7.5. ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems at the property.

7.6. FIRE PROTECTION SYSTEMS

The fire protection systems consist of a wet-pipe sprinkler system, portable fire extinguishers, smoke detectors, pull stations, and alarm horns. Hardwired smoke detectors are located throughout the interior areas. The nearest fire hydrants are located along the property's drive aisles and are approximately 25 feet from the building.

Interior areas are equipped with battery back-up exit lights, pull stations, alarm horns, and strobe light alarms.

Fire sprinkler risers are located in a fire protection equipment room. The system is equipped with a backflow preventer.

A central fire alarm panel is located in the main office and monitors the pull stations, smoke detectors, and flow switches. The alarm panel also sounds the alarm however it is not monitored.

Observations/Comments:

- The fire sprinklers appear to be in good condition and are inspected by a qualified contractor on a routine basis. The fire sprinklers will require routine maintenance during the assessment period.
- The fire extinguishers are serviced annually by BFPE and appear to be in good condition. The fire extinguishers were last serviced and inspected in August 2012.
- The pull stations and alarm horns appear to be in good condition and will require routine maintenance during the assessment period.
- Smoke detector replacement is considered to be routine maintenance.
- Emergency light replacement is considered to be routine maintenance.
- The central alarm panel appears to be in good condition and is serviced regularly by a qualified fire equipment contractor. Equipment testing is not within the scope of a Property Condition Assessment. Based on its estimated Remaining Useful Life (RUL), the central alarm panel will require replacement during the assessment period. The estimated cost of this work is included in the Replacement Reserves Report.



8. OTHER STRUCTURES

Not applicable. There are no major accessory structures.

SAMPLE



9. APPENDICES

- APPENDIX A: Replacement Reserves and Priorities Report
APPENDIX B: Photographic Record
APPENDIX C: Floor Plan
APPENDIX D: Mechanical Inventory
APPENDIX E: Supporting Documentation
APPENDIX F: Acronyms and Out of Scope Item

SAMPLE



SAMPLE

**APPENDIX A:
REPLACEMENT RESERVES AND PRIORITIES
REPORT**



Replacement Reserves Report

The Replacement Reserves Report cost estimate is the value to replace the assets of a facility of the same or equal value. This cost does not include any mark-ups including those for design, engineering, studies, permits, staff chargebacks, project management, and etc. This is a one-for-one replacement value only.

Location	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Escalated Estimate
Fire Station 1 / Building	\$0	\$0	\$37,337	\$70,707	\$172,841	\$108,064	\$64,249	\$73,433	\$94,301	\$8,053	\$30,648	\$14,940	\$34,489	\$164,060	\$12,034	\$81,031	\$157,165	\$191,672	\$100,112	\$136,217	\$1,542,285
Fire Station 1 / Site	\$0	\$28,406	\$0	\$0	\$4,875	\$0	\$0	\$0	\$0	\$5,652	\$0	\$0	\$0	\$0	\$6,552	\$0	\$0	\$0	\$0	\$22,786	\$89,263
Grand Total	\$0	\$28,406	\$37,337	\$70,707	\$177,716	\$108,064	\$64,249	\$73,433	\$94,301	\$13,705	\$30,648	\$14,940	\$34,489	\$164,060	\$18,586	\$81,031	\$157,165	\$191,672	\$100,112	\$159,003	\$1,631,548

Fire Station 1 / Building

Report Section	Item	Cost Description	Lifespan (EOY)	EA	QUANTITY	UNIT	UNIT COST	Subtotal	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Deficiency Repair Estimate						
6.4	218280	02011 Paint brick wall upper floor	10	2	8	CSF	\$1,216.84	\$19,546																											
6.5	218285	02034 overhead door ceiling - 12' (8) by 20' wide, automatic, replace	20	7	13	EA	\$5,072.00	\$54,165																											
6.6	219284	02021 Aluminum window replacement, 2.0 x 4.0, operable	25	21	4	EA	\$172.88	\$18,372																											
7.1	219741	03041 Replace fan coil unit 1.5 ton	15	11	4	EA	\$1,904.20	\$1,904																											
7.1	219740	03041 Replace fan coil unit 2 ton	15	11	4	EA	\$2,272.50	\$2,273																											
7.1	219308	03041 Make up air unit up to 3,000 CFM	15	13	2	EA	\$5,339.50	\$5,340																											
7.1	219313	03052 Replace Roof Mounted Condenser 1.5-ton	15	11	4	EA	\$2,052.64	\$2,053																											
7.1	219305	03052 Single zone rooftop unit 4-ton	15	13	2	EA	\$10,708.50	\$10,709																											
7.1	219298	03052 Single zone rooftop unit 4-ton	15	11	4	EA	\$10,708.50	\$10,709																											
7.1	219293	03052 Replace rooftop unit 5-10 tons (heating and cooling)	15	10	5	EA	\$1,581.20	\$1,582																											
7.1	219295	03052 Single zone rooftop unit 3-ton	15	10	5	EA	\$7,404.50	\$7,405																											
7.1	219296	03052 Single zone rooftop unit 4-ton	15	11	4	EA	\$10,708.50	\$10,709																											
7.1	219315	03052 Pad-Mounted Condenser 2-ton	15	11	4	EA	\$2,767.10	\$2,767																											
7.1	219300	03052 Single zone rooftop unit 4-ton	15	13	2	EA	\$10,708.50	\$10,709																											
7.1	219720	E1019 Replace air compressor 3HP 60 gal	2	6	15	EA	\$3,618.58	\$3,619																											
7.2	219323	D2023 Commercial gas-fired domestic water heater, 365 to 400 MBH input	20	12	8	EA	\$20,245.70	\$20,246																											
7.4	219328	D5092 Replace Diesel Generator 175 to 200 kW	25	21	4	EA	\$91,786.12	\$91,786																											
7.6	219329	06037 Fire alarm panel	15	12	3	EA	\$4,609.98	\$4,609																											
8.1	219357	C2011 Paint end paten (interior walls, drywall	7	1	6	20250	SF	\$0.99	\$20,072																										
8.1	219350	C3025 Replace carpet, standard commercial, medium traffic	8	2	6	75	SF	\$70.88	\$5,301																										
8.1	219358	C3032 Replace acoustical ceiling tiles - partial	9	7	2	13	CSF	\$649.00	\$8,437																										
8.2	219433	C1033 LOCKERS (L) - Arlington	10	3	7	46	Each	\$354.00	\$16,284																										
8.2	219434	C1033 LOCKERS (L) - Arlington	10	3	7	46	Each	\$354.00	\$16,284																										
8.2	219441	C1033 ROOM-SIX BURNERS	7	2	5	1	Each	\$5,900.00	\$5,900																										
8.2	219444	E1093 MICRO-WAVE	5	1	4	1	Each	\$295.00	\$295																										
8.2	219440	E1093 ICE MACHINE	7	4	3	1	Each	\$2,360.00	\$2,360																										
8.2	219447	E1093 REFRIGERATOR	7	2	5	4	Each	\$3,540.00	\$14,160																										
8.2	219452	E1093 DISHWASHER	7	4	3	1	Each	\$5,900.00	\$5,900																										
8.2	219446	E1093 FREEZER	7	2	5	1	Each	\$4,130.00	\$4,130																										
8.2	219443	E1099 EXERCISE EQUIPMENT	6	2	3	13	Each	\$2,360.00	\$30,680																										
8.2	219439	E2010 BUILT IN PER LF (8) - Arlington	10	3	7	92	Each	\$295.00	\$27,140																										
8.2	219440	E2013 BLINDS-HORIZONTAL	10	1	9	20	Each	\$295.00	\$5,900																										

Replacement Reserves Report

The Replacement Reserves Report cost estimate is the value to replace the assets of a facility of the same or equal value. This cost does not include any mark-ups including those for design, engineering, studies, permits, staff chargebacks, project management, and etc. This is a one-for-one replacement value only.

3/7/2014

Report Section	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Deficiency Repair Estimate				
5.2	219423	E2022 SMALL TABLESIDE TABLE (ST) - Arlington	15	11	4	24	Each	\$590.00	\$14,160					\$14,160																				
5.2	219421	E2022 FREESTANDING FURNITURE (FF) - Arlington	20	4	16	12	Each	\$5,450.00	\$77,880																									
5.2	219437	E2022 FILE CABINET (FC) - Arlington	10	2	8	8	Each	\$747.00	\$4,602										\$4,602															
5.2	219432	E2022 RECLINER LOUNGE CHAIR (RL) - Arlington	10	6	6	6	Each	\$2,950.00	\$18,620						\$18,620																			
5.2	219453	E2022 Bed & mattress, single or stackable bunk (per bed)	7	3	12	12	EA	\$1,770.00	\$21,240				\$21,240																					
5.2	219428	E2022 TASK CHAIR (TC) - Arlington	10	5	29	29	Each	\$1,180.00	\$34,220					\$34,220																				
5.2	219424	E2022 FOLDING TABLE/DRAFTING TABLE (FT/DT) - Arlington	15	4	11	4	Each	\$472.00	\$2,344												\$2,344													
5.2	219431	E2022 COUCH/SOFA (CS) - Arlington	10	4	6	6	Each	\$3,540.00	\$3,540						\$3,540																			
5.2	219429	E2022 SIDE CHAIR (SC) - Arlington	10	8	5	5	Each	\$300.00	\$1,500					\$1,500																				
5.2	219427	E2022 OUTDOOR TABLE (OT) - Arlington	15	1	14	1	Each	\$2,350.00	\$2,350																									
5.2	219435	E2022 BOOKCASE (BC) - Arlington	10	2	8	4	Each	\$767.00	\$3,068																									
5.2	219422	E2022 CONFERENCE ROOM TABLE - BIG (RCT) - Arlington	15	10	5	1	Each	\$2,350.00	\$2,350																									
Totals, Unescalated										\$0	\$0	\$44,184	\$64,708	\$183,567	\$83,883	\$48,433	\$68,708	\$74,442	\$8,106	\$28,500	\$10,747	\$24,100	\$104,814	\$7,858	\$62,858	\$97,840	\$115,946	\$58,805	\$77,492	\$1,113,868				
Totals, Escalated (3.0% Inflation, compounded annually)										\$0	\$0	\$37,337	\$10,787	\$172,841	\$108,064	\$64,248	\$73,433	\$84,061	\$8,082	\$28,648	\$14,948	\$34,488	\$164,088	\$12,034	\$81,831	\$167,165	\$191,672	\$100,112	\$138,217	\$1,642,265				

*Location Factor (1.00) has been included in unit costs.

Fire Station 1 / Site

Report Section	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	* Subtotal	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Deficiency Repair Estimate										
5.2	224038	G2012 Concrete pavement replace	30	29	1	3000	SF	\$9.05	\$28,630																															
5.2	219271	G2022 Asphalt-overlay 1"	25	6	19	7980	SF	\$1.09	\$8,663																															
5.2	219270	G2022 Patch, Repair and Seal Coat asphalt	5	1	4	7080	SF	\$0.54	\$4,332				\$4,332																											
Totals, Unescalated										\$0	\$28,630	\$0	\$0	\$4,332	\$0	\$0	\$0	\$0	\$4,332	\$0	\$0	\$0	\$4,332	\$0	\$0	\$0	\$0	\$17,865	\$4,638											
Totals, Escalated (3.0% Inflation, compounded annually)										\$0	\$29,488	\$0	\$0	\$4,676	\$0	\$0	\$0	\$0	\$5,662	\$0	\$0	\$0	\$4,663	\$0	\$0	\$0	\$0	\$0	\$22,768	\$6,283										

*Location Factor (1.00) has been included in unit costs.

Priorities Report

3/7/2014

Location	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Escalated Estimate
Fire Station 1 / Building	\$37,337	\$0	\$352,601	\$190,817	\$220,712	\$801,467
Fire Station 1 / Site	\$29,498	\$0	\$4,875	\$0	\$15,191	\$49,564
Grand Total	\$66,835	\$0	\$357,476	\$190,817	\$235,903	\$851,031

Fire Station 1 / Building

Report Section	ID	Cost Description	RUL	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Priority 2								
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219305	Single zone rooftop unit 4-ton	2	1	EA	\$10,708.50	\$10,709	\$11,361
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219308	Make up air unit up to 3,000 CFM	2	1	EA	\$5,338.50	\$5,340	\$5,665
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219306	Single zone rooftop unit 4-ton	2	1	EA	\$10,708.50	\$10,709	\$11,361
8.1 Interior Finishes	219356	Replace acoustical ceiling tiles - partial	2	13	CSF	\$649.00	\$8,437	\$8,951
Priority 1 Total								\$37,337
Priority 3								
7.6 Fire Protection Systems	219329	Fire alarm panel	3	1	EA	\$4,609.08	\$4,609	\$5,036
8.2 Commercial Kitchen Equipment	219449	ICE MACHINE	3	1	Each	\$2,360.00	\$2,360	\$2,579
8.2 Commercial Kitchen Equipment	219453	Bed & mattress, single or stackable bunk (per bed)	3	12	EA	\$1,770.00	\$21,240	\$23,210
8.2 Commercial Kitchen Equipment	219452	DISHWASHER	3	1	Each	\$5,900.00	\$5,900	\$6,447
8.2 Commercial Kitchen Equipment	219443	EXERCISE EQUIPMENT	3	13	Each	\$2,360.00	\$30,680	\$33,525
6.6 Windows and Doors	219284	Aluminum window replacement, 2-0 x 4-0, operable	4	24	Each	\$679.68	\$16,312	\$18,360
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219741	Replace fan coil unit 1.5 ton	4	1	EA	\$1,904.20	\$1,904	\$2,143
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219740	Replace fan coil unit 2 ton	4	1	EA	\$2,272.53	\$2,273	\$2,558
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219313	Replace Roof-Mounted Condenser 1.5-ton	4	1	Each	\$2,652.64	\$2,653	\$2,986
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219299	Single zone rooftop unit 4-ton	4	1	EA	\$10,708.50	\$10,709	\$12,053
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219296	Single zone rooftop unit 4-ton	4	1	EA	\$10,708.50	\$10,709	\$12,063
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219315	Pad-Mounted Condenser 2-ton	4	1	Each	\$2,767.10	\$2,767	\$3,114
7.4 Building Electrical	219328	Replace Diesel Generator 175 to 200 kW	4	1	EA	\$91,786.12	\$91,786	\$103,306
8.2 Commercial Kitchen Equipment	219423	SMALL TABLE/SIDE TABLE [ST] -Arlington	4	24	Each	\$590.00	\$14,160	\$15,937
8.2 Commercial Kitchen Equipment	219444	MICRO-WAVE	4	1	Each	\$295.00	\$295	\$332
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219293	Replace rooftop unit 5.10 tons (heating and cooling)	5	7	Ton	\$1,581.20	\$11,068	\$12,831
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219295	Single zone rooftop unit 3-ton	5	1	EA	\$7,404.50	\$7,405	\$8,584
8.2 Commercial Kitchen Equipment	219448	RANGE-SIX BURNERS	5	1	Each	\$5,900.00	\$5,900	\$6,840
8.2 Commercial Kitchen Equipment	219447	REFRIGERATOR	5	4	Each	\$3,540.00	\$14,160	\$16,415
8.2 Commercial Kitchen Equipment	219428	TASK CHAIR [TC] -Arlington	5	29	Each	\$1,180.00	\$34,220	\$39,670
8.2 Commercial Kitchen Equipment	219429	SIDE CHAIR [SC] -Arlington	5	25	Each	\$590.00	\$14,750	\$17,099
8.2 Commercial Kitchen Equipment	219422	CONFERENCE ROOM TABLE - BIG [BCT] -Arlington	5	1	Each	\$2,360.00	\$2,360	\$2,736
8.2 Commercial Kitchen Equipment	219446	FREEZER	5	1	Each	\$4,190.00	\$4,190	\$4,788
Priority 3 Total								\$352,601
Priority 4								
8.1 Interior Finishes	219357	Paint and patch interior walls, drywall	6	20250	SF	\$0.99	\$20,072	\$23,967
8.1 Interior Finishes	219350	Replace carpet, standard commercial, medium traffic	6	75	SY	\$70.68	\$5,301	\$6,330
8.2 Commercial Kitchen Equipment	219432	RECLINER/LOUNGE CHAIR [R/L] -Arlington	6	7	Each	\$2,360.00	\$16,520	\$19,726
8.2 Commercial Kitchen Equipment	219431	COUCH/SOFA [C/S] -Arlington	6	1	Each	\$3,540.00	\$3,540	\$4,227
8.2 Commercial Kitchen Equipment	219433	LOCKERS [L] -Arlington	7	46	Each	\$354.00	\$16,284	\$20,027
8.2 Commercial Kitchen Equipment	219439	BUILT IN PER LF [BI] -Arlington	7	92	Each	\$295.00	\$27,140	\$33,379
8.2 Commercial Kitchen Equipment	219434	LOCKERS [L] -Arlington	7	46	Each	\$354.00	\$16,284	\$20,027
6.4 Exterior Walls	219280	Paint brick wall upper floor	8	13	CSF	\$1,218.94	\$15,846	\$20,074
7.2 Building Plumbing	219323	Commercial gas-fired domestic water heater, 365 to 400 MBH input	8	1	EA	\$20,245.70	\$20,246	\$25,647
8.2 Commercial Kitchen Equipment	219437	FILE CABINET [FC] -Arlington	8	6	Each	\$767.00	\$4,602	\$5,830
8.2 Commercial Kitchen Equipment	219435	BOOKCASE [BC] -Arlington	8	4	Each	\$767.00	\$3,068	\$3,886
8.2 Commercial Kitchen Equipment	219440	BLINDS-HORIZONTAL	9	20	Each	\$295.00	\$5,900	\$7,698
Priority 4 Total								\$190,817
Priority 5								
8.2 Commercial Kitchen Equipment	219424	FOLDING TABLE/DRAFTING TABLE [FT/DT] -Arlington	11	5	Each	\$472.00	\$2,360	\$3,267

Priorities Report

3/7/2014

Report Section	ID	Cost Description	RUL	Quantity	Unit	Unit Cost *	Subtotal *	Deficiency Repair Estimate *
6.5 Exterior and Interior Stairs	219285	overhead door coiling - 12' tall by 20' wide, automatic, replace	13	6	EA	\$9,027.00	\$54,162	\$79,539
8.2 Commercial Kitchen Equipment	219427	OUTDOOR TABLE [OT] -Arlington	14	1	Each	\$2,360.00	\$2,360	\$3,570
7.1 Building Heating, Ventilating, and Air-conditioning (HVAC)	219720	Replace air compressor 3 HP 60 gal	15	1	EA	\$3,618.59	\$3,619	\$5,638
8.2 Commercial Kitchen Equipment	219421	FREESTANDING FURNITURE [FF] -Arlington	16	12	Each	\$6,490.00	\$77,880	\$124,975
8.2 Commercial Kitchen Equipment	219441	ROOM SIGN	19	12	Each	\$177.00	\$2,124	\$3,724
Priority 5 Total:								\$220,712

Repairs Total \$801,467
 Only the first occurrence of each observation is included in this report.
 * Location Factor (1.0) included in totals.

Fire Station 1 / Site

Report Section	ID	Cost Description	RUL	Quantity	Unit	Unit Cost *	Subtotal *	Deficiency Repair Estimate *
Priority 2								
5.2 Parking, Paving and Sidewalks	224038	Concrete pavement replace	1	3000	SF	\$9.55	\$28,639	\$29,498
Priority 1 Total:								\$29,498
Priority 3								
5.2 Parking, Paving and Sidewalks	219270	Patch, Repair and Seal Coat asphalt	4	7980	SF	\$0.54	\$4,332	\$4,875
Priority 3 Total:								\$4,875
Priority 5								
5.2 Parking, Paving and Sidewalks	219271	Asphalt overlay 1"	19	7980	SF	\$1.09	\$8,683	\$15,191
Priority 5 Total:								\$15,191
Repairs Total								\$49,564

Only the first occurrence of each observation is included in this report.
 * Location Factor (1.0) included in totals.

SAMPLE

APPENDIX B:
PHOTOGRAPHIC RECORD





Photo #1: Front elevation



Photo #2: Right elevation



Photo #3: Rear elevation

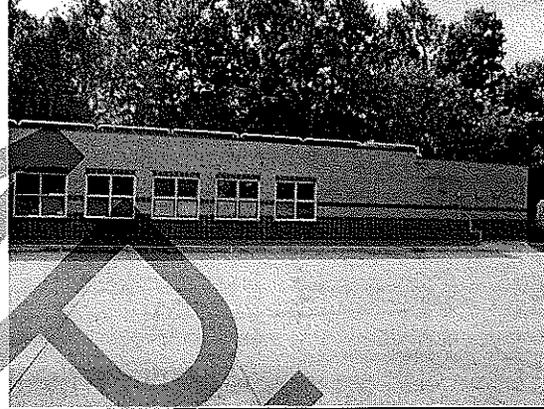


Photo #4: Rear elevation

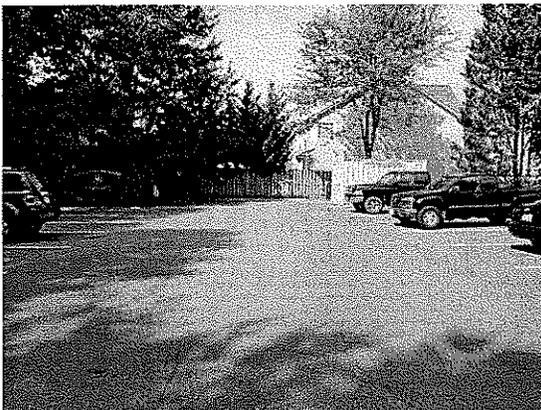


Photo #5: Parking lot

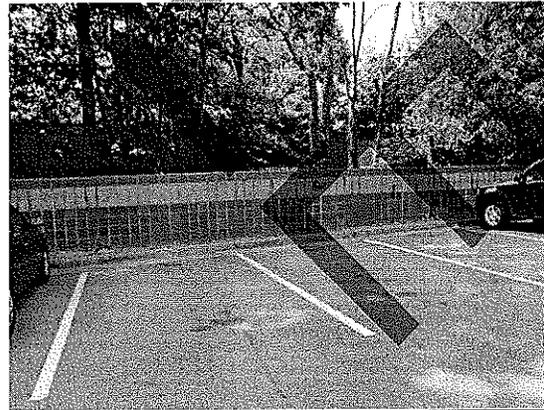


Photo #6: Parkng stalls



Photo #7:	Basketball court
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Photo #8:	Concrete paving
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Photo #9:	Cast in place concrete curb
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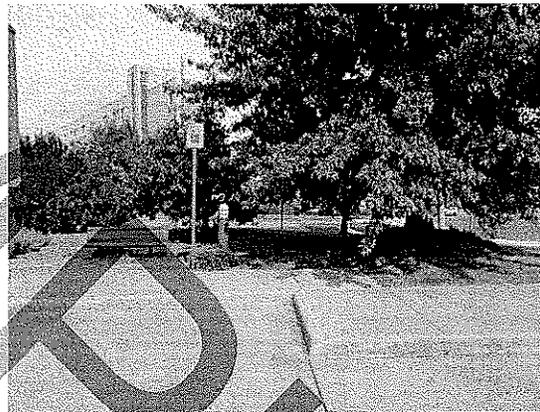


Photo #10:	Concrete sidewalk and bench
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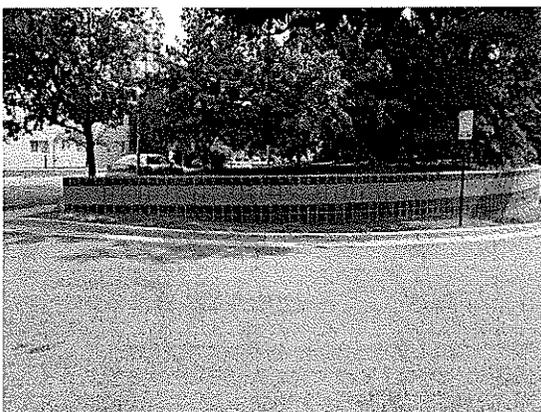


Photo #11:	Retaining wall
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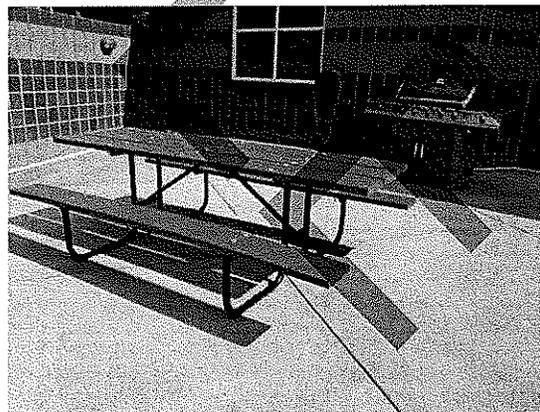


Photo #12:	Outdoor seating area
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Photo Dumpster
#13:



Photo Landscaping
#14:

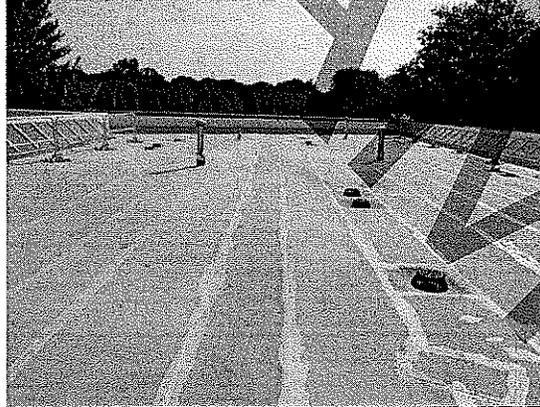


Photo Roof overview
#15:

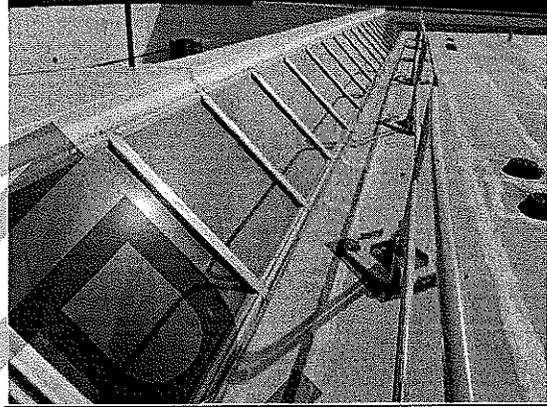


Photo Skylight
#16:

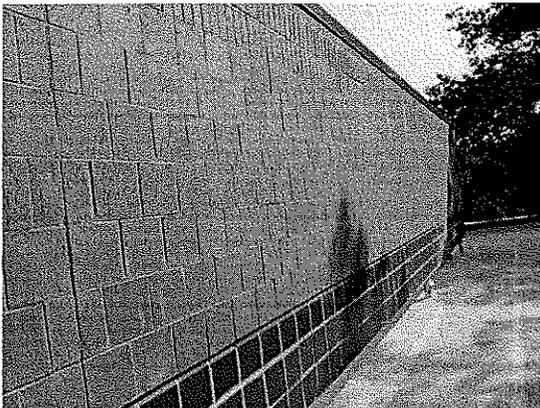


Photo Exterior wall
#17:

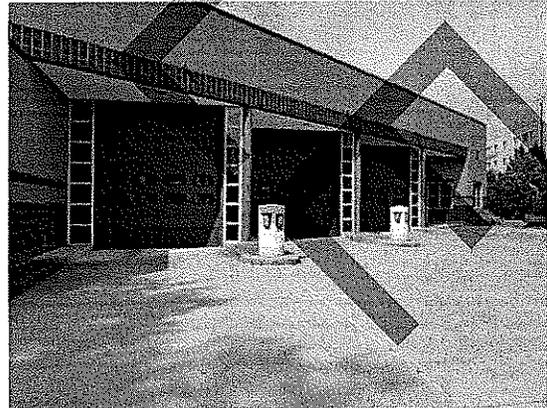


Photo Overhead doors
#18:

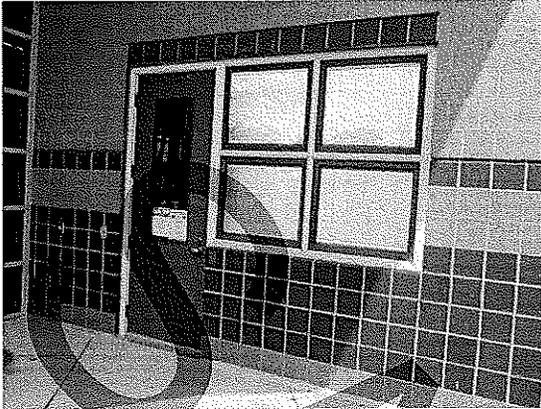


Photo #19: Exterior door and window



Photo #20: Glass block window



Photo #21: Building mounted signage

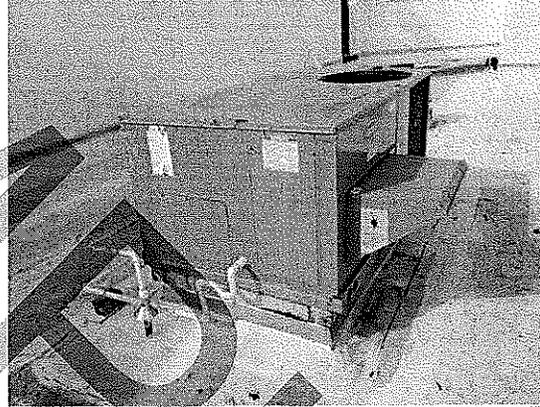


Photo #22: Packaged rooftop unit

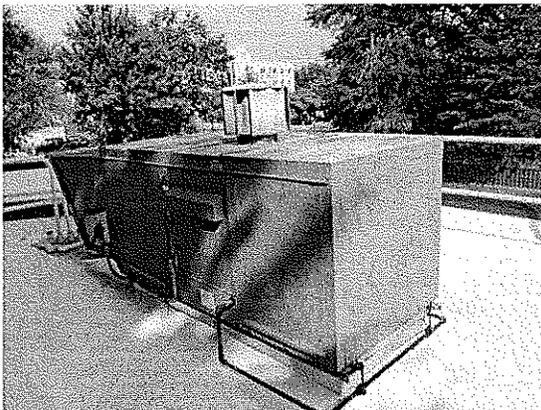


Photo #23: Rooftop makeup air unit

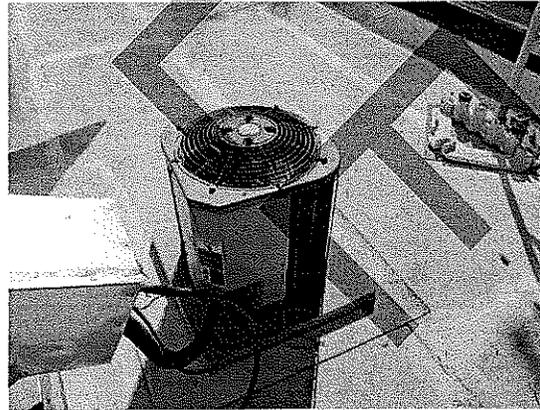


Photo #24: Roof mounted condenser

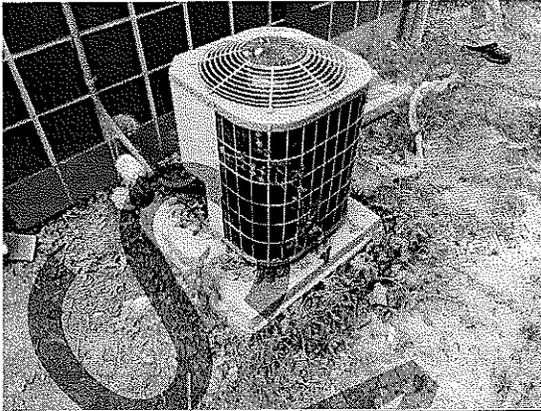


Photo #25: Pad mounted condenser

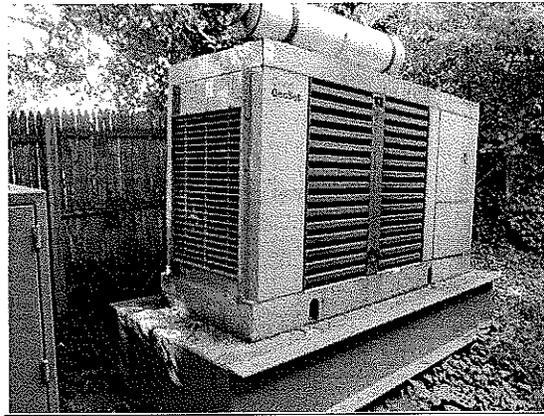


Photo #26: Electrical generator

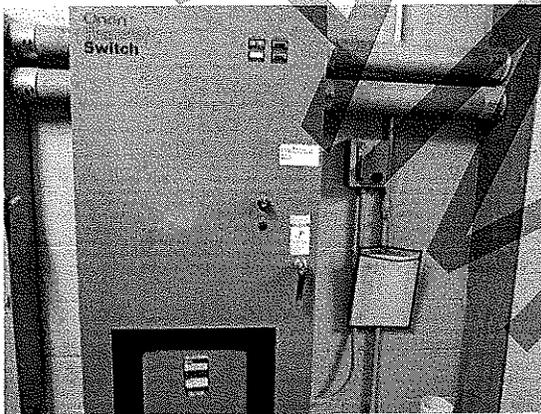


Photo #27: Transfer switch

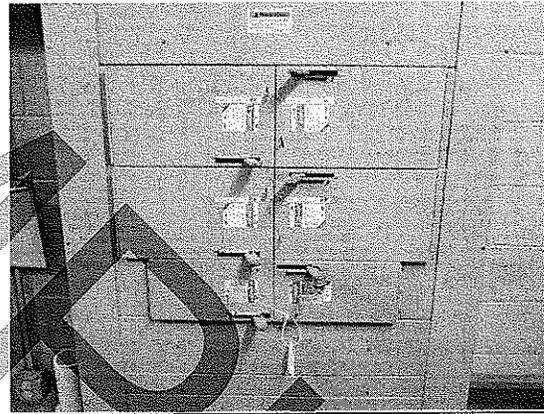


Photo #28: Electrical switchgear

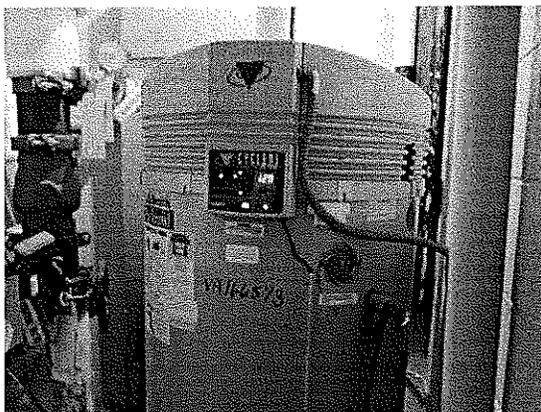


Photo #29: Domestic water heater

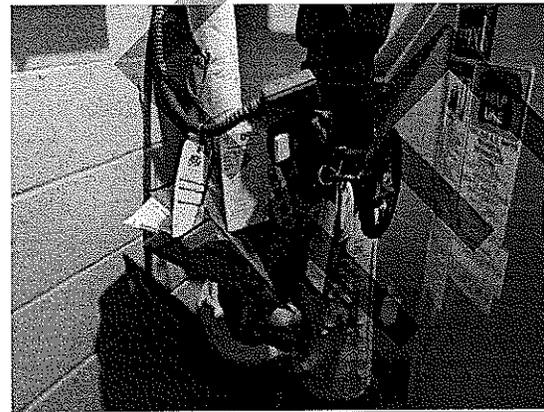
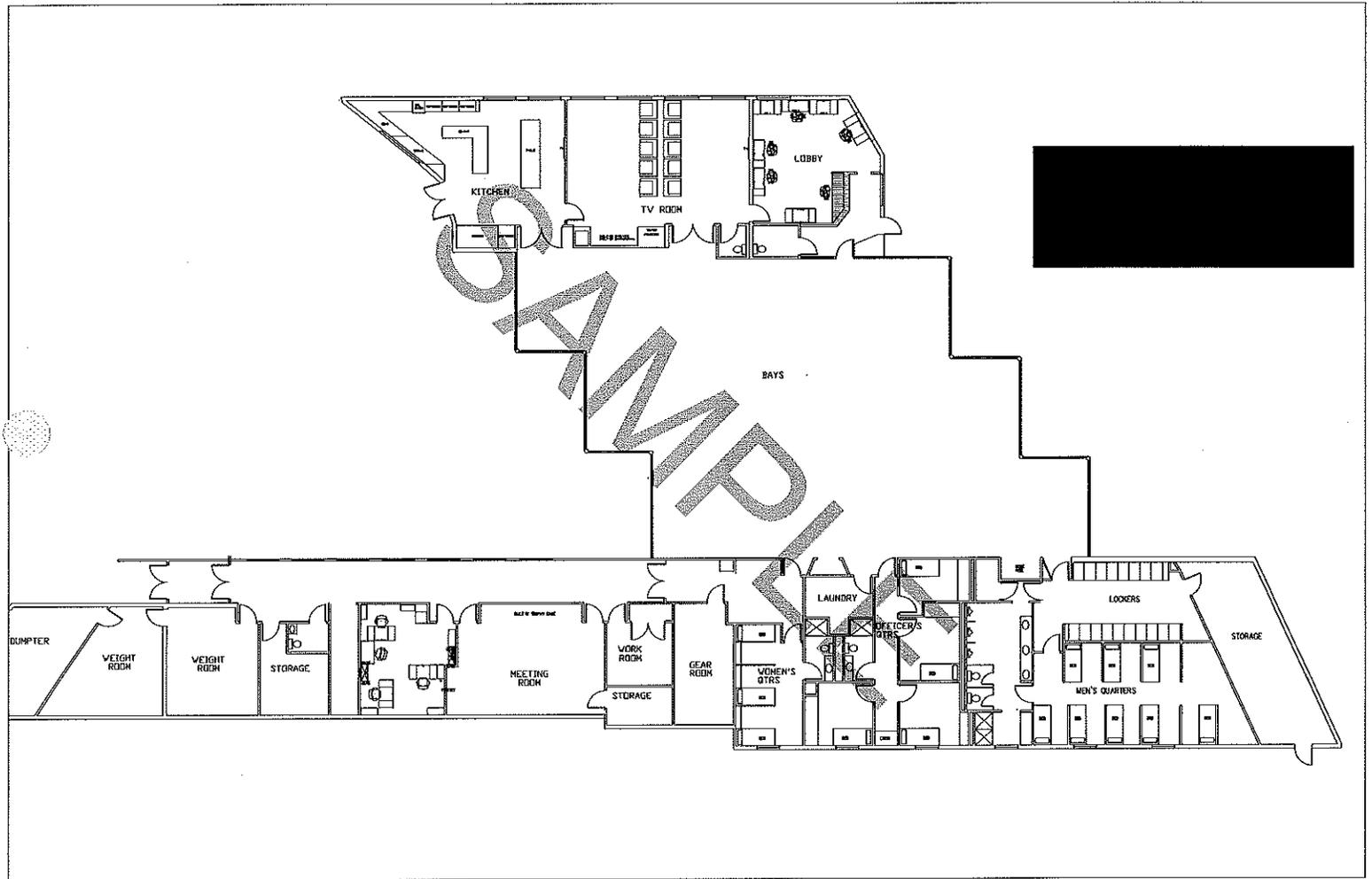


Photo #30: Fire suppression control valve

SAMPLE

APPENDIX C:
FLOOR PLAN





SAMPLE

APPENDIX D:
MECHANICAL INVENTORY



Equipment Inventory Report

3/7/2014

ID	Location	Description	Manufacturer	Model	Details	Barcode	Quantity	Unit	Replacement Year	Total Cost
219323	Fire Station 1 / Building D2023	Commercial gas-fired domestic water heater, 365 to 400 MBH Input ; Lifespan: 20	A.O. Smith	BTH400A970	9280856002	1937	1	EA	2022	\$20,246
219308	Fire Station 1 / Building D3041	Make up air unit up to 3,000 CFM; Lifespan: 15	Renzor	RGB200-S2JE	EAPH66H5N47260	1932	1	EA	2016	\$5,340
219313	Fire Station 1 / Building D3052	Replace Roof-Mounted Condenser 1.5-ton ; Lifespan: 15	Carrier	38CKC018340	1802E26082		1	Each	2018	\$2,653
219305	Fire Station 1 / Building D3052	Single zone rooftop unit 4-ton; Lifespan: 15	Carrier	48DJ0005500	2990G72G45	1933	1	EA	2016	\$10,709
219299	Fire Station 1 / Building D3052	Single zone rooftop unit 4-ton; Lifespan: 15	Carrier	48TFE005-A-511	1302G20378	1931	1	EA	2018	\$10,709
219293	Fire Station 1 / Building D3052	Replace rooftop unit 5-10 tons (heating and cooling); Lifespan: 15	Carrier	48TFD007-511	2003G40304	1928	7	Ton	2019	\$11,068
219295	Fire Station 1 / Building D3052	Single zone rooftop unit 3-ton; Lifespan: 15	Carrier	48TFE004-A-511	0503G50084	1929	1	EA	2019	\$7,405
219296	Fire Station 1 / Building D3052	Single zone rooftop unit 4-ton; Lifespan: 15	Carrier	48TFE005-A-511	1302G20373	1930	1	EA	2018	\$10,709
219315	Fire Station 1 / Building D3052	Pad-Mounted Condenser 2-ton; Lifespan: 15	Carrier	38CKC024340	2602E26572		1	Each	2018	\$2,767
219306	Fire Station 1 / Building D3052	Single zone rooftop unit 4-ton; Lifespan: 15	Carrier	48DJ0005500	2990G95059	1935	1	EA	2016	\$10,709
219328	Fire Station 1 / Building D5092	Replace Diesel Generator 175 to 200 kW; Lifespan: 25	Onan Genset	696CTA32	900348305	1938	1	EA	2018	\$91,786
219720	Fire Station 1 / Building E1019	Replace air compressor 3 HP 60 gal; Lifespan: 20				1936	1	EA	2029	\$3,619
Total										\$187,717

SAMPLE

APPENDIX E:
SUPPORTING DOCUMENTATION



DES - FMB CAPITAL, AIRE AND GENERAL FUNDS PROJECTS

Building and Work done	Complete
1810 lighting retrofit	01/23/2009
1810 Roof Remediation	6/30/2010
2049 Lighting Retrofits	1/14/2010
ACDF Lock Replacement	3/30/2009
ACPD 7th Floor Server Room HVAC	4/13/2012
ARGUS HOUSE INSULATION PROJECT	7/15/2011
ARGUS HOUSE LIGHTING RETROFIT	7/18/2011
ARGUS HOUSE RETROFIT PHASE 2	10/24/2011
ARGUS HOUSE RETROFIT PHASE 3	10/24/2011
ARL CHILDCARE LIGHTING RETROFIT	6/8/2009
Arlington Arts BAS Upgrades	5/15/2012
ARLINGTON ARTS DWH REPLACEMENT	1/30/2010
ARLINGTON ARTS Lighting retrofit	12/14/2009
Aurora Hills Library and Rec. Center Roof Replacement	12/20/2010
AURORA HILLS LIGHTING RETROFIT	8/12/2011
BARCROFT LIGHTING RETROFIT	1/28/2010
Barcroft Powerwashing/Misc Façade Restoration	1/15/2011
Boiler Replacement / FS #10	10/1/2008
Boiler Replacement / FS #8	9/19/2008
Boiler Replacement / Gulf Branch	9/22/2008
Carlin Hall Boiler and DWH Replacement	5/17/2010
CARLIN HALL LIGHTING RETRO-FIT	5/11/2009
CENTRAL LIB RELAMP & BALLAST	6/7/2010
CENTRAL LIB Theatrical upgrades	3/13/2009
Central Library Auditorium / retro-fit	1/9/2009
Central Library Auditorium / retro-fit	2/6/2009
Central Library lighting retro-fit Phase 1	7/11/2008
Central Library lighting retro-fit Phase 2	7/11/2008
Central Library lighting retro-fit Phase 2	12/19/2008
Central Library lighting retro-fit Phase 2	12/19/2008
Central Library lighting retro-fit Phase 3	1/30/2009
Central Library Rear Entrance Walkway Repair	6/20/2010
Central Library Solar Project	10/31/2011
CENTRAL LIBRARY WALKLIGHTS	2/28/2011
Cherrydale Library Lighting retro-fit	7/11/2008
Cherrydale Water Heater replacement	4/9/2009
Chiller Retrofits at CSW and Central Library	10/6/2010
CHP CONFERENCE LIGHTING	4/15/2011
Controls Upgrade at Fenwick Center	10/25/2010
CSW 3rd FL LIGHTING RETROFIT	1/21/2011
CSW 5th Floor Lighting Retro-fit	10/3/2008
CSW 6th Floor Lighting Retro-fit	10/21/2008
CSW lighting retro-fit	7/17/2008

DES - FMB CAPITAL, AIRE AND GENERAL FUNDS PROJECTS

Building and Work done	Complete
DAWSON TERRACE / RTU REPLACE	11/8/2010
DAWSON TERRACE LIGHTING RETROFIT	7/13/2009
DPW Roof Repair	1/10/2013
Drewry Boiler Replacement	12/29/2009
Drewry Dual Pump Replacement	9/25/2008
Drewry Center Lighting retro-fit	11/7/2008
Edison Center Lighting retro-fit	9/9/2008
Edison Center Lighting retro-fit	9/9/2008
Equipment Bureau / Bays Light retrofit	10/6/2009
EQUIPT BAYS INSTA HOT DHW	2/25/2011
EQUIPT BAYS INSTA HOT DHW	2/25/2011
EQUIPT Bureau / Replace DHW	12/29/2009
EQUIPT DIV EXTERIOR LIGHTING	10/22/2010
EXTERIOR LIGHTING / TRADES CENTER	6/26/2011
Fenwick - Elevator Replacement	2/17/2009
Fenwick Baseboard Heaters	3/16/2012
Fenwick Center AHU-1 VFD Installation	3/5/2010
Fenwick Center HVAC Upgrades	5/31/2011
FENWICK LIGHTING RETROFIT	1/6/2012
FIRE #7 HVAC REPLACEMENT	10/9/2012
Fire Marshall's Office	9/11/2008
Fire Station # 1 Lighting Retro-fit	2/22/2010
Fire Station # 7 - Curb Structural Repair	02/30/09
Fire Station # 7- Water Proofing & Concrete Restoration	7/31/2009
Fire Station # 7- Water Proofing, Concrete Restoration, Gutters replacement and curb structure repair	06/31/2009
Fire Station #2 Lighting Retro-fit	2/22/2010
Fire Station #4 Lighting retro-fit	10/1/2008
Fire Station #8 Lighting Retro-fit	10/1/2008
Fire Station #9 Lighting Retro-fit	2/22/2010
FIRE TRAINING HP REPLACEMENT	6/30/2011
Fire Training Lighting retro-fit	7/3/2008
FORT CF SMITH / HEAT PUMPS	1/14/2008
FS #10 Lighting Retro-fit	10/21/2008
FS #7 LIGHTING RETROFIT	7/1/2009
FS 4 DHW REPLACEMENT	12/23/2009
GLEN CARLYN LIGHTING RETRO-FIT	5/11/2009
Gulf Branch Lighting retro-fit	10/1/2008
GULF BRANCH MINI SPLIT	4/1/2012
IND HOUSE HAVC REPLACEMENT	
INSTA HOT DT / THERMO STATS / GB	7/10/2009
LEE COM. LIGHTING RETROFITS	7/18/2011
LONG BRANCH HVAC REPLACEMENT	1/12/2012

DES - FMB CAPITAL, AIRE AND GENERAL FUNDS PROJECTS

Building and Work done	Complete
LONG BRANCH LIGHTING RETRO-FIT	11/21/2008
Madison - Fire Alarm System Upgarde	12/24/2008
Madison Boiler Replacement	11/16/2009
MADISON Lighting Retrofit	12/29/2009
METRO TUNNEL RETROFIT	
OEM Radio Sites HVAC & Electrical Equipment Data Collection	3/23/2012
PRCR Generator Addition	10/31/2010
PRCR Roof Replacement	12/30/2012
Roof Replacement - Minor Hill Pumping Station	12/20/2008
RPC LIGHTING RETROFIT PHASE 2	1/28/2010
SIGN WAREHSE LIGHTING RETROFIT	4/15/2011
SOLAR HOT WATER PRCR / BSC SOW	
Sullivan House / replace boiler, convectors and zone controls	6/2/2008
SWB Lighting retro-fit	7/3/2008
TRAFFIC ENG WARE LIGHTING RETRO	1/29/2010
W/S/S Warehouse Retrofits	6/30/2010
W/S/S Windows and Weatherization	3/1/2011
WETA LIGHTING RETROFIT	1/6/2012
Woodmont Heat Pump(s)	7/15/2010
WOODMONT LIGHTING RETR-FIT	5/10/2009
WOODMONT LIGHTING RETROFIT	4/15//2011
WOODMONT RTU REPLACEMENT	6/18/2010
WOODMONT TANKLESS DHW	7/19/2010
Woodmont Water proofing	8/15/2011
WOODMONT WINDOW & DOOR	6/15/2011
WSS PARKING LOT LIGHTING	6/26/2011

SAMPLE

APPENDIX F:
ACRONYMS AND OUT OF SCOPE ITEM



FACILITY CONDITION ASSESSMENT

ASTM E2018-01 ACRONYMS

ADA - The Americans with Disabilities Act

ASTM - American Society for Testing and Materials

BOMA - Building Owners and Managers Association

BUR - Built-up Roofing

DWV - Drainage, Waste, Ventilation

EIFS - Exterior Insulation and Finish System

EMF - Electro Magnetic Fields

EMS - Energy Management System

EUL - Expected Useful Life

FCA - Facility Condition Assessment

FEMA - Federal Emergency Management Agency

FFHA - Federal Fair Housing Act

FIRMS - Flood Insurance Rate Maps

FRT - Fire Retardant Treated

FOIA - U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.

FOIL - Freedom of Information Letter

FM - Factory Mutual

HVAC - Heating, Ventilating and Air-conditioning

IAQ - Indoor Air Quality

MEP - Mechanical, Electrical and Plumbing

NFPA - National Fire Protection Association

PML - Probable Maximum Loss

RTU - Rooftop Unit

RUL - Remaining Useful Life

STC - Sound Transmission Class

UBC - Uniform Building Code



FACILITY CONDITION ASSESSMENT

Ref #	Section 8: ASTM E 2018-01 Out of Scope Items
8.4.1.8	Utilities: Operating conditions of any systems or accessing manholes or utility pits.
8.4.2. 2	Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
8.4.3. 2	Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
8.4.4. 2	Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, or verifying pipe sizes and verifying the point of discharge for underground systems.
8.4.5. 2	Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or -owned or maintained equipment.
8.4.6. 2	Air-conditioning and Ventilation: Assessment of process related equipment or condition of owned/maintained equipment.
8.4.7. 2	Electrical: Removing of electrical panel covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices. Process related equipment or owned equipment.
8.4.8. 2	Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts
8.4.9. 1	Life Safety/Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.
8.4.10 .2	Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1	Activity Exclusions - The activities listed below are generally excluded from or otherwise represent limitations to the scope of a Comprehensive Facility Condition Assessment prepared in accordance with this <i>guide</i> . These should not be construed as all-inclusive or implying that any exclusion not specifically identified is a Comprehensive Facility Condition Assessment requirement under this <i>guide</i> .



FACILITY CONDITION ASSESSMENT

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.1.1	Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; <i>dismantling</i> or operating of equipment or appliances; or disturbing personal items or <i>property</i> which obstructs access or visibility.
11.1.2	Preparing <i>engineering</i> calculations (civil, structural, mechanical, electrical, etc.) to determine any <i>system's</i> , <i>component's</i> , or equipment's adequacy or compliance with any specific or commonly accepted design requirements or <i>building codes</i> , or preparing designs or specifications to remedy any <i>physical deficiency</i> .
11.1.3	Taking measurements or quantities to establish or confirm any information or representations provided by the <i>owner</i> or <i>user</i> such as: size and dimensions of the <i>subject property</i> or <i>subject building</i> , any legal encumbrances such as easements, dwelling unit count and mix, building <i>property</i> line setbacks or elevations, number and size of parking spaces, etc.
11.1.4	Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the <i>field observer's walk-through survey</i> or such information is provided to the <i>consultant</i> by the <i>owner</i> , <i>user</i> , property manager, etc. The <i>consultant</i> is not required to provide a <i>suggested remedy</i> for treatment or remediation, determine the extent of infestation, nor provide <i>opinions of probable costs</i> for treatment or remediation of any deterioration that may have resulted.
11.1.5	Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal <i>systems</i> , wells; <i>systems</i> that are either considered process-related or peculiar to a specific tenancy or use; waste water treatment plants; or items or <i>systems</i> that are not permanently installed.
11.1.6	Entering or accessing any area of the premises deemed to pose a threat of <i>dangerous or adverse conditions</i> with respect to the <i>field observer</i> or to perform any procedure, which may damage or impair the physical integrity of the <i>property</i> , any <i>system</i> , or <i>component</i> .
11.1.7	Providing an opinion on the condition of any <i>system</i> or <i>component</i> , which is <i>shutdown</i> , or whose operation by the <i>field observer</i> may significantly increase the registered electrical demand-load. However, <i>consultant</i> is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.
11.1.8	Evaluating acoustical or insulating characteristics of <i>systems</i> or <i>components</i> .
11.1.9	Providing an opinion on matters regarding security of the <i>subject property</i> and protection of its occupants or <i>users</i> from unauthorized access.
11.1.1 0	Operating or witnessing the operation of lighting or other <i>systems</i> typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
11.1.1 1	Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.
11.2	Warranty, Guarantee and Code Compliance Exclusions - By conducting a Comprehensive Facility Condition Assessment and preparing a FCA, the <i>consultant</i> is merely providing an opinion and does not warrant or guarantee the present or future condition of the <i>subject property</i> , nor may the Comprehensive Facility Condition Assessment be construed as either a warranty or guarantee of any of the following:
11.2.1	Any <i>system's</i> or <i>component's</i> physical condition or use, nor is a Comprehensive Facility Condition Assessment to be construed as substituting for any <i>system's</i> or equipment's warranty transfer inspection;
11.2.2	Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, <i>building codes</i> , safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. However, should there be any conspicuous <i>material</i> present violations <i>observed</i> or reported based upon <i>actual knowledge</i> of the <i>field observer</i> or the <i>FCA reviewer</i> , they should be identified in the FCA;
11.2.3	Compliance of any material, equipment, or <i>system</i> with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval such as FM, State Board of Fire Underwriters, etc.
11.3	Additional/General Considerations:



FACILITY CONDITION ASSESSMENT

Ref #	Section 11: ASTM E 2018-01 Out of Scope Items
11.3.1	Further Inquiry - There may be physical condition issues or certain physical improvements at the <i>subject property</i> that the parties may wish to assess in connection with a <i>commercial real estate transaction</i> that are outside the scope of this <i>guide</i> . Such issues are referred to as non-scope considerations and if included in the FCA, should be identified under Section 10.9.
11.3.2	<i>Non-Scope Considerations</i> - Whether or not a <i>user</i> elects to inquire into non-scope considerations in connection with this <i>guide</i> is a decision to be made by the <i>user</i> . No assessment of such non-scope considerations is required for a Comprehensive Facility Condition Assessment to be conducted in compliance with this <i>guide</i> .

SAMPLE

