

	Element No.	Component Description	Asset

NERCF-MB	G4032	G4032 Site Security & Alarm Systems	Site Security & Alarm Systems
NERCF - Pump Station	D2034	Sanitary Lift Station Pumps 75 Gpm	Sewage Ejector Pumps
NERCF - Greenhouse	D3052	Package Units, Gas Heat, 5-Ton Cooling	Package Unit, Propane Heat, Electric Cooling
NERCF-Program Bldg	D5037	Fire Alarm Panel	Fire Alarm Panel
NERCF-MB	B2021	2' X 3' Steel Frame Window	Steel Frame Awning Window
NERCF-MB	B2031	Steel 3'-0" X 7'-0"	Steel Exterior Door with View Window
NERCF-MB	D4012	Fire Pump Electric 1000 Gpm	Fire Pump, 40hp
NERCF-MB	D4095	Hood & Duct Fire Protection	Hood & Duct Fire Protection
NERCF-MB	D5037	Central Panel	Central Fire Alarm Panel
NERCF-MB	D5092	Emergency Generator, 265 to 300 kW, Diesel	Emergency Generator, 310 kW, Diesel
NERCF-Program Bldg	B3011	Metal Low Slope Roofing, Total	Metal Roofing
NERCF-Program Bldg	C3025	Carpet, Standard Commercial, Medium Traffic	Carpeting
NERCF-Program Bldg	C3031	Drywall – Painted Finished Ceilings	Drywall – Painted Finished Ceilings
NERCF-Program Bldg	D2022	Domestic Hot Water Heater - Electric	Domestic Hot Water Heater - Electric
NERCF-Program Bldg	D3052	Split System Unit, 3-Ton, Condenser and Fan Coil	Split-System Air-Conditioner, 3-Ton
NERCF-Program Bldg	G3063	Ust, Steel, Fuel Oil Storage, 1,000 Gallon	Underground Fuel Oil Tank, 1,000 Gallon
NERCF - Pump Station	B2011	Wood Siding	Wood Siding

NERCF - Pump Station	B2021	Vinyl Window, Single Sliding, Double Glazed, 4'-0" X 4'-0" to 4'-0" X 5'-0"	Vinyl Siding Window
NERCF - Pump Station	B3011	Corrugated Steel (26 GA)	Corrugated Steel Roofing
NERCF - Pump Station	D2034	Grease Interceptor, Cast Iron, 7 Gpm, 14 Lb Fat Capacity	In-Line Sewage Grinder
NERCF - Pump Station	G3063	Ast Gasoline Storage Tank, 500 Gallon-Double Walled	Propane Storage Tanks
NERCF - Greenhouse	B2021	Wood Window - 2' X 3', Operable	Wood Framed, Double-Hung Window
NERCF - Greenhouse	B2031	3'-0" X 7'-0" Glazed Wood Door	Glazed Metal Door
NERCF - Greenhouse	B3011	Corrugated Steel (26 GA)	Corrugated Steel Roofing
NERCF - Greenhouse	B3011	Fiberglass panels (8 OZ)	Fiberglass panels
NERCF- Wood Shed 2	B2011	Wood Siding	Wood Siding
NERCF- Wood Shed 2	B3011	Corrugated Steel (26 GA)	Corrugated Steel Roofing
NERCF - Wood Shed #3	B2011	Wood Siding	Wood Siding
NERCF Wood Shed #4	B2011	Wood Siding	Wood Siding
NERCF - Storage Bldg	B2011	Wood Siding	Wood Siding
NERCF - Storage Bldg	B3011	Corrugated Steel (26 GA)	Corrugated Steel Roofing
NERCF-MB	B2031	3'-0" X 7'-0" Steel, w/ Wire Glass, Ptd. Door	Steel Door, Interior Fire Vestibule
NERCF-MB	B2031	3'-0" X 7'-0" Steel, w/ Wire Glass, Ptd. Door	Steel Door, Interior Fire Vestibule
NERCF-MB	B3011	Single Ply Epdm Roofing System with Ballast 60 Mills Including Demo	EPDM Roofing System with Stone Ballast
NERCF-MB	C3012	Paint Interior Walls, Drywall	Painted drywall
NERCF-MB	C3012	Masonry - Painted	Painted Concrete
NERCF-MB	C3021	Paint Interior Concrete Floors	Painted Concrete Floors
NERCF-MB	C3024	Quarry Tile	Quarry Tile
NERCF-MB	C3025	Carpet, Standard Commercial, Medium Traffic	Carpet

NERCF-MB	C3031	Metal	Acoustical Metal Tiles
NERCF-MB	D2023	Hydronic Circulating Pump,7.5 HP	HW Circulating Pump,7.5 HP
NERCF-MB	D3025	Gas-Fired Unit Heater, Suspension Mounted, Propeller Fan, Up to 240 MBH Output	Unit Heater, Suspension Mounted
NERCF-MB	D3042	Commercial kitchen fan (roof mounted, aluminum, centrifigul, belt drive, 1 1/2 hp)	Roof Ventilator
NERCF-MB	E1016	Coin Operated Dryer, Accessible, Install	Washer/Dryer, Heavy Duty, Residential
NERCF-MB	E1016	Commercial Washers 50Lb	Commercial Washer
NERCF-MB	E1016	Commercial Dryers 50Lb	Commercial Dryers
NERCF-MB	E1093	Kitchen Equipment Allowance	Kitchen Equipment Allowance
NERCF-MB	G2022	Asphalt- Overlay 1"	Asphalt Sealing/Striping
NERCF-MB	G2031	Concrete Sidewalk, 3' to 5' Wide	Concrete Sidewalk, Curbing
NERCF-MB	G2041	Chain Link Fencing, Galvanized 6 Ga., 8' H with 3 Strands Barb Wire in Concrete	Chain-Link Security Fencing
NERCF-MB	G2047	Overlay Asphalt Play Area	Basketball Court, Asphalt Pavement
NERCF-MB	G3063	Ust, Steel, Fuel Oil Storage, 1,000 Gallon	UST, Propane, 1,000 Gallon
NERCF-MB	G3063	Ust, Steel, Fuel Oil Storage, 15,000 Gallon	UST, Fuel Oil Storage, 12,000 Gallon
NERCF-MB	Z1011	Z1011 Further Studies	Space Allocation Study
NERCF-MB	Z1011	Z1011 Further Studies	Perimeter Intruder Detection System (PID)
NERCF-MB	Z1011	Z1011 Further Studies	Boiler Replacement/Water Heater Study
NERCF-Program Bldg	C3012	Drywall - Painted Finished Walls	Painted Finished Walls
NERCF - Storage Bldg	B2034	Steel Rolling Overhead Door, Manual - 8' to 12'	Overhead Door
NERCF - Storage Bldg	E1093	Walk in Freezer 8'X8'	Walk in Freezer

			Total Current Replacement Values
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Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)
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Main Control Room	Replace Site Security & Alarm Systems	10
Pump Station - Rear Sump Pit	Replace Sewage Ejector Pumps	15
Greenhouse Interior	Replace Package Unit, Propane Heat, Electric Cooling	15
Program Building Interior	Replace Fire Alarm Panel	15
Building perimeter	Replace operable steel-framed windows.	0
Building perimeter	Replace Steel Exterior Door with View Window	25
Boiler Room	Replace Fire Pump, 40hp	25
Kitchen Hood	Replace Hood & Duct Fire Protection	10
Maintenance Office	Replace Central Fire Alarm Panel	15
Basement Electrical Room	Replace Emergency Generator, 310 kW, Diesel	35
Roof	Replace Metal Roofing	40
Interior	Replace Carpeting	8
Interior	Replace Drywall – Painted Finished Ceilings	10
Mechanical Room	Replace Domestic Hot Water Heater - Electric	15
Program Building	Replace Split-System Air-Conditioner, 3-Ton	15
Rear Yard	Replace Underground Fuel Oil Tank, 1,000 Gallon	25
Pump Station	Paint wood siding	8

Pump Station	Replace Vinyl Siding Window	30
Pump Station - Roof	Replace Corrugated Steel Roofing	30
Pump Station - Trench	Replace In-Line Sewage Grinder	25
Pump Station - Exterior	Replace Propane Storage Tanks	30
Greenhouse	Replace Wood Framed, Double-Hung Window	30
Greenhouse - Exterior Walls	Replace Glazed Metal Door	40
Greenhouse - Roof	Replace Corrugated Steel Roofing	30
Greenhouse - Roof	Replace Fiberglass panels	30
Wood Shed 2	Paint wood siding	8
Wood Shed 2 - Roof	Replace Corrugated Steel Roofing	30
Wood Shed 3	Paint wood siding	8
Wood Shed 4	Replace Wood Siding	30
	Paint wood siding	8
Storage Building	Replace Corrugated Steel Roofing	30
Cell Blocks B, C, & D	Replace interior fire exit vestibule door for energy efficiency	25
Cell Blocks B, C, & D	Replace Steel Door, Interior Fire Vestibule	45
Main Building Roof	Replace EPDM Roofing System with Stone Ballast	20
Administrative Areas	Patch and paint drywall	7
Interior secure areas	Paint concrete walls	7
Throughout Secured Area	Replace Painted Concrete Floors	8
Kitchen, Non-Secured Corridors	RegROUT Ceramic Tile	15
Administrative Areas	Replace Carpet	8

Administrative Areas	Replace Acoustical Metal Tiles	25
Boiler Room	Replace HW Circulating Pump,7.5 HP	20
Various Non-Secured Locations	Replace Unit Heater, Suspension Mounted	20
Roof	Replace Roof Ventilator	15
Kitchen	Replace Washer/Dryer, Heavy Duty, Residential	15
Laundry Room	Replace Commercial Washer	20
Laundry Room	Replace Commercial Dryers	20
Kitchen	Replace Kitchen Equipment Allowance	13
South & East Pavement	Replace Asphalt Sealing/Striping	5
Front Walkway	Repair 10% of Asset: Concrete Sidewalk, Curbing	0
Yard Perimeter	Replace Chain-Link Security Fencing	20
Yard Area	Sealcoat asphalt basketball court.	6
Front-Right Corner of the Building	Replace UST, Propane, 1,000 Gallon	25
East Parking Lot	Replace UST, Fuel Oil Storage, 12,000 Gallon	25
Administrative Areas	Space Utilization Report	0
Perimeter Fence	PID Study	0
Boiler Room	Boiler / Water Heater Study	0
	Patch and paint drywall interior	7
	Replace Overhead Door	30
Storage Building	Replace Walk in Freezer	20

\$15,829,050	Facility Condition Index	0.93%
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Sum of All Replacement Values =	\$15,829,050
Sum of Deferred Projects =	\$147,073
Facility Condition Index	1%

Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority
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3	30,000.00	SF	\$9.75	IN - Beyond Rated Life	Priority 1
2	2.00	EA	\$1,050.28	IN - Beyond Rated Life	Priority 1
0	1.00	EA	\$8,860.00	IN - Beyond Rated Life	Priority 1
3	1.00	EA	\$5,077.80	IN - Beyond Rated Life	Priority 2
1	53.00	EA	\$4,100.00	IN - Reliability	Priority 3
0	8.00	EA	\$5,250.00	IN - Beyond Rated Life	Priority 3
0	1.00	EA	\$70,007.60	IN - Beyond Rated Life	Priority 3
1	1.00	EACH	\$38,969.10	IN - Beyond Rated Life	Priority 3
1	1.00	EA	\$3,027.10	IN - Beyond Rated Life	Priority 3
4	1.00	EA	\$126,248.27	IN - Beyond Rated Life	Priority 3
9	2,600.00	SF	\$8.16	IN - Beyond Rated Life	Priority 3
3	220.00	SY	\$77.87	IN - Beyond Rated Life	Priority 3
5	2,400.00	SF	\$2.33	IN - Beyond Rated Life	Priority 3
10	1.00	EA	\$650.00	IN - Beyond Rated Life	Priority 3
10	1.00	EA	\$9,750.00	IN - Beyond Rated Life	Priority 3
14	1.00	EA	\$45,370.00	IN - Beyond Rated Life	Priority 3
5	640.00	SF	\$1.25	OP - Maintenance	Priority 3

17	3.00	EA	\$496.74	IN - Beyond Rated Life	Priority 3
17	670.00	SF	\$3.74	IN - Beyond Rated Life	Priority 3
12	1.00	EA	\$10,000.00	IN - Beyond Rated Life	Priority 3
17	2.00	EA	\$3,995.00	IN - Beyond Rated Life	Priority 3
17	5.00	EA	\$600.00	IN - Beyond Rated Life	Priority 3
17	1.00	EA	\$1,542.50	IN - Beyond Rated Life	Priority 3
7	450.00	SF	\$3.74	IN - Beyond Rated Life	Priority 3
7	1,000.00	SF	\$3.85	IN - Beyond Rated Life	Priority 3
5	850.00	SF	\$1.25	OP - Maintenance	Priority 3
7	1,300.00	SF	\$3.74	IN - Beyond Rated Life	Priority 3
5	1,280.00	SF	\$1.25	OP - Maintenance	Priority 3
17	224.00	SF	\$12.68	IN - Beyond Rated Life	Priority 3
5	2,200.00	SF	\$1.25	OP - Maintenance	Priority 3
7	1,850.00	SF	\$3.74	IN - Beyond Rated Life	Priority 3
0	3.00	EA	\$2,500.00	OP - Energy	Priority 4
14	3.00	EA	\$1,629.75	IN - Beyond Rated Life	Priority 4
8	275.00	SQ	\$592.94	IN - Beyond Rated Life	Priority 4
4	3,500.00	SF	\$0.84	OP - Maintenance	Priority 4
4	35,000.00	SF	\$1.16	OP - Maintenance	Priority 4
3	20,000.00	SF	\$1.09	IN - Beyond Rated Life	Priority 4
0	1,500.00	SF	\$2.47	OP - Maintenance	Priority 4
3	170.00	SY	\$59.90	IN - Beyond Rated Life	Priority 4

2	1,600.00	SF	\$5.22	IN - Beyond Rated Life	Priority 4
15	4.00	EA	\$9,360.00	IN - Beyond Rated Life	Priority 4
10	3.00	EA	\$2,341.77	IN - Beyond Rated Life	Priority 4
14	12.00	EA	\$3,499.59	IN - Beyond Rated Life	Priority 4
6	1.00	EA	\$2,475.00	IN - Beyond Rated Life	Priority 4
12	2.00	EA	\$17,305.60	IN - Beyond Rated Life	Priority 4
12	2.00	EA	\$5,666.70	IN - Beyond Rated Life	Priority 4
5	1.00	LS	\$75,000.00	IN - Beyond Rated Life	Priority 4
3	28,000.00	SF	\$0.50	OP - Maintenance	Priority 4
1	96.00	SF	\$8.96	OP - Maintenance	Priority 4
9	965.00	LF	\$64.90	IN - Beyond Rated Life	Priority 4
2	5,200.00	SF	\$0.10	OP - Maintenance	Priority 4
18	1.00	EA	\$34,900.00	IN - Beyond Rated Life	Priority 4
18	1.00	EA	\$124,594.00	IN - Beyond Rated Life	Priority 4
0	1.00	EA	\$5,000.00	FN - Modernization	Priority 4
0	1.00	EA	\$5,000.00	FN - Mission	Priority 4
0	1.00	EA	\$5,000.00	OP - Energy	Priority 4
3	3,600.00	SF	\$0.84	OP - Maintenance	Priority 4
15	2.00	EA	\$1,963.34	IN - Beyond Rated Life	Priority 4
15	1.00	EA	\$12,168.80	IN - Beyond Rated Life	Priority 4

Excellent		Total Cost (Inflated @ 4% per Yr.)	1.04
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Excellent

2013	2014	2015	2016	2017	2018	2019	2020
0	1	2	3	4	5	6	7
Deferred	Scheduled						

\$0	\$0	\$0	\$292,500	\$0	\$0	\$0	\$0
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\$8,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$8,860	\$0	\$2,101	\$292,500	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$5,078	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$5,078	\$0	\$0	\$0	\$0
\$0	\$217,300	\$0	\$0	\$0	\$0	\$0	\$0
\$42,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$70,008	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$38,969	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$3,027	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$126,248	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$17,131	\$0	\$0	\$0	\$0
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\$112,008	\$259,296	\$0	\$17,131	\$126,248	\$11,797	\$0	\$17,314
\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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\$0	\$0	\$0	\$21,840	\$0	\$0	\$0	\$0
\$3,705	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$10,183	\$0	\$0	\$0	\$0

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\$26,205	\$860	\$8,872	\$49,047	\$43,540	\$75,000	\$2,475	\$0
\$147,073	\$260,156	\$10,973	\$363,756	\$169,788	\$86,797	\$2,475	\$17,314

\$147,073	\$270,563	\$11,868	\$409,176	\$198,628	\$105,602	\$3,132	\$22,784
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2021	2022	2023	2024	2025	2026	2027	2028
8	9	10	11	12	13	14	15
Scheduled							

\$0	\$0	\$0	\$0	\$0	\$292,500	\$0	\$0
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\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,860
\$0	\$0	\$0	\$0	\$0	\$292,500	\$0	\$8,860
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\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0

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\$0	\$0	\$0	\$0	\$0	\$1,600	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$2,750	\$0	\$0
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\$0	\$21,216	\$10,400	\$56,101	\$10,000	\$6,213	\$45,370	\$5,585
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\$163,059	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$2,940	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$40,600	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$21,840	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,705
\$0	\$0	\$0	\$10,183	\$0	\$0	\$0	\$0

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\$0	\$0	\$7,025	\$0	\$0	\$0	\$0	\$0
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\$14,000	\$0	\$0	\$0	\$0	\$14,000	\$0	\$0
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\$177,579	\$62,625	\$10,049	\$75,563	\$45,945	\$14,000	\$47,404	\$57,240
\$177,579	\$83,841	\$20,449	\$131,664	\$55,945	\$312,713	\$92,774	\$71,685

\$243,028	\$119,331	\$30,270	\$202,690	\$89,569	\$520,689	\$160,655	\$129,101
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2029	2030	2031	2032	Total	Total
16	17	18	19		
Scheduled	Scheduled	Scheduled	Scheduled	Deferred	Scheduled

\$0	\$0	\$0	\$0	\$0	\$585,000
\$0	\$2,101	\$0	\$0	\$0	\$4,201
\$0	\$0	\$0	\$0	\$8,860	\$8,860
\$0	\$2,101	\$0	\$0	\$8,860	\$598,061
\$0	\$0	\$5,078	\$0	\$0	\$10,156
\$0	\$0	\$5,078	\$0	\$0	\$10,156
\$0	\$0	\$0	\$0	\$0	\$217,300
\$0	\$0	\$0	\$0	\$42,000	\$0
\$0	\$0	\$0	\$0	\$70,008	\$0
\$0	\$0	\$0	\$0	\$0	\$77,938
\$3,027	\$0	\$0	\$0	\$0	\$6,054
\$0	\$0	\$0	\$0	\$0	\$126,248
\$0	\$0	\$0	\$0	\$0	\$21,216
\$0	\$0	\$0	\$17,131	\$0	\$51,394
\$0	\$0	\$0	\$0	\$0	\$11,170
\$0	\$0	\$0	\$0	\$0	\$650
\$0	\$0	\$0	\$0	\$0	\$9,750
\$0	\$0	\$0	\$0	\$0	\$45,370
\$0	\$0	\$0	\$0	\$0	\$1,600

\$0	\$1,490	\$0	\$0	\$0	\$1,490
\$0	\$2,506	\$0	\$0	\$0	\$2,506
\$0	\$0	\$0	\$0	\$0	\$10,000
\$0	\$7,990	\$0	\$0	\$0	\$7,990
\$0	\$3,000	\$0	\$0	\$0	\$3,000
\$0	\$1,543	\$0	\$0	\$0	\$1,543
\$0	\$0	\$0	\$0	\$0	\$1,683
\$0	\$0	\$0	\$0	\$0	\$3,850
\$0	\$0	\$0	\$0	\$0	\$2,125
\$0	\$0	\$0	\$0	\$0	\$4,862
\$0	\$0	\$0	\$0	\$0	\$3,200
\$0	\$2,840	\$0	\$0	\$0	\$2,840
\$0	\$0	\$0	\$0	\$0	\$5,500
\$0	\$0	\$0	\$0	\$0	\$6,919
\$3,027	\$19,369	\$0	\$17,131	\$112,008	\$626,198
\$0	\$0	\$0	\$0	\$7,500	\$0
\$0	\$0	\$0	\$0	\$0	\$4,889
\$0	\$0	\$0	\$0	\$0	\$163,059
\$0	\$0	\$2,940	\$0	\$0	\$8,820
\$0	\$0	\$40,600	\$0	\$0	\$121,800
\$0	\$0	\$0	\$21,840	\$0	\$65,520
\$0	\$0	\$0	\$0	\$3,705	\$3,705
\$0	\$0	\$0	\$10,183	\$0	\$30,549

\$0	\$0	\$0	\$0	\$0	\$8,352
\$0	\$0	\$0	\$0	\$0	\$37,440
\$0	\$0	\$0	\$0	\$0	\$7,025
\$0	\$0	\$0	\$0	\$0	\$41,995
\$0	\$0	\$0	\$0	\$0	\$2,475
\$0	\$0	\$0	\$0	\$0	\$34,611
\$0	\$0	\$0	\$0	\$0	\$11,333
\$0	\$0	\$75,000	\$0	\$0	\$150,000
\$0	\$0	\$14,000	\$0	\$0	\$56,000
\$0	\$0	\$0	\$0	\$0	\$860
\$0	\$0	\$0	\$0	\$0	\$62,625
\$0	\$0	\$0	\$0	\$0	\$1,560
\$0	\$0	\$34,900	\$0	\$0	\$34,900
\$0	\$0	\$124,594	\$0	\$0	\$124,594
\$0	\$0	\$0	\$0	\$5,000	\$0
\$0	\$0	\$0	\$0	\$5,000	\$0
\$0	\$0	\$0	\$0	\$5,000	\$0
\$0	\$3,024	\$0	\$0	\$0	\$9,072
\$0	\$0	\$0	\$0	\$0	\$3,927
\$0	\$0	\$0	\$0	\$0	\$12,169
\$0	\$3,024	\$292,034	\$32,023	\$26,205	\$997,280
\$3,027	\$24,493	\$297,112	\$49,154	\$147,073	\$2,231,695

\$5,670	\$47,711	\$601,894	\$103,561	\$3,422,995	\$2,231,695
				Future Value	Present Value