

# FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

**STATE OF VERMONT**  
2 Governor Aiken Avenue  
Montpelier, Vermont 05633-5801



## FACILITY CONDITION ASSESSMENT OF

### VERMONT VETERANS' HOME

325 North Street  
Bennington, Vermont 05201

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## TABLE OF CONTENTS

<b>1. Executive Summary .....</b>	<b>1</b>
1.1 Purpose and Scope .....	1
1.1.1 Probable Capital Needs - Immediate Repairs .....	2
1.1.2 Probable Capital Needs - Capital Reserves .....	2
1.1.3 Remaining Useful Life Estimate.....	3
1.1.4 Opinions Of Probable Cost.....	3
1.1.5 Priority Ranking.....	3
1.1.6 Energy Audit.....	4
1.2 Summary of Findings .....	6
1.3 Facility Condition Index .....	6
1.4 Immediate and Capital Needs Sorted By Priority.....	7
1.5 Immediate and Capital Needs Sorted By Category .....	8
1.6 Distribution of Immediate Needs by Building System .....	10
1.7 Distribution of Capital Needs by Building System.....	11
1.8 Energy Results .....	11
1.9 Project Narrative.....	12
<b>B Shell Systems .....</b>	<b>13</b>
<b>B20 EXTERIOR ENCLOSURE .....</b>	<b>14</b>
<b>B30 ROOFING .....</b>	<b>22</b>
<b>C Interiors Systems .....</b>	<b>29</b>
<b>C10 INTERIOR CONSTRUCTION .....</b>	<b>29</b>
<b>C30 INTERIOR FINISHES .....</b>	<b>31</b>
<b>D Services Systems .....</b>	<b>33</b>
<b>D10 CONVEYING SYSTEMS .....</b>	<b>33</b>
<b>D20 PLUMBING .....</b>	<b>34</b>
<b>D30 HVAC.....</b>	<b>34</b>
<b>D40 FIRE PROTECTION Systems.....</b>	<b>39</b>
<b>D50 ELECTRICAL SYSTEMS.....</b>	<b>41</b>
<b>E Equipment &amp; Furnishing Systems .....</b>	<b>47</b>
<b>E10 EQUIPMENT .....</b>	<b>47</b>
<b>G Building Sitework Systems .....</b>	<b>61</b>
<b>G20 SITE IMPROVEMENTS .....</b>	<b>61</b>
<b>G30 SITE CIVIL/Mechanical Utilities .....</b>	<b>68</b>
<b>G40 SITE ELECTRICAL Utilities.....</b>	<b>70</b>
<b>2. Accessibility Issues.....</b>	<b>71</b>
<b>3. Energy Audit.....</b>	<b>72</b>
1.1. Energy Conservation Measures .....	72
1.2. Recommended Operations and Maintenance Plan .....	72
<b>4. General Assessment Information.....</b>	<b>74</b>
<b>5. Certification .....</b>	<b>75</b>
<b>6. Appendices.....</b>	<b>77</b>

## 1. EXECUTIVE SUMMARY

### 1.1 PURPOSE AND SCOPE

The evaluation team visited Vermont Veterans’ Home to evaluate the general condition of the building(s) and site improvements, reviewed available construction documents in order to familiarize themselves with the physical conditions, setting and be able to comment on the in-place construction systems, life safety, mechanical, electrical and plumbing systems, and the general built environment. The evaluation team conducted 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 evaluation team surveyed 100% of the facility’s interior. In addition, EMG surveyed the exterior of the properties including the building exterior, roofs, and sidewalk/pavement.
- The evaluation team interviewed the building maintenance staff 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 evaluation team developed opinions based on their site evaluation, interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The evaluation team questioned 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 evaluation of the subject property.
- The evaluation team reviewed documents and information provided by BGS 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.

The Client contracted with EMG to conduct a Facility Condition Assessment (FCA) and Level 1 Energy Audit consisting of field observations, document review and related due diligence tasks of the subject property.

#### Project Description

Item	Description
Project Name	Vermont Veterans’ Home
Building ID	VVH
Property Type	Skilled Nursing Facility
Year Built	1887
Phase 2 Year of Construction	1967
Phase 3 Year of Construction	1985
Number of Stories	2
Occupied	Yes
Land Area (acres)	83

Item	Description
Gross Building Area (SF)	140,000

The goal of the FCA is to gather the data necessary to understand the existing facilities condition, identify strategies to meet the facilities life cycle needs and create the foundation for an overall capital plan. The facilities condition analysis includes the following:

- Current conditions analyses - existing facility requirements including deferred maintenance, recommended discretionary improvements, and code noncompliance issues.
- Anticipated facility reserve analyses - projections of ongoing degradation of facilities' components and costs associated with the reserve or replacement of these components as they reach the end of their useful lives
- Funding needs analysis - summary report of deferred maintenance and systems reserves funding needs.

The physical condition of building systems and related components are typically defined as being in one of three conditions: Good, Fair, or Poor, or a combination thereof. For the purposes of this report, the following definitions are used:

Good = Satisfactory as-is. Requires only routine maintenance over the evaluation period. Repair or replacement may be required due to a system's estimated useful life.

Fair = Satisfactory as-is. Repair or replacement is required due to current physical condition and/or estimated remaining useful life.

Poor = Immediate repair, replacement, or significant maintenance is required.

EMG's calculation of probable capital needs methodology involves identification and quantification of those systems or components requiring immediate actions or capital funding reserves over the lifecycle horizon of the facility key components. The component is segregated into two categories "Immediate Repairs" and "Capital Reserve" defined as follows:

### 1.1.1 Probable Capital Needs - Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if left un-remedied, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost. Immediate repair costs are items which require action in year one of the capital expenditure horizons.

### 1.1.2 Probable Capital Needs - Capital Reserves

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The modified capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

### 1.1.3 Remaining Useful Life Estimate

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., 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 chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

### 1.1.4 Opinions Of Probable Cost

Estimates for individual repair and replacements are a key part of this engagement. These estimates are based on invoice or bid documents provided by the Owner/facility or construction cost estimates developed by construction resources such as R.S. Means, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Where quantities could not be derived from an actual take-off, lump sum costs or allowances are utilized.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the PCR.

### 1.1.5 Priority Ranking

EMG 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 assessment and capital planning database using tablet computers. 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 four key facility variables to include:

- 1. Building Mission Ranking** – if the building is one of multiple building at the facility, each building is ranked on a scale of 1-10 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 of landscaping and lawn equipment this importance ranking may change significantly.
- 2. Remaining Useful Life Ranking** – the estimated useful life (EUL) projection of the component is calibrated against the remaining useful life (RUL) as estimated by EMG field assessor. This ratio is then utilized as a factor in the priority ranking.
- 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. A 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 athletic type feature.

4. **Functional Asset Categories** – the cost associated with each asset or component evaluated is assigned to a category to include; Code Compliance, Facility Operations, Environmental Factors, Facility Functionality and Integrity of the Facility.

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 will use seasoned judgment and the following guidance when determining priority:

- **Priority One** = Critical – Requires immediate attention to correct a cited safety and/or code hazard, stop accelerated deterioration, or return equipment or systems to operation. Priority One items are to be addressed on an immediate or short term time horizon.
- **Priority Two** = Indirect Impact on Facility Mission – conditions that, if not corrected expeditiously, will become critical within one year items are to be addressed for replacement, maintenance or repair on a near term horizon.
- **Priority Three** = Necessary – conditions that require appropriate action to prevent deterioration if deferred further. Items are to be addressed by a planned routine maintenance or be part of a documented preventive maintenance program in an effort to meet or extend the expected useful estimate. Items in this category, if not maintained, will reach end of useful life on an accelerated basis. Replace items that will reach or exceed their useful service life.
- **Priority Four** = Recommended – conditions that include items that represent a sensible improvement. Items in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.
- **Priority Five** = Enhancements – The items are aesthetic in nature. Typical enhancement items include repainting, improved signage, re-carpeting or other items that provide enhanced facility environs. These items could also include condition that meets current industry standards or do not conform to existing standards, but do not require action until substantial work is undertaken, which would then require corrective action. Priority Five items that represent code violations as a result of revised and changing codes.

### 1.1.6 Energy Audit

The purpose of this Energy Audit is to provide a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. boilers, make-up air units, DHW equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

#### ENERGY AND WATER USING EQUIPMENT

- EMG has surveyed the common areas, tenant areas, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

### BUILDING ENVELOPE

- EMG has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

### RECOMMENDATIONS FOR ENERGY SAVINGS OPPORTUNITIES

- Based on the information gathered during the onsite assessment, the utility rates, as well as recent consumption data and engineering analysis, EMG has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

### ANALYSIS OF ENERGY CONSUMPTION

- Based on the information gathered during the onsite assessment and a minimum of one year of utility billing history, EMG has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.
- Energy Audit Process
- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback.

All the Energy Conservation Measures (ECMs) are broken into two major categories:

- No/Low Cost Recommendations:** No/Low cost is defined as any project with initial investment of less than \$1000.
- Capital Cost Recommendations:** Capital cost defined as any project with initial investment greater than or equal to \$1000.

EMG screens ECMs based on the payback criteria.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$\text{Simple Payback} = \frac{\text{Initial Cost}}{\text{Annual Savings}}$$

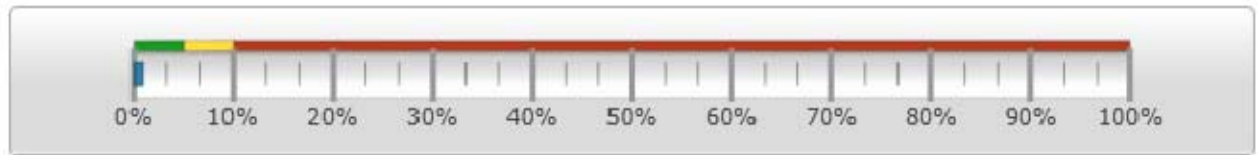
## 1.2 SUMMARY OF FINDINGS

This report represents summary-level findings for the Facility Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric
Facility Condition Index	0.92 %
Current Replacement Value	\$56,000,000
Immediate Capital Needs	\$515,185
1-5 Year Capital Needs	\$659,389
6-10 Year Capital Needs	\$599,391

## 1.3 FACILITY CONDITION INDEX

The Facility Condition Index (FCI) gives an indication of a building's or portfolio's overall state of condition. The values are based on a 0-100%+ scale and are derived by dividing the repair costs for a facility by a theoretical replacement value. This replacement value is calculated by multiplying the existing building square footage of a given facility by the Cost per Square Foot to construct a new, similar facility. Typically, the FCI is calculated using only the current condition values, not taking into account the future need identified in the life cycle evaluation. Accounting principles indicate that a value of 65%, or the "rule of two-thirds", be utilized for the FCI threshold for identifying potential replacement candidates. Once the current repair costs reach 65%, or roughly two-thirds of the full replacement value of the estimated cost to replace a facility, it may not be prudent to continue to fund repairs. In cases where aggressive facilities planning is expected to be necessary, this threshold may be adjusted to address more pressing need.



■ FCI   
 ■ Fair - Poor   
 ■ Good   
 ■ Excellent

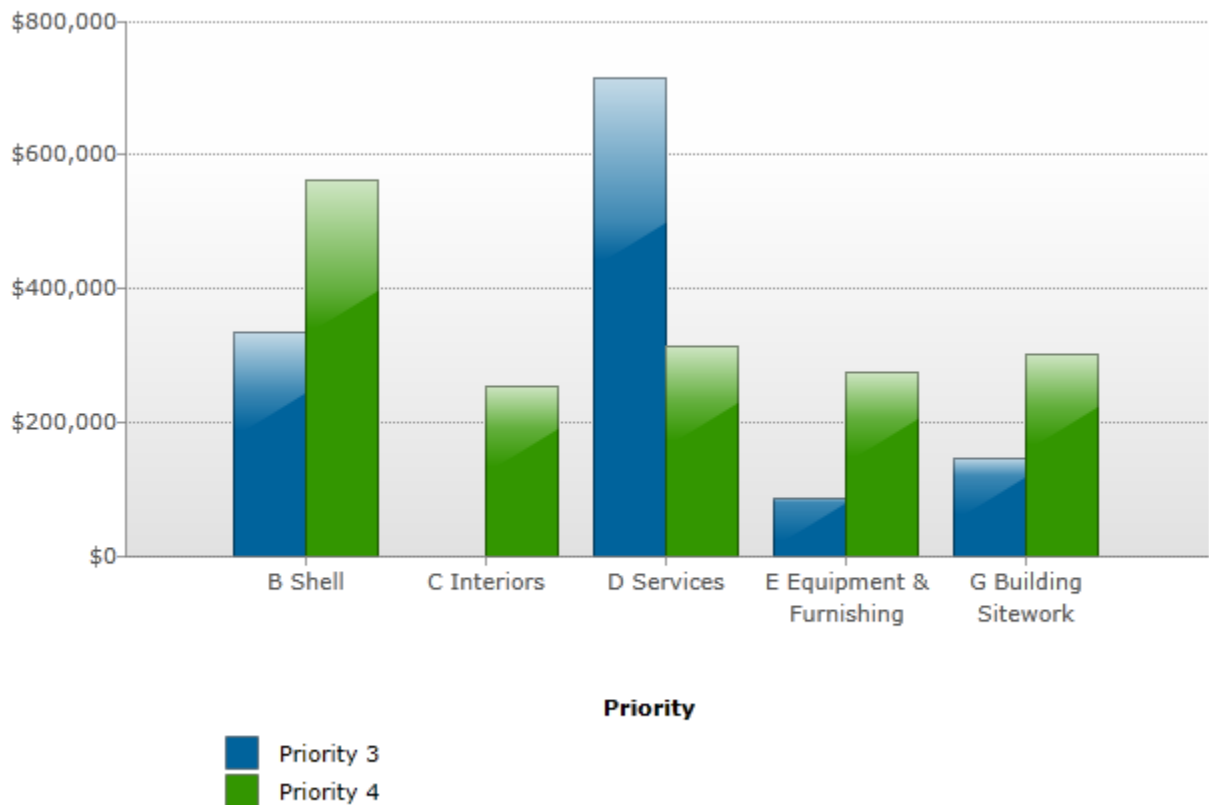
**Vermont Veterans' Home, FCI: 0.92%**



### 1.4 IMMEDIATE AND CAPITAL NEEDS SORTED BY PRIORITY

Just because a building system or component has an immediate or capital requirement does not necessarily mean that item is a high priority when compared to the needs of another component. The needs have been prioritized according to five priority levels, with Priority 1 items being the most critical to address:

**Immediate and Capital Needs by System and Priority**

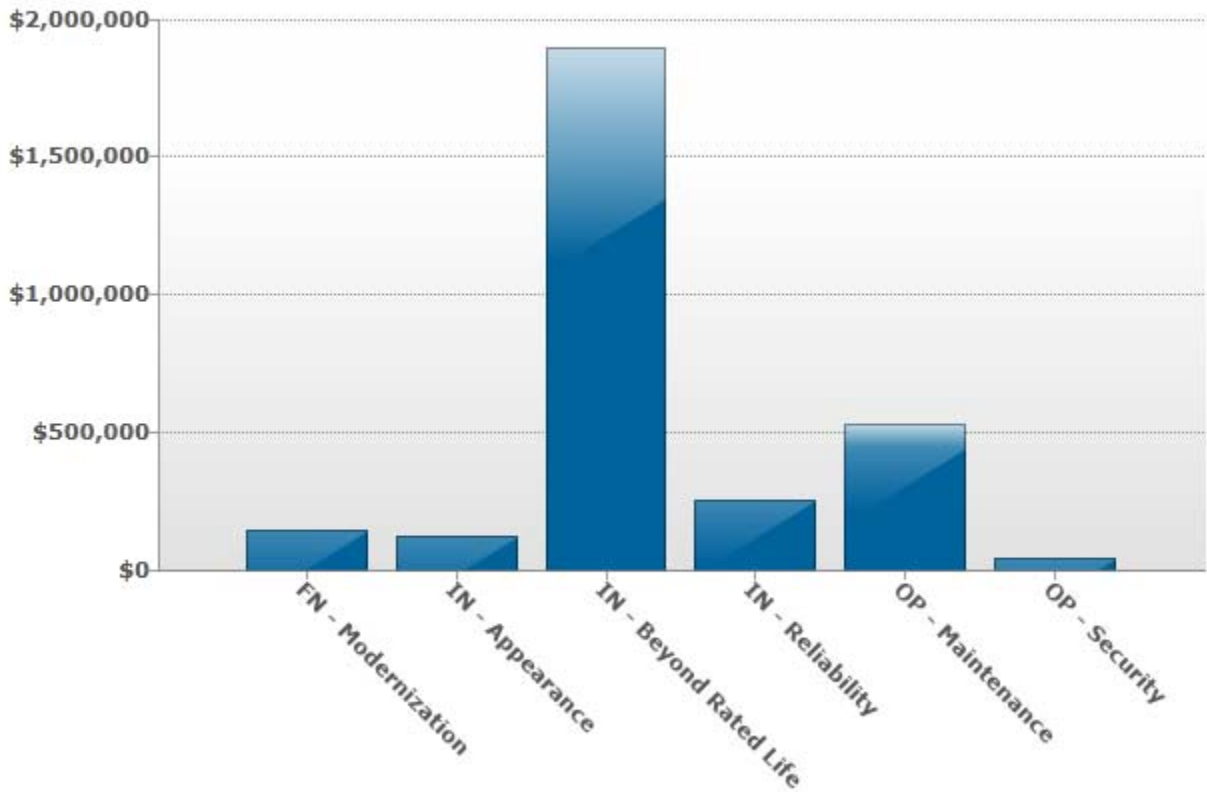


Building System	Priority					Total
	1	2	3	4	5	
B Shell	\$	\$	\$333,387	\$561,101	\$	\$894,488
C Interiors	\$	\$	\$	\$251,950	\$	\$251,950
D Services	\$	\$	\$713,144	\$314,329	\$	\$1,027,474
E Equipment & Furnishing	\$	\$	\$85,939	\$274,333	\$	\$360,272
G Building Sitework	\$	\$	\$144,472	\$301,016	\$	\$445,488
<b>Totals</b>	<b>\$</b>	<b>\$</b>	<b>\$1,276,942</b>	<b>\$1,702,729</b>	<b>\$</b>	<b>\$2,979,671</b>

## 1.5 IMMEDIATE AND CAPITAL NEEDS SORTED BY CATEGORY

The deficiencies are sorted by categories which define briefly the reason the need exists. A requirement may have more than one applicable category. The category is selected based on the need priority, the most heavily impacted building system and the category with the greatest life safety significance.

**Immediate and Capital Needs by Category**



Building System	Total Cost
OP - Maintenance	\$526,543
IN - Beyond Rated Life	\$1,895,656
OP - Security	\$41,640
FN - Modernization	\$140,300
IN - Appearance	\$121,950
IN - Reliability	\$253,583
<b>Total</b>	<b>\$2,979,671</b>

The following is a list of the categories with a brief description:

## **Code Compliance**

- Accessibility: Conditions that violate the American Disabilities Act guidelines
- Building Code: Conditions that violate Building codes
- Life Safety: Conditions that violate NFPA 101 Life Safety Code

## **Operations**

- Energy: Conditions that adversely affect energy use
- Maintenance: Components or systems that require routine maintenance
- Security: Conditions that compromise the protection of the asset or its occupants

## **Environmental**

- Air/ Water Quality: Conditions that affect air or water quality
- Asbestos: Visible observance of suspected asbestos-containing material(ACM)
- Lead Visible Observance of suspected lead based paint
- PCB: Observance of suspected PCB containing equipment

## **Functionality**

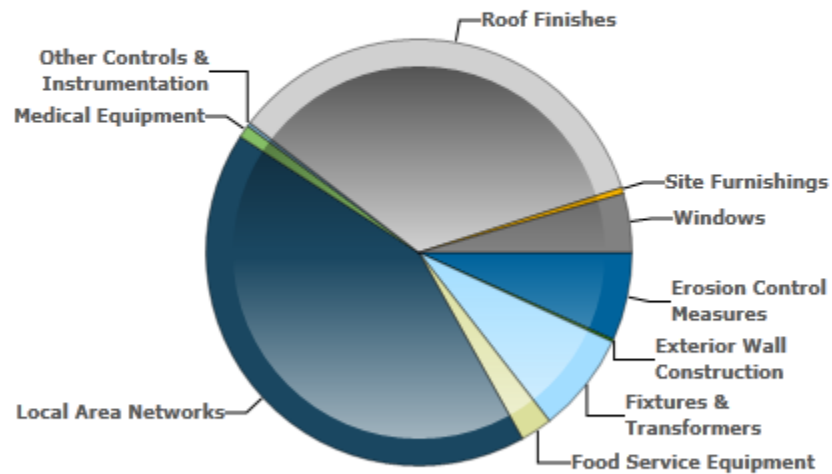
- Mission: Components which do not meet the mission of the organization
- Modernization: Conditions that need to made modern in appearance or function
- Plant Adaptation: Components or systems that must change to fit a new or adapted use
- Obsolescence: Components or systems that are or are becoming obsolete
- Capacity: Components or system which cannot meet demand load

## **Integrity**

- Appearance: Problems with the asset's appearance that are not functional in nature
- Reliability: Components or systems which cannot be depended on
- Beyond Rated Life: A component or system that has exceeded its rated life

## 1.6 DISTRIBUTION OF IMMEDIATE NEEDS BY BUILDING SYSTEM

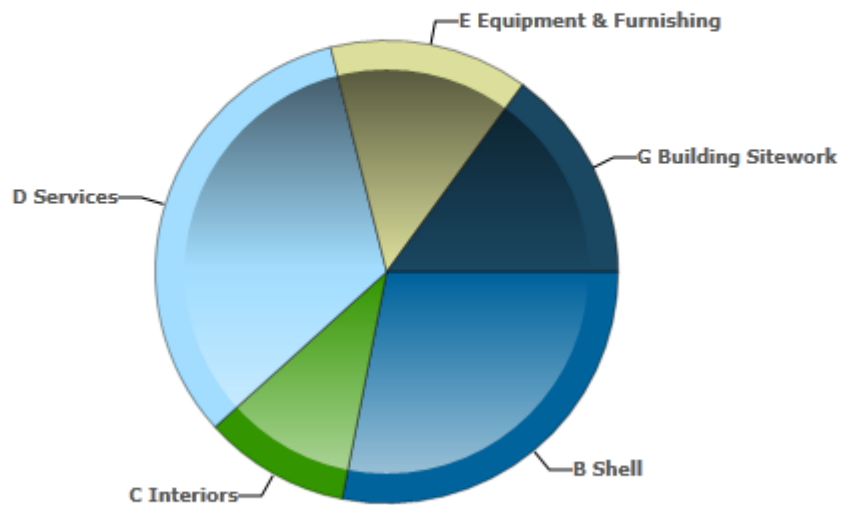
**Distribution of Immediate Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
Erosion Control Measures	\$34,475	6.7%
Exterior Wall Construction	\$952	0.2%
Fixtures & Transformers	\$39,250	7.6%
Food Service Equipment	\$12,500	2.4%
Local Area Networks	\$217,600	42.2%
Medical Equipment	\$5,000	1.0%
Other Controls & Instrumentation	\$1,500	0.3%
Roof Finishes	\$178,523	34.7%
Site Furnishings	\$2,400	0.5%
Windows	\$22,986	4.5%
<b>Total</b>	<b>\$515,185</b>	<b>100%</b>

## 1.7 DISTRIBUTION OF CAPITAL NEEDS BY BUILDING SYSTEM

**Distribution of Capital Needs by Building System**



Building System	Estimated Cost	Percentage of Total Cost
B Shell	\$692,028	28.1%
C Interiors	\$251,950	10.2%
D Services	\$808,374	32.8%
E Equipment & Furnishing	\$342,772	13.9%
G Building Sitework	\$369,363	15.0%
<b>Total</b>	<b>\$2,464,486</b>	<b>100%</b>

## 1.8 ENERGY RESULTS

EMG has conducted an Energy Audit on the Vermont Veterans' Home. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

EMG has identified five Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix F for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, EMG has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

**Summary of Financial Information for Recommended Energy Conservation Measures**

Item	Estimate
<b>Total Projected Initial ECM Investment</b>	\$ 320,274 <i>(In Current Dollars)</i>
<b>Estimated Annual Cost Savings Related to ECMs</b>	\$91,121 <i>(In Current Dollars)</i>
<b>Net Effective ECM Payback</b>	3.51 years
<b>Estimated Annual Energy Savings</b>	7.66%
<b>Estimated Annual Cost Savings <i>(excluding water)</i></b>	8.13%

## 1.9 PROJECT NARRATIVE

Significant capital construction began in the 1960's including renovation of the administration building, six residential wings, kitchen and dining room, new nursing care units, a chapel, social hall. The facility resides in low lying land with creeks and natural springs adjacent to a river. Land is ideal for farming, but has been challenging for the expansion basements and crawlspaces which have been generally damp and subject to flooding.

Reportedly, by 2004 the facility was showing effects of aging and deferred maintenance. Beginning in 2005, with significant capital funding, several phases of remediation and renovations occurred.

- Most basements and crawlspaces have been remediated for mold and asbestos, and water sealed.
- The central mechanical system is in the process of transitioning from a steam-fired hot water system to a facility-wide geothermal system for heating and cooling. The upgrade is approximately 80% complete; two of the existing boilers will remain for domestic hot water.
- Four residential wings have been renovated.
- Lighting systems, electronic controls, information systems, and sprinkler system have been updated.

Most residential wings have been fully renovated or extensively repaired in recent years with the exception of E Wing which is scheduled for renovation in the final phase of mold remediation and geothermal updates. The remaining geothermal upgrades are included in the current capital improvement plan. The commercial kitchen has had partial updates in the service line. Additional kitchen updates are required. Some lighting efficiency upgrades are required.

Landscape grades along many building perimeters have settled causing surface drainage towards foundation walls and basements. Soil replenishment and grading is required.

## A SUBSTRUCTURE SYSTEMS

### A10 FOUNDATIONS

Item	Description
<b>A1011 Wall Foundations</b>	Reinforced Concrete, Wall and Footings - 4FT Crawl Spaces
<b>Condition</b>	Good
<b>Qty / UOM</b>	31000 / SF
<b>RUL (years)</b>	33
<b>Location</b>	Crawl Spaces below Resident Wings

Item	Description
<b>A1011 Wall Foundations</b>	Reinforced Concrete, Walls and Footings, Full Basement
<b>Condition</b>	Good
<b>Qty / UOM</b>	30000 / SF
<b>RUL (years)</b>	33
<b>Location</b>	Common Area Basements below Main Lobby, A, B, & C Wings

Item	Description
<b>A1031 Standard Slab on Grade</b>	Reinforced Concrete, Slab on Grade
<b>Condition</b>	Good
<b>Qty / UOM</b>	44000 / SF
<b>RUL (years)</b>	22
<b>Location</b>	Resident Wings

## B SHELL SYSTEMS

### B10 SUPERSTRUCTURE

Item	Description
<b>B1012 Upper Floors Construction</b>	Concrete over Crawls and Upper Floor Construction
<b>Condition</b>	Good
<b>Qty / UOM</b>	14000 / SF
<b>RUL (years)</b>	33
<b>Location</b>	Second Floor Center

Item	Description
<b>B1021 Flat Roof Construction</b>	Open-Web Steel Joists Supporting Corrugated Metal Roof Deck with Lightweight Concrete Topping
<b>Condition</b>	Good
<b>Qty / UOM</b>	94000 / SF
<b>RUL (years)</b>	25
<b>Location</b>	Resident Wings

Item	Description
<b>B1022 Pitched Roof Construction</b>	Traditional Wood Beams and Rafters
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	2500 / SF
<b>RUL (years)</b>	35
<b>Location</b>	Original Home

### B20 EXTERIOR ENCLOSURE

Item	Description
<b>B2011 Exterior Wall Construction</b>	Brick Chimney



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Condition	Poor
Qty / UOM	1 / LS
RUL (years)	20
Location	Boiler Building
Exterior Wall Construction	Brick Masonry Veneer

**Observations/Comments:**

The brick chimney is no longer required for the current oil combustion equipment. Significant brick repair pointing is required, particularly near the top.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Repair Brick Chimney	1.0 - EA	25000.0	OP - Maintenance	Priority 4	2014	25,000
B2011	Repair Brick Chimney	1.0 - EA	25000.0	OP - Maintenance	Priority 4	2024	25,000

Item	Description
<b>B2011 Exterior Wall Construction</b>	Caulk sealant at joints and openings
Condition	Fair - Good
Qty / UOM	3000 / LF
RUL (years)	6
Location	All exterior walls

**Observations/Comments:**

Caulking is reasonably well maintained. Seasonal inspection and routine caulk repair is required.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace Caulk sealant at joints and openings	3,000.0 - LF	3.8	OP - Maintenance	Priority 4	2019	11,520

Item	Description
<b>B2011 Exterior Wall Construction</b>	Vertical wood siding
<b>Condition</b>	Poor - Fair
<b>Qty / UOM</b>	675 / SF
<b>RUL (years)</b>	11
<b>Location</b>	In-Service & Social Hall

**Observations/Comments:**

The original finish on the natural wood siding is weathered. Thorough surface preparation and application of durable stain and sealer is recommended.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	675.0 - SF	1.4	OP - Maintenance	Priority 4	2013	952
B2011	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	675.0 - SF	1.4	OP - Maintenance	Priority 4	2023	952

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Replace Vertical Wood Siding	675.0 - SF	12.7	IN - Beyond Rated Life	Priority 4	2024	8,559

Item	Description
<b>B2011 Exterior Wall Construction</b>	EIFS with Stucco Over Cement Board
<b>Condition</b>	Good
<b>Qty / UOM</b>	44 / CSF
<b>RUL (years)</b>	27
<b>Location</b>	North Village Wing

**Observations/Comments:**

EIFS is on good condition. Maintenance is anticipated.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Repair 10% of Asset: EIFS with Stucco Over Cement Board	5.0 - CSF	476.0	OP - Maintenance	Priority 4	2016	2,380
B2011	Repair 10% of Asset: EIFS with Stucco Over Cement Board	5.0 - CSF	476.0	OP - Maintenance	Priority 4	2024	2,380
B2011	Repair 10% of Asset: EIFS with Stucco Over Cement Board	5.0 - CSF	476.0	OP - Maintenance	Priority 4	2032	2,380

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Color Coat 100% of Asset: EIFS	44.0 - CSF	218.0	OP - Maintenance	Priority 4	2032	9,592

Item	Description
<b>B2011 Exterior Wall Construction</b>	Wood Lap Siding and Trim
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	5200 / SF
<b>RUL (years)</b>	23
<b>Location</b>	Original Bldg and Maintenance Garage
<b>Exterior Wall Construction</b>	Solid Wood Lap Siding

**Observations/Comments:**

Historic wood structures will require painting.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	5,200.0 - SF	1.2	OP - Maintenance	Priority 4	2015	6,396
B2011	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	5,200.0 - SF	1.2	OP - Maintenance	Priority 4	2025	6,396

Item	Description
<b>B2011 Exterior Wall Construction</b>	Brick Exteriors

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Condition	Fair - Good
Qty / UOM	9800 / CSF
RUL (years)	24
Location	Most exterior walls
Exterior Wall Construction	Brick Masonry Veneer

**Observations/Comments:**

Pointing will be required throughout the assessment period.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2011	Point Brick Exterior Walls where required	20.0 - CSF	948.0	OP - Maintenance	Priority 4	2018	18,960
B2011	Point Brick Exterior Walls where required	20.0 - CSF	948.0	OP - Maintenance	Priority 4	2028	18,960

Item	Description
<b>B2021 Windows</b>	Corridor Windows
Condition	Poor - Fair
Qty / UOM	18 / EA
RUL (years)	0
Location	Corridor at Dining and Chapel
Window Type	Fixed
Windows Material	Aluminum
Windows Glazing	Single Glazed
Window Operation	Fixed

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Observations/Comments:**

Windows along the EW corridors at Chapel and Dining are single glazed and represent a significant heating and cooling load.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace Corridor Windows	18.0 - EA	1277.0	IN - Beyond Rated Life	Priority 3	2013	22,986

Item	Description
<b>B2021 Windows</b>	Casement Windows
<b>Condition</b>	Poor - Fair
<b>Qty / UOM</b>	64 / EA
<b>RUL (years)</b>	2
<b>Location</b>	Administration and D wing
<b>Window Type</b>	Casement
<b>Windows Material</b>	Aluminum
<b>Windows Glazing</b>	Double Glazed
<b>Window Operation</b>	Manual

**Observations/Comments:**

Operable casement windows are aging and have failed hardware and leaking insulated glass seals.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2021	Replace Casement Windows	64.0 - EA	911.0	IN - Beyond Rated Life	Priority 3	2015	58,304

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>B2032 Solid Exterior Doors</b>	Exterior Steel Doors
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	32 / EA
<b>RUL (years)</b>	32
<b>Location</b>	All entrances
<b>Door Hardware</b>	Knob
<b>Door Operation</b>	Manual
<b>Core Type</b>	Solid Core
<b>Door Frame</b>	Metal Framed

**Observations/Comments:**

Exterior doors in some areas receive high usage and wear. Ongoing replacements are required.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2032	Repair 8% of Asset: Steel, Insulated Core, Ptd. Door	4.0 - EA	1098.0	IN - Reliability	Priority 3	2014	4,392
B2032	Repair 8% of Asset: Steel, Insulated Core, Ptd. Door	4.0 - EA	1098.0	IN - Reliability	Priority 3	2018	4,392
B2032	Repair 8% of Asset: Steel, Insulated Core, Ptd. Door	4.0 - EA	1098.0	IN - Reliability	Priority 3	2022	4,392

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B2032	Repair 8% of Asset: Steel, Insulated Core, Ptd. Door	4.0 - EA	1098.0	IN - Reliability	Priority 3	2026	4,392
B2032	Repair 8% of Asset: Steel, Insulated Core, Ptd. Door	4.0 - EA	1098.0	IN - Reliability	Priority 3	2030	4,392

**Cost Summary:**

Year	Total Expenditures
2013	\$23,938
2014	\$29,392
2015	\$64,700
2016	\$2,380
2018	\$23,352
2019	\$11,520
2022	\$4,392
2023	\$952
2024	\$35,939
2025	\$6,396
2026	\$4,392
Year	Total Expenditures
2028	\$18,960
2030	\$4,392
2032	\$11,972

**B30 ROOFING**

Item	Description
B3011 Roof Finishes	Asphalt Shingles Original House



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Condition	Poor - Fair
Qty / UOM	120 / SQ
RUL (years)	3
Location	House, Boiler and Maintenance Buildings

**Observations/Comments:**

Shingle roofs are nearing replacement in the oldest buildings. Roofs were reported to have been replaced in 1989.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace Asphalt Shingles Original House	120.0 - SQ	430.0	IN - Reliability	Priority 3	2016	51,600

Item	Description
<b>B3011 Roof Finishes</b>	Wood Roof Shingles
Condition	Fair - Good
Qty / UOM	25 / SQ
RUL (years)	15
Location	In-Service Social Building
Traffic Toppings and Paving	Wood shingles
Flashings and Trim	Metal
Roof Warranty	Unknown

**Observations/Comments:**

The existing wood shingle roof will require repair over time. When replaced, premium architectural shingles are recommended.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace Wood Roof Shingles	25.0 - SQ	817.0	IN - Beyond Rated Life	Priority 4	2028	20,425

Item	Description
<b>B3011 Roof Finishes</b>	TPO Roofs on B, C and D Wings
<b>Condition</b>	Good
<b>Qty / UOM</b>	250 / SQ
<b>RUL (years)</b>	19
<b>Location</b>	B, C, & D Wings

**Observations/Comments:**

From 2008 to 2012, many roof finishes have been replaced with adhered TPO over tapered insulation. Roofs were replaced in Wings A, B, C and D.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace TPO Roofs on B, C and D Wings	250.0 - SQ	714.1	IN - Beyond Rated Life	Priority 4	2032	178,523

Item	Description
<b>B3011 Roof Finishes</b>	TPO Roof North Wings
<b>Condition</b>	Good
<b>Qty / UOM</b>	300 / SQ
<b>RUL (years)</b>	18

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>Location</b>	

**Observations/Comments:**

From 2008 to 2012, many roof finishes have been replaced with adhered TPO over upgraded tapered insulation. Roof were replaced in Wings A, B, C and D. Replacements are anticipated at the end of the assessment period.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace TPO Roof North Wings	300.0 - SQ	714.1	IN - Beyond Rated Life	Priority 4	2031	214,227

Item	Description
<b>B3011 Roof Finishes</b>	TPO Roof on Entrance, Dining and East Wing
<b>Condition</b>	Poor
<b>Qty / UOM</b>	250 / SQ
<b>RUL (years)</b>	0
<b>Location</b>	Entrance, Dining and East Wing

**Observations/Comments:**

Remainging flat roofs require insulation upgrades and replacement with TPO roofing.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace TPO Roof on Entrance, Dining and East Wing	250.0 - SQ	714.1	IN - Reliability	Priority 3	2013	178,523

Item	Description
<b>B3011 Roof Finishes</b>	TPO Roof on A Wing and D Dayroom

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Condition	Good
Qty / UOM	300 / SQ
RUL (years)	18
Location	

**Observations/Comments:**

From 2008 to 2012, many roof finishes have been replaced with adhered TPO over upgraded tapered insulation. Roofs were replaced in Wings A, B, C and D.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3011	Replace TPO Roof on A Wing and D Dayroom	300.0 - SQ	1.0	IN - Beyond Rated Life	Priority 4	2031	300

Item	Description
<b>B3021 Glazed Roof Openings</b>	Plexi-Glass Skylights
Condition	Poor - Fair
Qty / UOM	15 / EA
RUL (years)	3
Location	Flat Roofs

**Observations/Comments:**

Remaining skylights have significant cracks and discoloration. Replacement before significant leaks develop is recommended.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3021	Replace Plexi-Glass Skylights	15.0 - EA	1.0	IN - Beyond Rated Life	Priority 3	2016	15

Item	Description
B3021 Glazed Roof Openings	Plexi-Glass Skylights
Condition	Good
Qty / UOM	25 / EA
RUL (years)	17
Location	Flat Roofs

**Observations/Comments:**

Skylights should be replaced in conjunction with roof replacements.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
B3021	Replace Plexi-Glass Skylights	25.0 - EA	328.0	IN - Beyond Rated Life	Priority 4	2030	8,200

Cost Summary:

Year	Total Expenditures
2013	\$178,523
2016	\$51,615
2028	\$20,425
2030	\$8,200
2031	\$214,527
2032	\$178,523

## C INTERIORS SYSTEMS

### C10 INTERIOR CONSTRUCTION

Item	Description
<b>C1021 Interior Doors</b>	Automatic Accessible Door, Wood
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	40 / EA
<b>RUL (years)</b>	27
<b>Location</b>	

**Observations/Comments:**

Interior doors in high traffic areas require ongoing repairs and replacements.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2014	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2016	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2018	13,000

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2020	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2022	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2024	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2026	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2028	13,000
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2030	13,000



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C1021	Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2.0 - EA	6500.0	OP - Maintenance	Priority 4	2032	13,000

**Cost Summary:**

Year	Total Expenditures
2014	\$13,000
2016	\$13,000
2018	\$13,000
2020	\$13,000
2022	\$13,000
2024	\$13,000
2026	\$13,000
2028	\$13,000
2030	\$13,000
2032	\$13,000

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## C30 INTERIOR FINISHES

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Item	Description
C3024 Flooring	Vinyl Composition Floor Tiles
Condition	Fair - Good
Qty / UOM	9000 / SY
RUL (years)	5
Location	Throughout interiors

**Observations/Comments:**

Floor tile receives high traffic and requires ongoing replacements.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
C3024	Repair 5% of Asset: Floor tile replacements	450.0 - SY	67.8	IN - Appearance	Priority 4	2014	30,488
C3024	Repair 5% of Asset: Floor tile replacements	450.0 - SY	67.8	IN - Appearance	Priority 4	2019	30,488
C3024	Repair 5% of Asset: Floor tile replacements	450.0 - SY	67.8	IN - Appearance	Priority 4	2024	30,488
C3024	Repair 5% of Asset: Floor tile replacements	450.0 - SY	67.8	IN - Appearance	Priority 4	2029	30,488

**Cost Summary:**

Year	Total Expenditures
2014	\$30,488
2019	\$30,488
2024	\$30,488
2029	\$30,488

## D SERVICES SYSTEMS

### D10 CONVEYING SYSTEMS

Item	Description
D1011 Passenger Elevators	Hydraulic Elevator, Large Cab
Condition	Good
Qty / UOM	1 / EA
RUL (years)	28
Location	Central Lobby

Item	Description
D1011 Passenger Elevators	Hydraulic Elevator, Small Cab
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	1
Location	B/C Wing

**Observations/Comments:**

Based on estimated remaining useful life (RUL<sup>©</sup>) and condition, the elevator cab requires early replacement during the assessment period.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D1011	Replace Hydraulic Elevator, Small Cab	1.0 - EA	24940.2	IN - Beyond Rated Life	Priority 3	2014	24,940

**Cost Summary:**

Year	Total Expenditures
2014	\$24,940

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

## D20 PLUMBING

Item	Description
D2022 Hot Water Service	Laundry Hot Water Boiler, Steam-Fed
Condition	Good
Qty / UOM	200 / GALS
RUL (years)	24
Location	Basement Mechanical Room

**Observations/Comments:**

Steam supplied hot-water boiler supplying laundry room washers.

**Cost Summary:**

## D30 HVAC

Energy Supply	
Item	Description
Fuel Oil Type	#2 Fuel Oil
Fuel Gas Type	LP Gas
Solid Fuel Type	N/A
District Heat Type	N/A
District Cooling Type	N/A
Solar Thermal	N/A
Fuel Tank Type	UST
Fuel Tank Size (gallons)	N/A
Fuel Tank Location	Several tanks (Jeff)
Gas Meter Location	N/A
Electrical Meter Location	Reported 5 meters on the site
Water Meter Location	N/A

Item	Description
D3021 Boilers	Oil-Fired Steam Boiler
Condition	Good

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Qty / UOM	1 / EA
RUL (years)	26
Location	Boiler Room Addition

**Observations/Comments:**

The facility has three oil-fired steam boilers. The larger of the three, installed in 2004, is proposed to be removed once the geothermal project is complete and the heating load has been re-evaluated.

Item	Description
D3021 Boilers	Oil-Fired Steam Boiler, Domestic Water
Condition	Good
Qty / UOM	2 / EA
RUL (years)	22
Location	Basement Mechanical Room

**Observations/Comments:**

The two oil-fired steam boilers installed in 2005 appear to be in good condition. After the completion of the geothermal system, these boilers are planned to remain in service for heating of domestic water.

Item	Description
D3022.1 Circulating Pumps	Geothermal System Circulation Pumps
Condition	Good
Qty / UOM	35 / EA
RUL (years)	9
Location	Basement/Crawl Spaces

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3022	Replace Geothermal System Circulation Pumps	35.0 - EA	6941.0	IN - Beyond Rated Life	Priority 4	2022	242,935

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
D3041.1 Air Handling Units	AHU #1
Condition	Good
Qty / UOM	1 / EA
RUL (years)	13
Location	North Wing

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace AHU #1	1.0 - EA	6233.0	IN - Beyond Rated Life	Priority 4	2026	6,233

Item	Description
D3041.1 Air Handling Units	AHU #3
Condition	Good
Qty / UOM	1 / EA
RUL (years)	18
Location	A Wing

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace AHU #3	1.0 - EA	4780.0	IN - Beyond Rated Life	Priority 4	2031	4,780

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
D3041.1 Air Handling Units	AHU #2
Condition	Good
Qty / UOM	1 / EA
RUL (years)	13
Location	North Wing

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3041	Replace AHU #2	1.0 - EA	3204.0	IN - Beyond Rated Life	Priority 4	2026	3,204

Item	Description
D3051.1 Terminal Heat Pumps	Water/Air Heat Pump
Condition	Good
Qty / UOM	6 / EA
RUL (years)	22
Location	B, C, & D Wings

Item	Description
D3051.1 Terminal Heat Pumps	Water/Water Heat Pump
Condition	Good
Qty / UOM	10 / EA
RUL (years)	23
Location	A and North Wings

Item	Description
D3051.1 Terminal Heat Pumps	Water/Air Heat Pump

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Condition	Good
Qty / UOM	80 / EA
RUL (years)	23
Location	A and North Wings

Item	Description
D3051.1 Terminal Heat Pumps	Water/Water Heat Pump
Condition	Good
Qty / UOM	35 / EA
RUL (years)	22
Location	B, C, & D Wings

Item	Description
D3051.1 Terminal Heat Pumps	Heat Pump System
Condition	Good
Qty / UOM	5 / LS
RUL (years)	26
Location	East Wing

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3051	Expand heat pump system into East Wing to complete geothermal project	1.0 - LS	140300.0	FN - Modernization	Priority 3	2014	140,300

Item	Description
D3069 Other Controls & Instrumentation	Well Pump Controller
Condition	Fair - Good



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Qty / UOM	1 / EA
RUL (years)	20
Location	Geothermal Wells

**Observations/Comments:**

The well pump controller is in good condition. Issues have arisen, primarily during electrical storms, taking the controller out of service. Precautions are necessary to ensure continued operation.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D3069	Provide system grounding as required to eliminate electrical disruption.	1.0 - EA	1500.0	IN - Reliability	Priority 3	2013	1,500

**Cost Summary:**

Year	Total Expenditures
2013	\$1,500
2014	\$140,300
2022	\$242,935
2026	\$9,437
2031	\$4,780

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## D40 FIRE PROTECTION Systems

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Fire and Life Safety System	
Item	Description
<b>Fire Alarm System Components Present</b>	
Smoke detectors	Yes
Pull stations	Yes
Audible alarms	Yes
Strobe lights	Yes

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Fire and Life Safety System	
Item	Description
Central fire alarm panel	Yes
Annunciator panel	Yes
Smoke Detectors Power Supply	Hardwired Electric
Carbon Monoxide Detectors	Yes
Heat Detector	N/A
Central Fire Alarm Panel Location	Electrical Room
Annunciator Panel Location	N/A
Fire Extinguishers	Yes
Fire Extinguisher Inspection Date	September 2, 2013
Distance to Nearest Fire Hydrant (ft)	50
Illuminated Exit Signs	Yes
Kitchen Suppression Systems	Yes
Halon Gas Systems	No
Smoke Evacuation Systems	Yes
Fire-rated Stairwells	No
Fire-rated Stairwell Finish	N/A
Stairwell Discharge	Exterior of the building at Grade
Stairwell Pressurized	N/A
Fire-Rated Doors Observed	Yes
Location of Fire-Rated Doors	N/A
Fire Alarm Service Company	N/A
Date of Last Fire Alarm Service	December 14, 2012
Are the individual office unit fire alarm systems monitored?	Yes
Are the common area fire alarm systems monitored?	Yes
Types of Common Areas Monitored	N/A
Fire Alarm Monitoring Company	Alarm 7 Suppression, Inc. Glenville, NY

Item	Description
D4011 Sprinkler Water Supply	Wet Pipe Sprinkler System
Condition	Good

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Qty / UOM	140000 / SF
RUL (years)	32
Location	Throughout interiors

Item	Description
<b>D4011 Sprinkler Water Supply</b>	Air Compressor, Dry Pipe Sprinkler System
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	18
Location	Basement/Crawl Spaces

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D4011	Replace Air Compressor, Dry Pipe Sprinkler System	1.0 - EA	1679.1	IN - Beyond Rated Life	Priority 4	2031	1,679

**Cost Summary:**

Year	Total Expenditures
2031	\$1,679

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## **D50 ELECTRICAL SYSTEMS**

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Item	Description
<b>D5012 Low Tension Service &amp; Dist.</b>	Switchgear, Mainframe, 3000 Amps
Condition	Good
Qty / UOM	1 / EA
RUL (years)	27

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Location	

**Observations/Comments:**

New switchgear with 3000 Amp capacity was installed in 2010, backfeeding the 1600 Amp service equipment installed in 1975.

Item	Description
D5012 Low Tension Service & Dist.	Transformer, 1,080 kVA
Condition	Good
Qty / UOM	1 / EA
RUL (years)	37
Location	

**Observations/Comments:**

New electric service installed approximately three years ago.

Item	Description
D5012 Low Tension Service & Dist.	Electrical Distribution
Condition	Good
Qty / UOM	1 / EA
RUL (years)	37
Location	Each Wing

**Observations/Comments:**

Multiple circuit breaker panels installed in a common room in each resident wing for standard commercial power, emergency power, heat pumps, etc.

Item	Description
D5034 Call Systems	Call for Aid Posts in Staff Parking
Condition	Poor
Qty / UOM	5 / EA
RUL (years)	2
Location	Staff Parking

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Observations/Comments:**

The open campus with staff entering and leaving around the clock has created circumstances where staff feels unsafe. Five locations along staff parking areas have been designated for installation of Security Call Stations. Cost includes trenching and connection to existing security monitoring system.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5034	Replace Call for Aid Posts in Staff Parking	5.0 - EA	5500.0	IN - Beyond Rated Life	Priority 3	2015	27,500
D5034	Replace Call for Aid Posts in Staff Parking	5.0 - EA	5500.0	IN - Beyond Rated Life	Priority 3	2030	27,500

Item	Description
D5037 Fire Alarm Systems	Central Fire Alarm Control Panel
Condition	Good
Qty / UOM	1 / EA
RUL (years)	9
Location	Basement Mechanical Room

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5037	Replace Central Fire Alarm Control Panel	1.0 - EA	12114.9	IN - Beyond Rated Life	Priority 4	2022	12,115

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
D5039 Local Area Networks	Network distribution and control systems
Condition	Poor
Qty / UOM	170000 / SF
RUL (years)	0
Location	Patient Mgt Stations & Central Records

**Observations/Comments:**

Federal requirements for medical records integrated with caregiver decision making has made the IT systems in the building obsolete. The base network distribution system requires optical fiber upgrades to permit medical record management upgrades.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5039	Replace Network distribution and control systems	170,000.0 - SF	1.3	IN - Beyond Rated Life	Priority 3	2013	217,600
D5039	Replace Network distribution and control systems	170,000.0 - SF	1.3	IN - Beyond Rated Life	Priority 3	2028	217,600

Item	Description
D5092 Emergency Light & Power Systems	Diesel Generator, 40kW
Condition	Poor - Fair
Qty / UOM	1 / EA
RUL (years)	1
Location	Boiler House

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Observations/Comments:**

The existing 40kW generator currently in service is reported to be more than 70 years old. This generator is planned to be removed and an existing 75kW generator available on site to be installed. The 75kW generator is approximately 25 years old and reported to be in good working condition.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5092	Replace Diesel Generator, 40kW	1.0 - EA	56204.0	IN - Beyond Rated Life	Priority 3	2014	56,204

Item	Description
D5092 Emergency Light & Power Systems	Diesel Generator Module, 250kW
Condition	Good
Qty / UOM	2 / EA
RUL (years)	27
Location	Exterior Module

Item	Description
D5092 Emergency Light & Power Systems	Propane Generator Module, 100kW
Condition	Good
Qty / UOM	1 / EA
RUL (years)	12
Location	Outside B Wing

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
D5092	Replace Propane Generator Module, 100kW	1.0 - EA	43380.0	IN - Beyond Rated Life	Priority 4	2025	43,380

Item	Description
D5092 Emergency Light & Power Systems	Diesel Generator, 75kW
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	20
Location	A Wing

**Observations/Comments:**

Diesel Generator, 75kW, currently spare and stored in the basement.

**Cost Summary:**

Year	Total Expenditures
2013	\$217,600
2014	\$56,204
2015	\$27,500
2022	\$12,115
2025	\$43,380
2028	\$217,600
2030	\$27,500



## E EQUIPMENT & FURNISHING SYSTEMS

### E10 EQUIPMENT

Item	Description
<b>E1016 Laundry &amp; Dry Cleaning Equipment</b>	Commercial Washers
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	10
<b>Location</b>	Laundry Room

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1016	Replace Commercial Washers	2.0 - EA	13312.0	IN - Beyond Rated Life	Priority 4	2023	26,624

Item	Description
<b>E1016 Laundry &amp; Dry Cleaning Equipment</b>	Commercial Washers
<b>Condition</b>	Good
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	14
<b>Location</b>	Laundry Room

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1016	Replace Commercial Washers	2.0 - EA	25295.0	IN - Beyond Rated Life	Priority 4	2027	50,590

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1028 Medical Equipment</b>	Compressed oxygen control and manifold
<b>Condition</b>	Poor - Fair
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	0
<b>Location</b>	Rear of B Wing

**Observations/Comments:**

There are two oxygen storage and distribution rooms. One serving A wing and North Village uses current technology for economical liquid oxygen distribution. The oxygen room serving B Wing on the east rear end has older gas distribution with an aging control system. Conversion to liquid requires new controls and manifold as well as terminal fittings.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1028	Replace Compressed oxygen control and manifold	1.0 - EA	5000.0	IN - Beyond Rated Life	Priority 3	2013	5,000
E1028	Replace Compressed oxygen control and manifold	1.0 - EA	5000.0	IN - Beyond Rated Life	Priority 3	2023	5,000

Item	Description
<b>E1093 Food Service Equipment</b>	Vegatable Peeler
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	4
<b>Location</b>	Central Kitchen

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Vegetable Peeler	1.0 - EA	6500.0	IN - Beyond Rated Life	Priority 4	2017	6,500
E1093	Replace Vegetable Peeler	1.0 - EA	6500.0	IN - Beyond Rated Life	Priority 4	2032	6,500

Item	Description
E1093 Food Service Equipment	Four Drawer Warmer
Condition	Fair - Good
Qty / UOM	1 / EA
RUL (years)	6
Location	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Four Drawer Warmer	1.0 - EA	2800.0	IN - Beyond Rated Life	Priority 4	2019	2,800

Item	Description
E1093 Food Service Equipment	Convection Steamer
Condition	Good

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Qty / UOM	1 / EA
RUL (years)	2
Location	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Convection Steamer	1.0 - EA	12800.0	IN - Beyond Rated Life	Priority 3	2015	12,800
E1093	Replace Convection Steamer	1.0 - EA	12800.0	IN - Beyond Rated Life	Priority 3	2030	12,800

Item	Description
<b>E1093 Food Service Equipment</b>	Tilting Skillet
Condition	Good
Qty / UOM	1 / EA
RUL (years)	6
Location	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Tilting Skillet	1.0 - EA	9800.0	IN - Beyond Rated Life	Priority 4	2019	9,800

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	3 Compartment Sink with Drain boards
<b>Condition</b>	Fair
<b>Qty / UOM</b>	3 / EA
<b>RUL (years)</b>	3
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace 3 Compartment Sink with Drain Boards	3.0 - EA	1475.0	IN - Beyond Rated Life	Priority 3	2016	4,425

Item	Description
<b>E1093 Food Service Equipment</b>	Exhaust Hood 4 ft X 4 ft
<b>Condition</b>	Poor
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	1
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Exhaust Hood	1.0 - EA	1.0	IN - Beyond Rated Life	Priority 3	2014	1

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	Conveyor Dishwasher
<b>Condition</b>	Good
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	1
<b>Location</b>	

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Conveyor Dishwasher	1.0 - EA	16500.0	IN - Beyond Rated Life	Priority 3	2014	16,500

Item	Description
<b>E1093 Food Service Equipment</b>	Thermal Food Delivery Carts
<b>Condition</b>	Good
<b>Qty / UOM</b>	12 / EA
<b>RUL (years)</b>	7
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Thermal Food Delivery Carts	12.0 - EA	4500.0	IN - Beyond Rated Life	Priority 4	2020	54,000

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	Cook hood with Fire Suppression
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	4 / EA
<b>RUL (years)</b>	8
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Cook hood with Fire Suppression	4.0 - EA	5685.0	IN - Beyond Rated Life	Priority 4	2021	22,740

Item	Description
<b>E1093 Food Service Equipment</b>	Stove Broiler Oven Combo
<b>Condition</b>	Good
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	11
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Stove Broiler Oven Combo	1.0 - EA	8600.0	IN - Beyond Rated Life	Priority 4	2024	8,600

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	Walk in Freezer 6'X12'
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	8
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Walk in Freezer 6'X12'	1.0 - EA	14880.3	IN - Beyond Rated Life	Priority 4	2021	14,880

Item	Description
<b>E1093 Food Service Equipment</b>	Griddle 48"
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	9
<b>Location</b>	

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Griddle 48"	2.0 - EA	3200.0	IN - Beyond Rated Life	Priority 4	2022	6,400



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	Reach in Refrigerator 49CF
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	9
<b>Location</b>	

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Reach in Refrigerator 49CF	1.0 - EA	4108.1	IN - Beyond Rated Life	Priority 4	2022	4,108

Item	Description
<b>E1093 Food Service Equipment</b>	Ice Maker
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	7
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Ice Maker	1.0 - EA	6200.0	IN - Beyond Rated Life	Priority 4	2020	6,200

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	Stainless Steel Prep Table with Dual Reach in Refrigerators
<b>Condition</b>	Good
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	12
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Stainless Steel Prep Table with Dual Reach in Refrigerators	1.0 - EA	3200.0	IN - Beyond Rated Life	Priority 4	2025	3,200

Item	Description
<b>E1093 Food Service Equipment</b>	Reach in Refrigerator 68 CF
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	6
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Reach in Refrigerator 68 CF	1.0 - EA	7051.2	IN - Beyond Rated Life	Priority 4	2019	7,051

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>E1093 Food Service Equipment</b>	Walk in Refrigerator 8'X8'
<b>Condition</b>	Fair
<b>Qty / UOM</b>	1 / EA
<b>RUL (years)</b>	8
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Walk in Refrigerator 8'X8'	1.0 - EA	8787.8	IN - Beyond Rated Life	Priority 4	2021	8,788

Item	Description
<b>E1093 Food Service Equipment</b>	Steam Table, Electric 3-Well
<b>Condition</b>	Good
<b>Qty / UOM</b>	2 / EA
<b>RUL (years)</b>	11
<b>Location</b>	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Steam Table, Electric 3-Well	2.0 - EA	2450.0	IN - Beyond Rated Life	Priority 4	2024	4,900

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
E1093 Food Service Equipment	Oven
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	Main Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Oven	1.0 - EA	5413.0	IN - Beyond Rated Life	Priority 3	2016	5,413

Item	Description
E1093 Food Service Equipment	Disposal 1HP Custom
Condition	Poor
Qty / UOM	1 / EA
RUL (years)	0
Location	Central Kitchen

**Observations/Comments:**

Garbage system is subject to frequent failures. Immediate replacement is required.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Disposal	1.0 - EA	12500.0	IN - Beyond Rated Life	Priority 3	2013	12,500

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
E1093 Food Service Equipment	Skillet
Condition	Fair
Qty / UOM	1 / EA
RUL (years)	3
Location	

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Skillet	1.0 - EA	11500.0	IN - Beyond Rated Life	Priority 3	2016	11,500

Item	Description
E1093 Food Service Equipment	Mixer
Condition	Good
Qty / UOM	2 / EA
RUL (years)	9
Location	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Mixer	2.0 - EA	12479.0	IN - Beyond Rated Life	Priority 4	2022	24,958

Item	Description
E1093 Food Service Equipment	Fryer Floor Mounted Twin Baskets

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
Condition	Fair
Qty / UOM	2 / EA
RUL (years)	5
Location	Central Kitchen

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
E1093	Replace Fryer Floor Mounted Twin Baskets	2.0 - EA	2846.8	IN - Beyond Rated Life	Priority 4	2018	5,694

**Cost Summary:**

Year	Total Expenditures
2013	\$17,500
2014	\$16,501
2015	\$12,800
2016	\$21,338
2017	\$6,500
2018	\$5,694
2019	\$19,651
2020	\$60,200
2021	\$46,408
2022	\$35,466
2023	\$31,624
2024	\$13,500
2025	\$3,200
2027	\$50,590
2030	\$12,800
2032	\$6,500

**G BUILDING SITEWORK SYSTEMS**

**G20 SITE IMPROVEMENTS**

Site Information	
Item	Description
Main Ingress and Egress	North Street
Access from	W
Additional Entrances	Park Street
Access from	E
Parking Count: Open lot	313
Parking Count: Sheltered by carports	0
Parking Count: Private garages	2
Parking Count: Subterranean garage	0
Parking Count: Freestanding parking structure	0
Number of ADA Compliant Spaces	12
Number of ADA Compliant Spaces for Vans	2
Method of obtaining parking count	Point of contact and physical count
Property Identification Sign-Primary	Monument Sign
Property Identification Sign- Secondary	Structure mounted
Illuminated Identification Signage	No
Building Identification Sign	No
Illuminated Sign	No
Location of Property ID Sign	East side of the property
Trees Present	Yes
Shrubs Present	Yes
Grasses Present	Yes
Flower beds Present	Yes
Decorative Rocks Present	N/A
Lava Rocks Present	N/A
Ponds Present	Yes
Fountains Present	No
Topography	Flat

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Item	Description
<b>G2012 Paving &amp; Surfacing</b>	Asphalt Paved Drives and Parking
<b>Condition</b>	Poor
<b>Qty / UOM</b>	4200 / SY
<b>RUL (years)</b>	22
<b>Location</b>	Front drive, visitor and south staff parking

**Observations/Comments:**

The asphalt roadway and parking lots require milling and resurfacing due to alligator cracking and large pot holes.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Repair Asphalt paved roads, front and south rear parking	2,100.0 - SY	16.7	OP - Maintenance	Priority 4	2014	35,070
G2012	Cut & Patch Asphalt - full depth repairs as needed in conjunction with mill and resurfacing	200.0 - SF	2.4	OP - Maintenance	Priority 4	2014	476
G2012	Seal Coat Asphalt	37,200.0 - SF	0.5	OP - Maintenance	Priority 4	2020	18,600
G2012	Seal Coat Asphalt (	37,200.0 - SF	0.5	OP - Maintenance	Priority 4	2025	18,600



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Seal Coat Asphalt	37,200.0 - SF	0.5	OP - Maintenance	Priority 4	2030	18,600

Item	Description
<b>G2012 Paving &amp; Surfacing</b>	Asphalt Swale at Maintenance Service Drive
<b>Condition</b>	Poor
<b>Qty / UOM</b>	98 / SY
<b>RUL (years)</b>	1
<b>Location</b>	Drive between Laundry and Maintenance

**Observations/Comments:**

The service drive between kitchen, laundry and maintenance floods during storms. Storm, sewer and distribution piping has been repaired. Additional fill, grading, stone base and an asphalt paved swale will direct surface drainage to nearby surface storm drains.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2012	Replace Asphalt Swale at Maintenance Service Drive	98.0 - SY	16.5	IN - Beyond Rated Life	Priority 3	2014	1,617

Item	Description
<b>G2022 Paving &amp; Surfacing</b>	Staff Parking Lot & Drives
<b>Condition</b>	Fair - Good
<b>Qty / UOM</b>	82000 / SF
<b>RUL (years)</b>	20
<b>Location</b>	Site northeast

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2022	Seal Coat Asphalt	82,000.0 - SF	0.5	OP - Maintenance	Priority 4	2017	41,000
G2022	Restripe Parking Lots	313.0 - Stall	11.0	OP - Maintenance	Priority 4	2017	3,443
G2022	Seal Coat Asphalt	82,000.0 - SF	0.5	OP - Maintenance	Priority 4	2022	41,000
G2022	Restripe Parking Lots	313.0 - Stall	11.0	OP - Maintenance	Priority 4	2024	3,443
G2022	Seal Coat Asphalt	82,000.0 - SF	0.5	OP - Maintenance	Priority 4	2027	41,000
G2022	Restripe Parking Lots	313.0 - Stall	11.0	OP - Maintenance	Priority 4	2031	3,443

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2022	Seal Coat Asphalt	82,000.0 - SF	0.5	OP - Maintenance	Priority 4	2032	41,000

Item	Description
<b>G2041 Fences &amp; Gates</b>	Chain Link Fence
<b>Condition</b>	Poor - Fair
<b>Qty / UOM</b>	880 / LF
<b>RUL (years)</b>	1
<b>Location</b>	Boundry at Deer Park

**Observations/Comments:**

Boundary fence with Deer Park requires frequent repairs. A more secure fence is required.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2041	Replace Chain Link Fence	880.0 - LF	28.5	OP - Security	Priority 3	2014	25,080

Item	Description
<b>G2041 Fences &amp; Gates</b>	Chain link fence at East Boundary
<b>Condition</b>	Fair
<b>Qty / UOM</b>	960 / LF
<b>RUL (years)</b>	10
<b>Location</b>	East site Boundary

**Observations/Comments:**

The east boundary has foot traffic from high school across Park Street. The fence prevents shortcuts through the cemetery. The fence is deteriorating and will require replacement.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2041	Replace Chain link fence at East Boundary	960.0 - LF	17.3	OP - Security	Priority 4	2023	16,560

Item	Description
G2041 Fences & Gates	Security Fence
Condition	Good
Qty / UOM	50 / LF
RUL (years)	7
Location	Wing C south Courtyard

**Observations/Comments:**

Security fence is imposing to residents it contains. Full fence coverage plantings is required to fully cover fence.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2041	Replace Security Fence	50.0 - LF	29.6	IN - Beyond Rated Life	Priority 4	2020	1,481

Item	Description
G2045 Site Furnishings	Smoker Den
Condition	Poor
Qty / UOM	2 / EA
RUL (years)	0
Location	Along east staff parking areas

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Observations/Comments:**

Smoking shacks are provided for staff. The two shacks are in poor condition and require replacement.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2045	Replace Smoking Shack	2.0 - EA	1200.0	IN - Beyond Rated Life	Priority 3	2013	2,400
G2045	Replace Smoking Shack	2.0 - EA	1200.0	IN - Beyond Rated Life	Priority 3	2028	2,400

Item	Description
<b>G2052 Erosion Control Measures</b>	Landscape turf around building perimeter walls
<b>Condition</b>	Poor
<b>Qty / UOM</b>	35 / CSF
<b>RUL (years)</b>	0
<b>Location</b>	Bulding perimeters

**Observations/Comments:**

Back-fill settlement along most building perimeters, particularly at inside corners, has caused rain surface drainage to concentrate along foundation walls. This is likely the primary contributor to basement and crawlspace flooding. Addition of compacted fill in these areas is recommended to create positive drainage away from all building perimeters.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G2052	Replace Landscape turf around building perimeter walls	35.0 - CSF	985.0	IN - Beyond Rated Life	Priority 3	2013	34,475

**Cost Summary:**

Year	Total Expenditures
2013	\$36,875
2014	\$62,243
2017	\$44,443
2020	\$20,081
2022	\$41,000
2023	\$16,560
2024	\$3,443
2025	\$18,600
2027	\$41,000
2028	\$2,400
2030	\$18,600
2031	\$3,443
2032	\$41,000

**G30 SITE CIVIL/Mechanical Utilities**

Item	Description
G3013 Well Systems	Well Pump, 400GPM
Condition	Good
Qty / UOM	2 / EA
RUL (years)	19
Location	Geothermal Wells

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G3013	Replace Well Pump, 400GPM	2.0 - EA	8650.0	IN - Beyond Rated Life	Priority 4	2032	17,300

Item	Description
G3052 Wells for Cooling/Heating	Geothermal Wells
Condition	Good
Qty / UOM	2 / EA
RUL (years)	44
Location	NW Corner of Property

Item	Description
G3063 Fuel Storage Tanks	UST, Propane, 1,000 Gallon Tank
Condition	Good
Qty / UOM	4 / EA
RUL (years)	22
Location	Yard, East of A Wing, North of Maintenance Garage

**Observations/Comments:**

The buried tanks are approximately three years old and believed to be in good condition.

**Cost Summary:**

Year	Total Expenditures
2032	\$17,300

### **G40 SITE ELECTRICAL Utilities**

Item	Description
<b>G4021 Fixtures &amp; Transformers</b>	Convert Entry Flag Pole Lights to Grade LED
<b>Condition</b>	Poor
<b>Qty / UOM</b>	50 / EA
<b>RUL (years)</b>	0
<b>Location</b>	Along Entry Drive

**Observations/Comments:**

Flag pole fixtures above grade are frequently damaged. Halogen PAR lamps when replaced with LED are easily and frequently stolen. Replacement with recessed LED uplights is recommended.

**Recommendations:**

Type	Component Description	Qty / UOM	Unit Cost (\$)	Plan Type	Priority	Year	Expenditures (\$)
G4021	Convert Entry Flag Pole Lights to Grade LED	50.0 - EA	785.0	IN - Beyond Rated Life	Priority 3	2013	39,250
G4021	Convert Entry Flag Pole Lights to Grade LED	50.0 - EA	785.0	IN - Beyond Rated Life	Priority 3	2028	39,250

**Cost Summary:**

Year	Total Expenditures
2013	\$39,250
2028	\$39,250



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## 2. ACCESSIBILITY ISSUES

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No accessibility issues were identified during the assessment.

### 3. ENERGY AUDIT

#### 1.1. ENERGY CONSERVATION MEASURES

EMG has identified 5 Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Vermont Veterans Home												
ECM #	Description of ECM	Projected Initial Investment	Estimated Annual Energy Savings			Estimated Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
			Propane	No.2 Oil	Electricity							
		\$	Gallons	Gallons	kWh	\$	\$	\$	Years		\$	Years
<b>Capital Cost Recommendations</b>												
1	Replace Inefficient HVAC Package System Details: Replace Roof Top Unit at Administration	\$8,900	8,220	0	1,354	\$17,546	\$316	\$17,863	0.50	29.86	\$256,850	20.00
2	Replace Exit Signs With LED Exit Signs Details: Update remaining incandescent exit signs	\$5,612	0	0	24,966	\$2,915	\$5,237	\$8,152	0.69	17.34	\$91,709	15.00
3	Replace Halogen Flood Lamps With LED Details: Along Entry Drive for Flag Poles	\$103,791	0	0	55,298	\$6,456	\$27,500	\$33,956	3.06	3.91	\$301,576	15.00
4	Replace Inefficient Linear Fluorescent Lamps Details: Replace Remaining T-12s Adding Motion Sensors where Practical	\$150,296	0	0	345,009	\$40,281	\$0	\$40,281	3.73	2.29	\$193,308	10.00
5	Replace External Windows Details: Single Glazed Windows Along Corridors along Chapel and Social Hall	\$9,900	0	271	464	\$983	\$10	\$993	9.97	1.97	\$9,569	30.00
<b>Total For Capital Cost</b>		<b>\$278,499</b>	<b>8,220</b>	<b>271</b>	<b>427,090</b>	<b>\$68,182</b>	<b>\$33,063</b>	<b>\$101,245</b>	<b>2.75</b>			
	Interactive Savings Discount @ 10%		-822	-27	-42,709	-\$6,818	-\$3,306	-\$10,125				
	Total Contingency Expenses @ 15%	\$41,775										
<b>Total for Improvements</b>		<b>\$320,274</b>	<b>7,398</b>	<b>244</b>	<b>384,381</b>	<b>\$61,364</b>	<b>\$29,757</b>	<b>\$91,121</b>	<b>3.51</b>			

#### 1.2. RECOMMENDED OPERATIONS AND MAINTENANCE PLAN

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions, which have been divided into specific and general recommendations, will insure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

##### Building Envelope

1. Caulking and weather stripping functional and effective at all times
2. Walls observed periodically and holes patched in the building envelope as required
3. Windows inspected periodically for damaged panes and failed thermal seals

##### Heating and Cooling

1. Air filters inspected periodically and replaced prior to excessive visual buildup (May increase filter costs, but will reduce fan energy costs)
2. Boiler tubes inspected and cleaned annually

3. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
4. Control valves and dampers checked for functionality monthly and repaired, when needed
5. Equipment inspected for worn or damaged parts as part of a monthly maintenance check
6. Hot air registers and return air ductwork clean and unobstructed
7. Air dampers operating correctly

#### Domestic Hot Water

1. Domestic water heater temperature set to the minimum temperature required
2. Hot water piping checked routinely for damaged insulated and leaks
3. Tank-type water heaters flushed monthly

#### Lighting

1. Over-lit areas managed by bi-level switching or photocell controls
2. Lighting fixture reflective surfaces and translucent covers clean
3. Walls clean and bright to maximize lighting effectiveness
4. Timers and/or photocells operating correctly on exterior lighting

#### Existing Equipment and Replacements

1. Refrigerator and freezer doors closed and sealed correctly
2. Kitchen exhaust fans only used when needed or timers installed to limit operation
3. Office/computer equipment either in the "sleep" or "off" mode when not used
4. All other recommended equipment specific preventive maintenance actions conducted

**4. GENERAL ASSESSMENT INFORMATION**

The weather at the time of the assessment was:

Item	Description
Approximate Outdoor Temperature (degrees F)	60
Weather Conditions	Cloudy
Snow Covering Ground	No
Wind Conditions	Little to no wind

The documentation provided at the time of the assessment is as:

Item	Description
Site Plan Reviewed	Yes
Floor Plan Reviewed	Yes
Construction Drawings Reviewed	Yes
Termite Inspection Report Reviewed	No
Boiler Certificates Reviewed	Yes
Previous FCA Report Available	Yes
Previous Report Prepared By	Timothy D. Smith & Associates PC Architects
Previous Report Date	October 1, 2006
Document Year Built Information Obtained From	

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## 5. CERTIFICATION

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EMG has completed a Facility Condition Assessment (FCA) and Energy Audit of the subject property listed on the cover page. The FCA was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E2018-08, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Within this Property Condition Report (PCR), EMG's reference to the Client follows the ASTM guide's definition of User, that is, the party that retains EMG for the preparation of a baseline PCA of the subject property.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent architect or engineer in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment. EMG's evaluations, analyses, and opinions are not representations regarding the building design, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment. EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arm's-length, and that EMG's employment and compensation are not contingent upon the findings or estimated costs to remedy any noted deficiencies due to deferred maintenance and/or any noted component or system replacements.

EMG's FCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of a subject property's building systems. Preparation of a FCA in accordance with ASTM E2018-08 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system failure may not be initially observed. This FCA was prepared recognizing the inherent subjective nature of EMG's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted physical deficiencies. EMG's opinions are generally formed without detailed knowledge from individuals familiar with the performance of noted components or systems.

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

Any questions regarding this report should be directed to the Program Manager listed on the cover page of this report.

**Prepared By:** Jeff Stannard and Frank Lee, Field Observers

**Reviewed By:**

*Daniel White*

Danny White  
Report reviewer for  
Marge Mitnick, Program Manager

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## 6. APPENDICES

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APPENDIX A: Photographic Record

APPENDIX B: Site Plan

APPENDIX C: Records of Communication

APPENDIX D: Supporting Documentation

APPENDIX E: Pre-Survey Questionnaire

APPENDIX F: Energy Conservation Measures

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**APPENDIX A:  
PHOTOGRAPHIC RECORD**

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# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Social hall wing



Chapel



B Wing entrance



Original building

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Main front entrance



A Wing



Rear of A Wing



Dementia courtyard

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

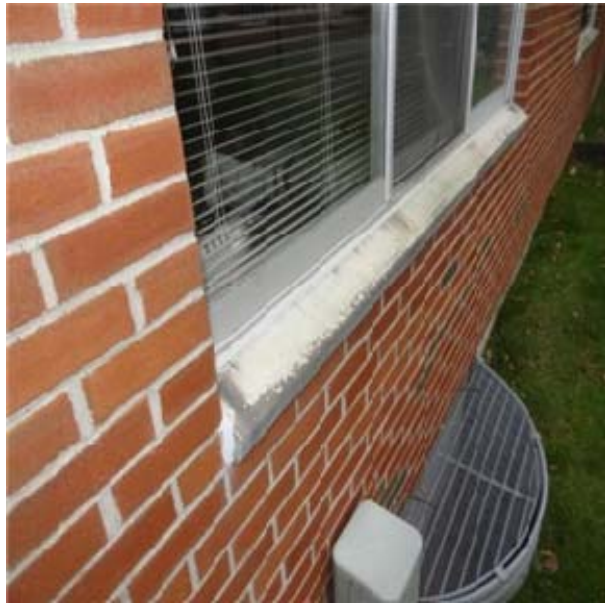
106686.13R-001.305



Old boiler laundry building



Old boiler and laundry



Brick veneer - upper floor



Elevator penthouse

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Vertical and horizontal wood siding



Vertical wood siding



Wood cornice of original house



Garage wood siding

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



EIFS finish at North Village Wing



South elevation of North Village Wing



Brick chimney

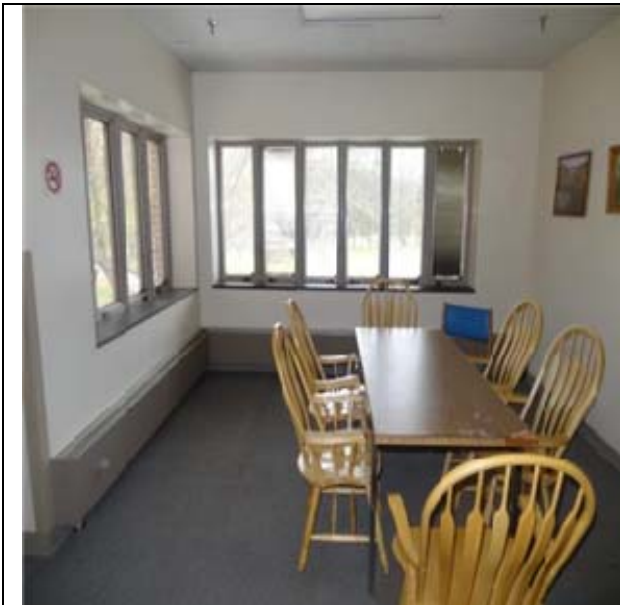


Window sealant

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Casement windows



Fixed windows



Exterior door



TPO roofing, North Wing

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



In-Service Social Building



In-Service Social Building



TPO roof membrane



TPO roof over central dining

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Flat roof over entrance



Main roof finishes



Main roof finishes



Asphalt shingle roof on original building



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Old boiler and maintenance shingle roofs



Asphalt shingle roof on old boiler building



Plexi-glass skylights

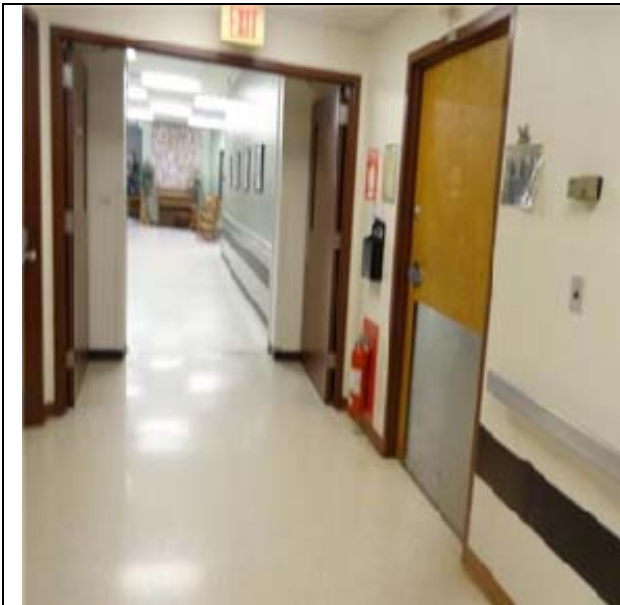


Plexi-glass skylights

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Automatic accessible door



Automatic accessible door



Vinyl floor tile

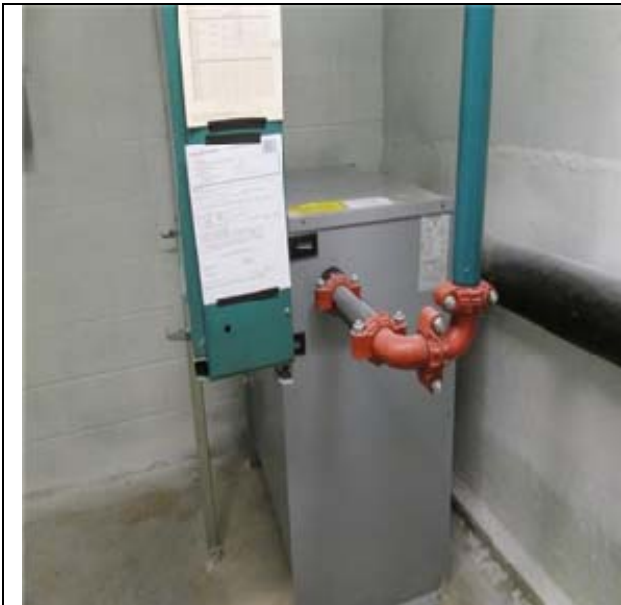


Room finishes

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

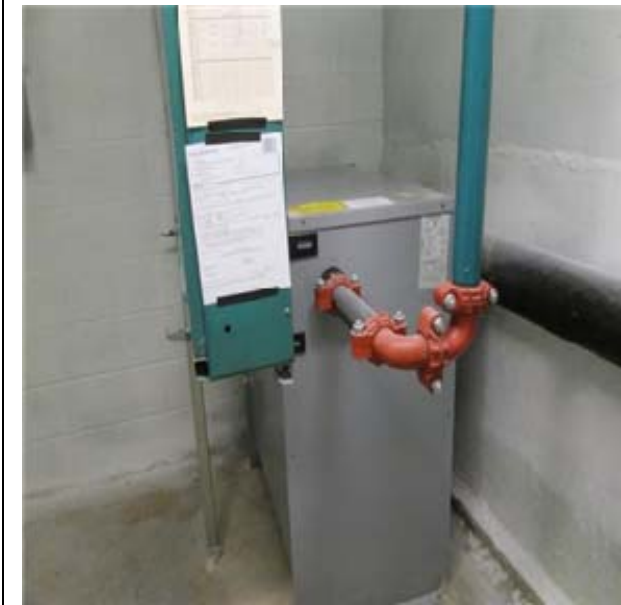
106686.13R-001.305



Hydraulic elevator equipment



Elevator cab



Elevator hydraulics



Laundry hot-water steam-fed tank

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Oil-fired steam boiler, domestic hot water



Oil-fired steam boiler



Geothermal system circulation pumps



Common area AHU

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Heat pump



Heat pump



Well pump controller



New service transformer

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Electrical distribution panels



Main electric service switchgear



Staff parking



Addressable fire alarm system panel

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Network distribution and control systems -



Diesel generator



Propane generator



Diesel generator

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



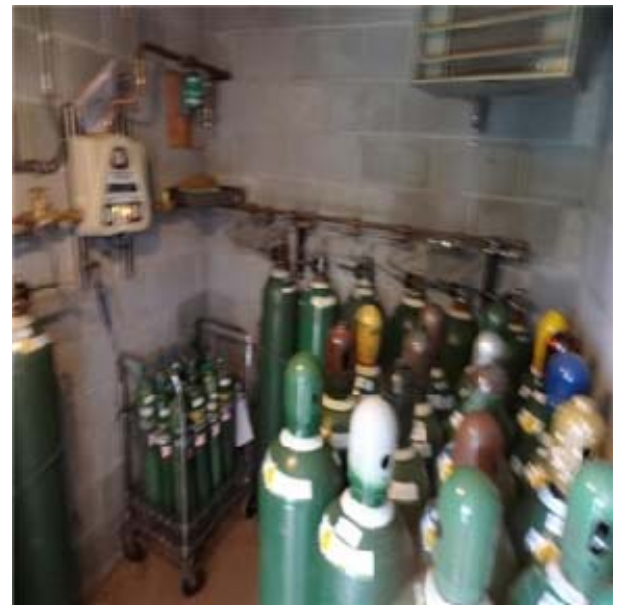
Diesel generator



Diesel generator



Commercial washers



Compressed oxygen control and manifold



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Cook hood with fire suppression



Cook hood with fire suppression



Reach in refrigerator

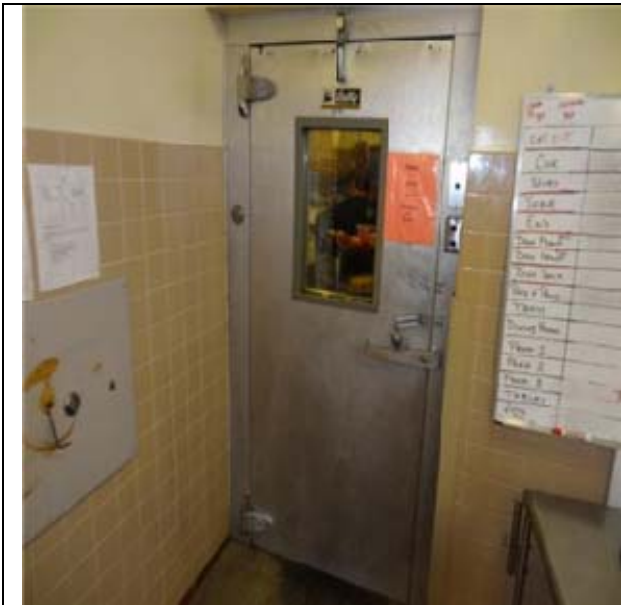


Steam table

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



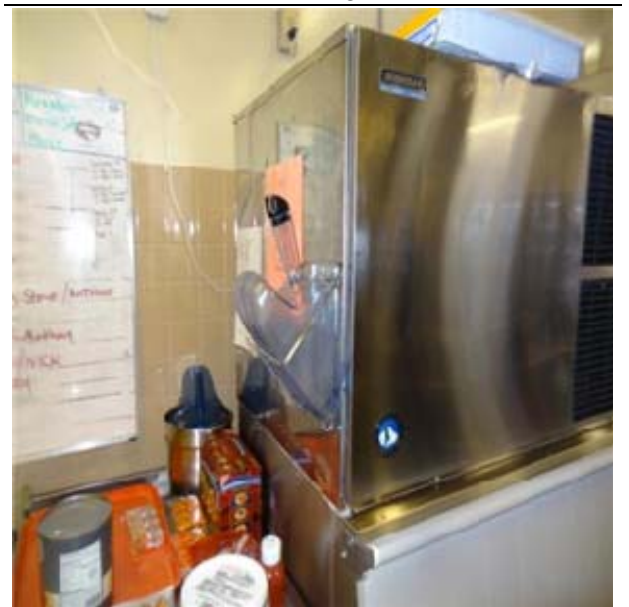
Walk in refrigerator



Walk in refrigerator



Walk in refrigerator



Ice maker

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Tilting skillet



Skillet



Oven



Conveyor dishwasher

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Fryer



Disposal



Convection steamer



Four drawer warmer

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Four drawer warmer



Reach in freezer



Thermal food delivery carts



Stove broiler oven combo

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

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Griddle



Mixer



3-compartment sink with drain



Custom corner sink

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Walk in freezer



Walk in freezer



South Crescent Drive



Asphalt pavement at Maintenance Service Drive

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Fence



Fence



Chain link fence at east boundary



Security fence along Dementia Courtyard



# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Security fence along Dementia Courtyard



Security fence along Dementia Courtyard



Smoking shack

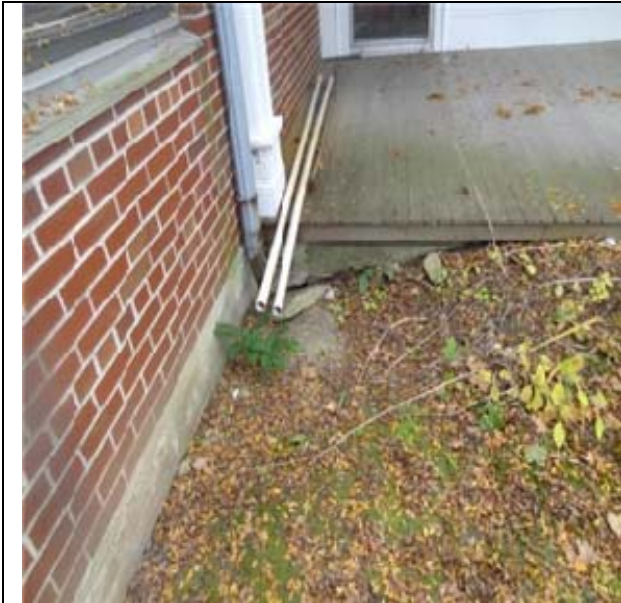


Smoking shack

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Poor site grading at building perimeter



Poor site grading at building perimeter



Poor site grading at building perimeters



Geothermal well site

# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Underground propane storage tanks



Entry flag poles

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**APPENDIX B:  
SITE PLAN**

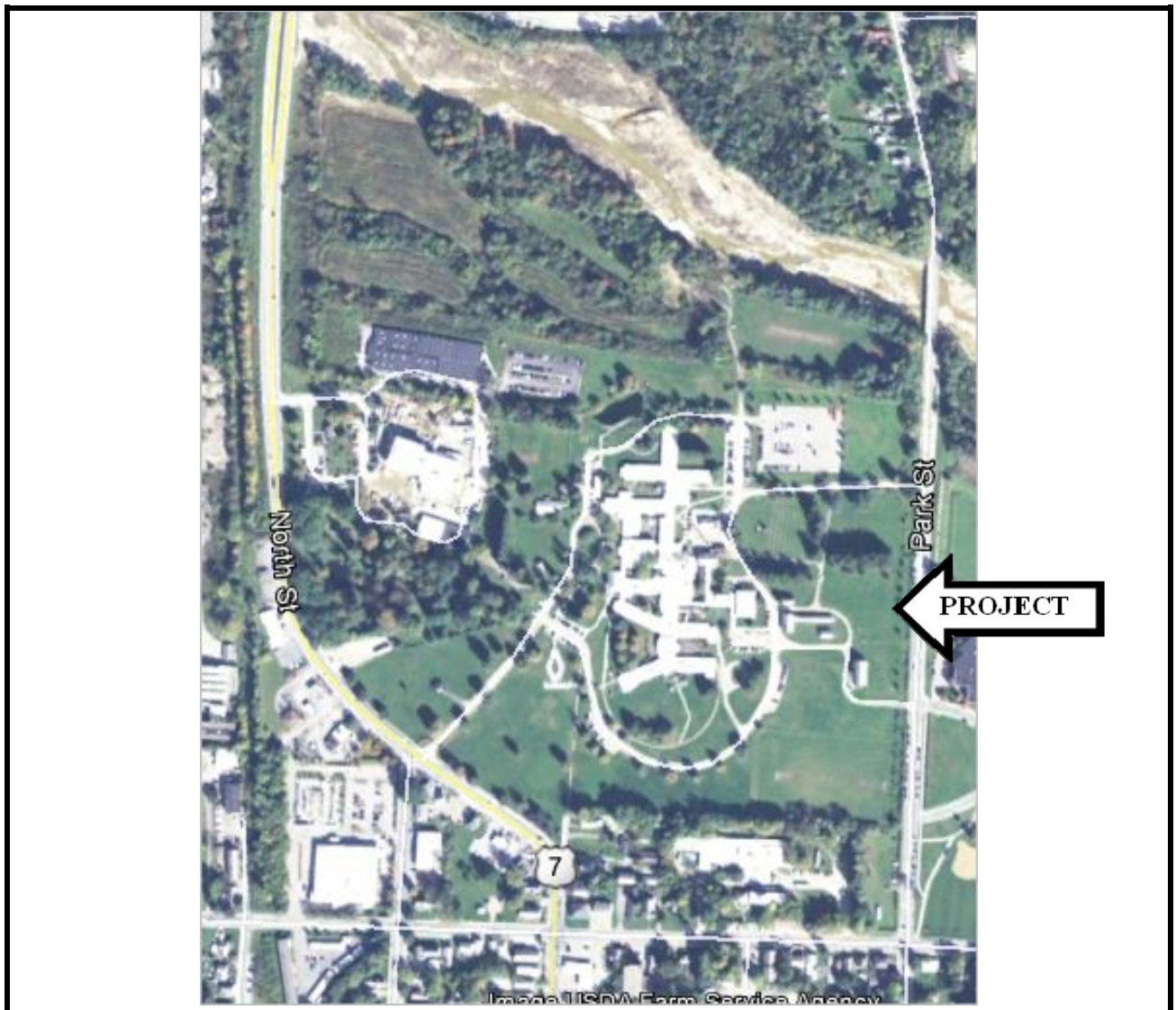
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# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305



Source:

The north arrow indicator is an approximation of 0° North.

Project Number:

106686.13R-001.305

Project Name:

Vermont Veterans' Home



On-Site Date:

October 14-16, 2013



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**APPENDIX C:  
RECORDS OF COMMUNICATION**

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# FACILITY CONDITION ASSESSMENT

AND ENERGY AUDIT

106686.13R-001.305

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## RECORD OF COMMUNICATION

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Date: October 14, 2013 Time: All day  
Project Number: 106686.13R-001.305 Recorded by: Jeff Stannard and Frank Lee, Field Observer/Project Manager  
Project Name: Vermont Veterans' Home

Communication with: Peter Hack and Dick Franz  
of: Vermont Veterans' Home  
Phone: Peter Hack w) 802.233.4258  
Dick Franz w) 802.447.6528, c) 802.375.4475

Communication via:  
Office Visitation/ Meeting

RE:  
Onsite interview and survey.

Summary of Communication:

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**APPENDIX D:  
SUPPORTING DOCUMENTATION**

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20 YEAR EXPENDITURE FORECAST

Vermont Veterans' Home  
 325 North Street  
 Bennington, Vermont

Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
												0	1	2	3	4	5	6	7	8	9		
												Deferred	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled	Scheduled		
A. SUBSTRUCTURE																							
A. SUBSTRUCTURE SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
B. SHELL																							
B. SHELL SUB-TOTALS												\$202,460	\$29,392	\$64,700	\$53,995	\$0	\$23,352	\$11,520	\$0	\$0	\$4,392		
C. INTERIORS																							
C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000		
D. SERVICES																							
D. SERVICES SUB-TOTALS												\$219,100	\$221,444	\$27,500	\$0	\$0	\$0	\$0	\$0	\$0	\$255,050		
E. EQUIPMENT & FURNISHING																							

Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022										
<b>E10 EQUIPMENT</b>																															
E1016	Commercial Washers 75 Lb	Commercial Washers	Laundry Room	Replace Commercial Washers	20	14	2.00	EA	\$25,295.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1016	Commercial Washers 50Lb	Commercial Washers	Laundry Room	Replace Commercial Washers	20	10	2.00	EA	\$13,312.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1028	E1028 Medical Equipment	Compressed oxygen control and manifold	Rear of B Wing	Replace Compressed oxygen control and manifold	10	0	1.00	EA	\$5,000.00	IN - Beyond Rated Life	Priority 3	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Tilting Skillet	Central Kitchen	Replace Tilting Skillet	15	6	1.00	EA	\$9,800.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$9,800	\$0	\$0	\$0										
E1093	Fryer Floor Mounted Twin Baskets	Fryer Floor Mounted Twin Baskets	Central Kitchen	Replace Fryer Floor Mounted Twin Baskets	20	5	2.00	EA	\$2,846.76	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$5,694	\$0	\$0	\$0	\$0										
E1093	Steam Table, Electric 5-Well	Steam Table, Electric 3-Well	Central Kitchen	Replace Steam Table, Electric 3-Well	20	11	2.00	EA	\$2,450.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	Ice Maker w/ Storage Bin	Ice Maker	Central Kitchen	Replace Ice Maker	15	7	1.00	EA	\$6,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,200	\$0	\$0										
E1093	Griddle, Thermostatic Controls, 36" Wide, Electric	Griddle 48"		Replace Griddle 48"	20	9	2.00	EA	\$3,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,400										
E1093	E1093 Food Service Equipment	Cook hood with Fire Suppression	Central Kitchen	Replace Cook hood with Fire Suppression	25	8	4.00	EA	\$5,685.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,740	\$0										
E1093	Walk in Refrigerator 8'X8'	Walk in Refrigerator 8'X8'	Central Kitchen	Replace Walk in Refrigerator 8'X8'	20	8	1.00	EA	\$8,787.80	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,788	\$0										
E1093	Kitchen Equipment Steamer Electric 27 kW	Skillet		Replace Skillet	20	3	1.00	EA	\$11,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$11,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Vegetable Peeler	Central Kitchen	Replace Vegetable Peeler	15	4	1.00	EA	\$6,500.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,500	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Exhaust Hood 4 ft X 4 ft	Central Kitchen	Replace Exhaust Hood 4 ft X 4 ft	99	1	1.00	EA	\$1.00	IN - Beyond Rated Life	Priority 3	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Thermal Food Delivery Carts	Central Kitchen	Replace Thermal Food Delivery Carts	15	7	12.00	EA	\$4,500.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$54,000	\$0	\$0	\$0										
E1093	Walk in Freezer 8'X12'	Walk in Freezer 6'X12'	Central Kitchen	Replace Walk in Freezer 6'X12'	20	8	1.00	EA	\$14,880.32	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,880	\$0										
E1093	Reach in Refrigerator 68 Cf	Reach in Refrigerator 68 Cf	Central Kitchen	Replace Reach in Refrigerator 68 Cf	15	6	1.00	EA	\$7,051.24	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$7,051	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Four Drawer Warmer	Central Kitchen	Replace Four Drawer Warmer	15	6	1.00	EA	\$2,800.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Conveyor Dishwasher		Replace Conveyor Dishwasher	20	1	1.00	EA	\$16,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$16,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	Hobart Legacy, Mixer, Planetary, 60Qt.	Mixer	Central Kitchen	Replace Mixer	20	9	2.00	EA	\$12,478.99	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,958										
E1093	Electric Convection Oven, Single Deck	Oven	Main Kitchen	Replace Oven	20	3	1.00	EA	\$5,412.96	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$5,413	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	Stainless Steel Prep Table with Dual Reach in Refrigerators	Replace Stainless Steel Prep Table with Dual Reach in Refrigerators	Central Kitchen	Replace Stainless Steel Prep Table with Dual Reach in Refrigerators	20	12	1.00	EA	\$3,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	3 Compartment Sink with Drain boards	Central Kitchen	Replace 3 Compartment Sink with Drain boards	20	3	3.00	EA	\$1,475.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$4,425	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Convection Steamer	Central Kitchen	Replace Convection Steamer	15	2	1.00	EA	\$12,800.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$12,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	E1093 Food Service Equipment	Stove Broiler Oven Combo	Central Kitchen	Replace Stove Broiler Oven Combo	20	11	1.00	EA	\$8,600.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
E1093	Reach in Freezer 44 Cf	Reach in Refrigerator 49CF		Replace Reach in Refrigerator 49CF	15	9	1.00	EA	\$4,108.13	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,108										
E1093	Garbage Disposal-3HP Restaurant Type	Disposal Trough -1HP Custom	Central Kitchen	Replace Disposal Trough -1HP Custom	20	0	1.00	EA	\$12,500.00	IN - Beyond Rated Life	Priority 3	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
<b>E. EQUIPMENT &amp; FURNISHING SUB-TOTALS</b>												\$17,500	\$16,501	\$12,800	\$21,338	\$6,500	\$5,694	\$19,651	\$60,200	\$46,408	\$35,466										
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>																															
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS</b>												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
<b>G. BUILDING SITEWORK</b>																															
<b>G. BUILDING SITEWORK SUB-TOTALS</b>																						\$76,125	\$62,243	\$0	\$0	\$44,443	\$0	\$0	\$20,081	\$0	\$41,000
<b>Z. GENERAL</b>																															
<b>Z. GENERAL SUB-TOTALS</b>												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
<b>Expenditure Totals per Year</b>												\$515,185	\$373,068	\$105,000	\$88,333	\$50,943	\$42,046	\$61,659	\$93,281	\$46,408	\$348,908										
<b>Total Cost (Inflated @ 4% per Yr.)</b>												\$515,185	\$387,990	\$113,568	\$99,363	\$59,596	\$51,155	\$78,018	\$122,751	\$63,513	\$496,605										

20 YEAR EXPENDITURE FORECAST

Vermont Veterans' Home  
325 North Street  
Bennington, Vermont

Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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A. SUBSTRUCTURE																								B. SHELL																								A. SUBSTRUCTURE SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B20	EXTERIOR ENCLOSURE																					B2011	Brick Veneer - Upper Floor	Brick Exteriors	Most exterior walls	Point Brick Exterior Walls where required	10	5	20.00	CSF	\$948.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$18,960	\$0	\$0	\$0	\$0		Wood Siding	Vertical wood siding	In-Service & Social Hall	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																							
B. SHELL																								A. SUBSTRUCTURE SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B20	EXTERIOR ENCLOSURE																					B2011	Brick Veneer - Upper Floor	Brick Exteriors	Most exterior walls	Point Brick Exterior Walls where required	10	5	20.00	CSF	\$948.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$18,960	\$0	\$0	\$0	\$0		Wood Siding	Vertical wood siding	In-Service & Social Hall	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																															
A. SUBSTRUCTURE SUB-TOTALS												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B20	EXTERIOR ENCLOSURE																					B2011	Brick Veneer - Upper Floor	Brick Exteriors	Most exterior walls	Point Brick Exterior Walls where required	10	5	20.00	CSF	\$948.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$18,960	\$0	\$0	\$0	\$0		Wood Siding	Vertical wood siding	In-Service & Social Hall	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																							
B20	EXTERIOR ENCLOSURE																					B2011	Brick Veneer - Upper Floor	Brick Exteriors	Most exterior walls	Point Brick Exterior Walls where required	10	5	20.00	CSF	\$948.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$18,960	\$0	\$0	\$0	\$0		Wood Siding	Vertical wood siding	In-Service & Social Hall	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																															
B2011	Brick Veneer - Upper Floor	Brick Exteriors	Most exterior walls	Point Brick Exterior Walls where required	10	5	20.00	CSF	\$948.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$18,960	\$0	\$0	\$0	\$0		Wood Siding	Vertical wood siding	In-Service & Social Hall	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																					
	Wood Siding	Vertical wood siding	In-Service & Social Hall	General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																											
B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																	
	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,592	B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																							
B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$2,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,380	B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																													
B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$0	\$6,396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																			
B2011	Caulking, Polyurethane, 1/4"x1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																									
B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																															
B2021	Aluminum Window, 4-0 X 6-0, First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																					
B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																											
B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$4,392	\$0	\$0	\$0	\$4,392	\$0	\$0	B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																	
B. SHELL SUB-TOTALS												\$952	\$35,939	\$6,396	\$4,392	\$0	\$39,385	\$0	\$12,592	\$214,527	\$190,495	\$0	C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																							
C. INTERIORS																								C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																														
C10	INTERIOR CONSTRUCTION																					C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																						
C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	\$0	\$13,000	C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																												
C30	INTERIOR FINISHES																					C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$30,488	\$0	\$0	\$0	\$0	\$30,488	\$0	\$0	\$0	C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
C. INTERIORS SUB-TOTALS												\$0	\$43,488	\$0	\$13,000	\$0	\$13,000	\$30,488	\$13,000	\$0	\$13,000	\$0	D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
D. SERVICES																								D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
D10	CONVEYING SYSTEMS																					D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
D30	HVAC																					D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,780	\$0	D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$6,233	\$0	\$0	\$0	\$0	\$0	\$0	D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3	D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
D40	FIRE PROTECTION SYSTEMS																					D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,679	\$0	D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
D50	ELECTRICAL SYSTEMS																					D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,500	\$0	D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$217,600	\$0	\$0	\$0	\$0	D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$43,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
D. SERVICES SUB-TOTALS												\$0	\$0	\$43,380	\$9,437	\$0	\$217,600	\$0	\$27,500	\$6,459	\$3	\$0	E. EQUIPMENT & FURNISHING																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
E10	<b>EQUIPMENT</b>																					
E1016	Commercial Washers 75 Lb	Commercial Washers	Laundry Room	Replace Commercial Washers	20	14	2.00	EA	\$25,295.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$50,590	\$0	\$0	\$0	\$0	\$0	
E1016	Commercial Washers 50Lb	Commercial Washers	Laundry Room	Replace Commercial Washers	20	10	2.00	EA	\$13,312.00	IN - Beyond Rated Life	Priority 4	\$26,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1028	E1028 Medical Equipment	Compressed oxygen control and manifold	Rear of B Wing	Replace Compressed oxygen control and manifold	10	0	1.00	EA	\$5,000.00	IN - Beyond Rated Life	Priority 3	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Tilting Skillet	Central Kitchen	Replace Tilting Skillet	15	6	1.00	EA	\$9,800.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Fryer Floor Mounted Twin Baskets	Fryer Floor Mounted Twin Baskets	Central Kitchen	Replace Fryer Floor Mounted Twin Baskets	20	5	2.00	EA	\$2,846.76	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Steam Table, Electric 5-Well	Steam Table, Electric 3-Well	Central Kitchen	Replace Steam Table, Electric 3-Well	20	11	2.00	EA	\$2,450.00	IN - Beyond Rated Life	Priority 4	\$0	\$4,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Ice Maker w/ Storage Bin	Ice Maker	Central Kitchen	Replace Ice Maker	15	7	1.00	EA	\$6,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Griddle, Thermostatic Controls, 36" Wide, Electric	Griddle 48"		Replace Griddle 48"	20	9	2.00	EA	\$3,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Cook hood with Fire Supression	Central Kitchen	Replace Cook hood with Fire Supression	25	8	4.00		\$5,685.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Walk in Refrigerator 8'X8'	Walk in Refrigerator 8'X8'	Central Kitchen	Replace Walk in Refrigerator 8'X8'	20	8	1.00	EA	\$8,787.80	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Kitchen Equipment Steamer Electric 27 kW	Skillet		Replace Skillet	20	3	1.00	EA	\$11,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Vegetable Peeler	Central Kitchen	Replace Vegetable Peeler	15	4	1.00	EA	\$6,500.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,500	
E1093	E1093 Food Service Equipment	Exhaust Hood 4 ft X 4 ft	Central Kitchen	Replace Exhaust Hood 4 ft X 4 ft	99	1	1.00		\$1.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Thermal Food Delivery Carts	Central Kitchen	Replace Thermal Food Delivery Carts	15	7	12.00		\$4,500.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Walk in Freezer 8'X12'	Walk in Freezer 6'X12'	Central Kitchen	Replace Walk in Freezer 6'X12'	20	8	1.00	EA	\$14,880.32	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Reach in Refrigerator 68 Cf	Reach in Refrigerator 68 Cf	Central Kitchen	Replace Reach in Refrigerator 68 Cf	15	6	1.00	EA	\$7,051.24	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Four Drawer Warmer	Central Kitchen	Replace Four Drawer Warmer	15	6	1.00		\$2,800.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Conveyor Dishwasher		Replace Conveyor Dishwasher	20	1	1.00		\$16,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Hobart Legacy, Mixer, Planetary, 60Qt.	Mixer	Central Kitchen	Replace Mixer	20	9	2.00	EA	\$12,478.99	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Electric Convection Oven, Single Deck	Oven	Main Kitchen	Replace Oven	20	3	1.00	EA	\$5,412.96	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Stainless Steel Prep Table with Dual Reach in Refrigerators	Stainless Steel Prep Table with Dual Reach in Refrigerators	Central Kitchen	Replace Stainless Steel Prep Table with Dual Reach in Refrigerators	20	12	1.00	EA	\$3,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	3 Compartment Sink with Drain boards	Central Kitchen	Replace 3 Compartment Sink with Drain boards	20	3	3.00		\$1,475.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Convection Steamer	Central Kitchen	Replace Convection Steamer	15	2	1.00	EA	\$12,800.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	E1093 Food Service Equipment	Stove Broiler Oven Combo	Central Kitchen	Replace Stove Broiler Oven Combo	20	11	1.00		\$8,600.00	IN - Beyond Rated Life	Priority 4	\$0	\$8,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Reach in Freezer 44 Cf	Reach in Refrigerator 49CF		Replace Reach in Refrigerator 49CF	15	9	1.00	EA	\$4,108.13	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
E1093	Garbage Disposal-3HP Restaurant Type	Disposal Trough -1HP Custom	Central Kitchen	Replace Disposal Trough -1HP Custom	20	0	1.00	EA	\$12,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
				<b>E. EQUIPMENT &amp; FURNISHING SUB-TOTALS</b>								\$31,624	\$13,500	\$3,200	\$0	\$50,590	\$0	\$0	\$12,800	\$0	\$6,500	
<b>F. SPECIAL CONSTRUCTION AND DEMOLITION</b>																						
				<b>F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS</b>								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>G. BUILDING SITework</b>																						
G20	<b>SITE IMPROVEMENTS</b>																					
G2012	Asphalt Roadway-Without Base	Asphalt Swale Drive at Maintenance Service Drive	Drive between Laundry and Maintenance	Replace Asphalt Swale Drive at Maintenance Service Drive	20	1	98.00	SY	\$16.50	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G2012	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	Asphalt Paved Drives and Parking	Front drive, visitor and south staff parking	Cut & Patch Asphalt - full depth repairs as needed in conjunction with mill and resurfacing	0	1	200.00	SF	\$2.38	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	Asphalt Paved Drives and Parking	Front drive, visitor and south staff parking	Repair 100% of Asset: Asphalt paved roads, front and south rear parking	0	1	2,100.00	SY	\$16.70	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	Asphalt Paved Drives and Parking	Front drive, visitor and south staff parking	Seal Coat Asphalt (Up to 10000 SF)	5	7	37,200.00	SF	\$0.50	OP - Maintenance	Priority 4	\$0	\$0	\$18,600	\$0	\$0	\$0	\$0	\$18,600	\$0	\$0	
G2022	Driveway Asphalt Paving	Staff Parking Lot & Drives	Site northeast	Restripe Parking Lots	7	4	313.00	Stall	\$11.00	OP - Maintenance	Priority 4	\$0	\$3,443	\$0	\$0	\$0	\$0	\$0	\$0	\$3,443	\$0	
	Driveway Asphalt Paving	Staff Parking Lot & Drives	Site northeast	Seal Coat Asphalt (Up to 10000 SF)	5	4	82,000.00	SF	\$0.50	OP - Maintenance	Priority 4	\$0	\$0	\$0	\$41,000	\$0	\$0	\$0	\$0	\$0	\$41,000	
G2041	Chain Link Fence, 6-Foot High	Security Fence	Wing C south Courtyard	Replace Security Fence	20	7	50.00	LF	\$29.61	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G2041	3-Foot High Chain Link Fence	Chain link fence at East Boundary	East site Boundry	Replace Chain link fence at East Boundary	30	10	960.00	LF	\$17.25	OP - Security	Priority 4	\$16,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G2041	Install New Chain Link Fencing	Chain Link Fence	Boundry at Deer Park	Replace Chain Link Fence	30	1	880.00	LF	\$28.50	OP - Security	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G2045	G2045 Site Furnishings	Smoker Den	Along east staff parking areas	Replace Smoker Den	15	0	2.00	EA	\$1,200.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$0	\$0	
G2052	Establishment of Ground Cover at Bare Areas	Landscape turf around building perimeter walls	Building perimeters	Replace Landscape turf around building perimeter walls	25	0	35.00	CSF	\$985.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
G30	<b>SITE CIVIL/MECHANICAL UTILITIES</b>																					
G3013	Well Pump 30 HP, 100 to 300 Gpm	Well Pump, 400GPM	Geothermal Wells	Replace Well Pump, 400GPM	25	19	2.00	EA	\$8,650.00	IN - Beyond Rated Life	Priority 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,300	
G40	<b>SITE ELECTRICAL UTILITIES</b>																					
G4021	Landscape Ground Mounted Uplight Fixture Only	Convert Entry Flag Pole Lights to Grade LED	Along Entry Drive	Replace Convert Entry Flag Pole Lights to Grade LED	15	0	50.00	EA	\$785.00	IN - Beyond Rated Life	Priority 3	\$0	\$0	\$0	\$0	\$0	\$39,250	\$0	\$0	\$0	\$0	
				<b>G. BUILDING SITework SUB-TOTALS</b>								\$16,560	\$3,443	\$18,600	\$0	\$41,000	\$41,650	\$0	\$18,600	\$3,443	\$58,300	
<b>Z. GENERAL</b>																						
				<b>Z. GENERAL SUB-TOTALS</b>								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Expenditure Totals per Year</b>												\$49,136	\$96,370	\$71,576	\$26,829	\$91,590	\$311,635	\$30,488	\$84,492	\$224,429	\$268,298	
<b>Total Cost (Inflated @ 4% per Yr.)</b>												\$72,733	\$148,356	\$114,595	\$44,672	\$158,604	\$561,237	\$57,103	\$164,582	\$454,652	\$565,263	

20 YEAR EXPENDITURE FORECAST

Vermont Veterans' Home  
325 North Street  
Bennington, Vermont

Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	Total	Total
												Deferred	Scheduled
A. SUBSTRUCTURE													
B. SHELL													
A. SUBSTRUCTURE SUB-TOTALS												\$0	\$0
B20	EXTERIOR ENCLOSURE												
B2011	Brick Veneer - Upper Floor	Brick Exteriors	Most exterior walls	Point Brick Exterior Walls where required General Painting Cost Per SF, Minor Prep Work, Up to 4-Story Bldg.	10	5	20.00	CSF	\$948.00	OP - Maintenance	Priority 4	\$0	\$37,920
B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	10	0	675.00	SF	\$1.41	OP - Maintenance	Priority 4	\$952	\$952
B2011	Wood Siding	Vertical wood siding	In-Service & Social Hall	Replace Vertical wood siding	25	11	675.00	SF	\$12.68	IN - Beyond Rated Life	Priority 4	\$0	\$8,559
B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Color Coat 100% of Asset: EIFS	0	19	44.00	CSF	\$218.00	OP - Maintenance	Priority 4	\$0	\$9,592
B2011	EIFS with Stucco Over Cement Board	EIFS with Stucco Over Cement Board	North Village Wing	Repair 10% of Asset: EIFS with Stucco Over Cement Board	8	3	5.00	CSF	\$476.00	OP - Maintenance	Priority 4	\$0	\$7,140
B2011	Solid Wood Lap Siding	Wood Lap Siding and Trim	Original Bldg and Mainte. Garage	Paint Existing Wood Siding and trim, One Coat, Spray with Medium Prep and Clean Up	10	2	5,200.00	SF	\$1.23	OP - Maintenance	Priority 4	\$0	\$12,792
B2011	Caulking, Polyurethane, 1/4"X1/4"	Caulk sealant at joints and openings	All exterior walls	Replace Caulk sealant at joints and openings	15	6	3,000.00	LF	\$3.84	OP - Maintenance	Priority 4	\$0	\$11,520
B2011	Solid Masonry	Brick Chimney	Boiler Building	Repair 100% of Asset: Brick Chimney	10	1	1.00	EA	\$25,000.00	OP - Maintenance	Priority 4	\$0	\$50,000
B2021	Aluminum Window , 4-0 X 6-0,First Floor	Corridor Windows	Corridor at Dining and Chapel	Replace Corridor Windows	25	0	18.00	EA	\$1,276.99	IN - Beyond Rated Life	Priority 3	\$22,986	\$0
B2021	3' X 4' Aluminum Window Operable	Casement Windows	Administration and D wing	Replace Casement Windows	25	2	64.00	EA	\$911.00	IN - Beyond Rated Life	Priority 3	\$0	\$58,304
B2032	3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	Exterior Steel Doors	All entrances	Repair 8% of Asset: 3'-0" X 7'-0" Steel, Insulated Core, Ptd. Door	4	1	4.00	EA	\$1,098.00	IN - Reliability	Priority 3	\$0	\$21,960
B. SHELL SUB-TOTALS												\$202,460	\$692,028
B30	ROOFING												
B3011	Tpo, Roof 45 Mills, Full Adhered	TPO Roof on Entrance, Dining and East Wing	Entrance, Dining and East Wing	Replace TPO Roof on Entrance, Dining and East Wing	20	0	250.00	SQ	\$714.09	IN - Reliability	Priority 3	\$178,523	\$0
B3011	Wood Shingle , Historic Structure	Wood Roof Shingles	In-Service Social Building	Replace Wood Roof Shingles	25	15	25.00	SQ	\$817.00	IN - Beyond Rated Life	Priority 4	\$0	\$20,425
B3011	Asphalt Shingles, Removal and with Premium Grade	Asphalt Shingles Original House	House, Boiler and Maintenance Buildings	Replace Asphalt Shingles Original House	30	3	120.00	SQ	\$430.00	IN - Reliability	Priority 3	\$0	\$51,600
B3011	Tpo, Roof 45 Mills, Full Adhered	TPO Roofs on B. C and D Wings	B, C, & D Wings	Replace TPO Roofs on B. C and D Wings	20	19	250.00	SQ	\$714.09	IN - Beyond Rated Life	Priority 4	\$0	\$178,523
B3011	Tpo, Roof 45 Mills, Full Adhered	TPO Roof North Wings		Replace TPO Roof North Wings	20	18	300.00	SQ	\$714.09	IN - Beyond Rated Life	Priority 4	\$0	\$214,227
B3011	Tpo, Roof 45 Mills, Full Adhered	TPO Roof on A Wing and D Dayroom		Replace TPO Roof on A Wing and D Dayroom	99	18	300.00	SQ	\$1.00	IN - Beyond Rated Life	Priority 4	\$0	\$300
B3021	Plexi-Glass Skylight to 10 SF	Plexi-Glass Skylights	Flat Roofs	Replace Plexi-Glass Skylights	20	17	25.00	EA	\$328.00	IN - Beyond Rated Life	Priority 4	\$0	\$8,200
B3021	B3021 Glazed Roof Openings	Plexi-Glass Skylights	Flat Roofs	Replace Plexi-Glass Skylights	20	3	15.00	EA	\$1.00	IN - Beyond Rated Life	Priority 3	\$0	\$15
B. SHELL SUB-TOTALS												\$202,460	\$692,028
C. INTERIORS													
C10	INTERIOR CONSTRUCTION												
C1021	Automatic Accessible Door, Wood with Glass Panels	Automatic Accessible Door, Wood		Repair 2% of Asset: Automatic Accessible Door, Wood with Glass Panels	2	1	2.00	EA	\$6,500.00	OP - Maintenance	Priority 4	\$0	\$130,000
C30	INTERIOR FINISHES												
C3024	Vinyl Tile	Vinyl Composition Floor Tiles	Throughout interiors	Repair 5% of Asset: Floor tile replacements	5	1	450.00	SY	\$67.75	IN - Appearance	Priority 4	\$0	\$121,950
C. INTERIORS SUB-TOTALS												\$0	\$251,950
D. SERVICES													
D10	CONVEYING SYSTEMS												
D1011	Elevator Hydraulic System, 3,500 Lb Capacity	Hydraulic Elevator, Small Cab	B/C Wing	Replace Hydraulic Elevator, Small Cab	30	1	1.00	EA	\$24,940.22	IN - Beyond Rated Life	Priority 3	\$0	\$24,940
D30	HVAC												
D3022.1	Heating Water Distribution Pump 3 HP	Geothermal System Circulation Pumps	Basement/Crawl Spaces	Replace Geothermal System Circulation Pumps	15	9	35.00	EA	\$6,941.00	IN - Beyond Rated Life	Priority 4	\$0	\$242,935
D3041.1	Air Handler 4,000 to 8,000 CFM	AHU #3	A Wing	Replace AHU #3	20	18	1.00	EA	\$4,780.00	IN - Beyond Rated Life	Priority 4	\$0	\$4,780
D3041.1	Air Handler 2500-3000 CFM	AHU #2	North Wing	Replace AHU #2	15	13	1.00	EA	\$3,204.00	IN - Beyond Rated Life	Priority 4	\$0	\$3,204
D3041.1	Air Handler 3600-3800 CFM	AHU #1	North Wing	Replace AHU #1	15	13	1.00	EA	\$6,233.00	IN - Beyond Rated Life	Priority 4	\$0	\$6,233
D3051.1	Heat Pump Water Source, 4-Ton	Heat Pump System	East Wing	Expand heat pump system into East Wing to complete geothermal project	0	1	1.00	LS	\$140,300.00	FN - Modernization	Priority 3	\$0	\$140,300
D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Provide system grounding as required to eliminate electrical disruption.	0	0	1.00	EA	\$1,500.00	IN - Reliability	Priority 3	\$1,500	\$0
D3069	D3069 Other Controls & Instrumentation	Well Pump Controller	Geothermal Wells	Replace Well Pump Controller	25	19	1.00	EA	\$3.43	IN - Beyond Rated Life	Priority 4	\$0	\$3
D40	FIRE PROTECTION SYSTEMS												
D4011	Air Compressor for Dry Pipe System 520 Gal, 1HP	Air Compressor, Dry Pipe Sprinkler System	Basement/Crawl Spaces	Replace Air Compressor, Dry Pipe Sprinkler System	20	18	1.00	EA	\$1,679.09	IN - Beyond Rated Life	Priority 4	\$0	\$1,679
D50	ELECTRICAL SYSTEMS												
D5034	Call for Aid System with Central Monitoring Capability	Call for Aid Posts in Staff Parking	Staff Parking	Replace Call for Aid Posts in Staff Parking	15	2	5.00	EA	\$5,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$55,000
D5037	Fire Alarm Panel Addressable, with Voice	Central Fire Alarm Control Panel	Basement Mechanical Room	Replace Central Fire Alarm Control Panel	15	9	1.00	EA	\$12,114.90	IN - Beyond Rated Life	Priority 4	\$0	\$12,115
D5039	LAN System - Heavy Density	Network distribution and control systems	Patient Mgt Stations & Central Records	Replace Network distribution and control systems	15	0	170,000.00	SF	\$1.28	IN - Beyond Rated Life	Priority 3	\$217,600	\$217,600
D5092	Generator, Natural Gas, 100 kW,	Propane Generator Module, 100kW	Outside B Wing	Replace Propane Generator Module, 100kW	30	12	1.00	EA	\$43,380.00	IN - Beyond Rated Life	Priority 4	\$0	\$43,380
D5092	Diesel Generator, 45 kW	Diesel Generator, 40kW	Boiler House	Replace Diesel Generator, 40kW	25	1	1.00	EA	\$56,203.98	IN - Beyond Rated Life	Priority 3	\$0	\$56,204
D. SERVICES SUB-TOTALS												\$219,100	\$808,374
E. EQUIPMENT & FURNISHING													

Element No.	Component Description	Asset	Location	Action	Estimated Useful Life or Replacement Cycle (Yrs)	Remaining Useful Life (Yrs)	Quantity	Unit of Measurement	Unit Cost	Plan Type	Priority	Total	Total
E10	EQUIPMENT												
E1016	Commercial Washers 75 Lb	Commercial Washers	Laundry Room	Replace Commercial Washers	20	14	2.00	EA	\$25,295.00	IN - Beyond Rated Life	Priority 4	\$0	\$50,590
E1016	Commercial Washers 50Lb	Commercial Washers	Laundry Room	Replace Commercial Washers	20	10	2.00	EA	\$13,312.00	IN - Beyond Rated Life	Priority 4	\$0	\$26,624
E1028	E1028 Medical Equipment	Compressed oxygen control and manifold	Rear of B Wing	Replace Compressed oxygen control and manifold	10	0	1.00	EA	\$5,000.00	IN - Beyond Rated Life	Priority 3	\$5,000	\$5,000
E1093	E1093 Food Service Equipment	Tilting Skillet	Central Kitchen	Replace Tilting Skillet	15	6	1.00	EA	\$9,800.00	IN - Beyond Rated Life	Priority 4	\$0	\$9,800
E1093	Fryer Floor Mounted Twin Baskets	Fryer Floor Mounted Twin Baskets	Central Kitchen	Replace Fryer Floor Mounted Twin Baskets	20	5	2.00	EA	\$2,846.76	IN - Beyond Rated Life	Priority 4	\$0	\$5,694
E1093	Steam Table, Electric 5-Well	Steam Table, Electric 3-Well	Central Kitchen	Replace Steam Table, Electric 3-Well	20	11	2.00	EA	\$2,450.00	IN - Beyond Rated Life	Priority 4	\$0	\$4,900
E1093	Ice Maker w/ Storage Bin	Ice Maker	Central Kitchen	Replace Ice Maker	15	7	1.00	EA	\$6,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$6,200
E1093	Griddle, Thermostatic Controls, 36" Wide, Electric	Griddle 48"		Replace Griddle 48"	20	9	2.00	EA	\$3,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$6,400
E1093	E1093 Food Service Equipment	Cook hood with Fire Suppression	Central Kitchen	Replace Cook hood with Fire Suppression	25	8	4.00		\$5,685.00	IN - Beyond Rated Life	Priority 4	\$0	\$22,740
E1093	Walk in Refrigerator 8'X8'	Walk in Refrigerator 8'X8'	Central Kitchen	Replace Walk in Refrigerator 8'X8'	20	8	1.00	EA	\$8,787.80	IN - Beyond Rated Life	Priority 4	\$0	\$8,788
E1093	Kitchen Equipment Steamer Electric 27 kW	Skillet		Replace Skillet	20	3	1.00	EA	\$11,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$11,500
E1093	E1093 Food Service Equipment	Vegetable Peeler	Central Kitchen	Replace Vegetable Peeler	15	4	1.00	EA	\$6,500.00	IN - Beyond Rated Life	Priority 4	\$0	\$13,000
E1093	E1093 Food Service Equipment	Exhaust Hood 4 ft X 4 ft	Central Kitchen	Replace Exhaust Hood 4 ft X 4 ft	99	1	1.00		\$1.00	IN - Beyond Rated Life	Priority 3	\$0	\$1
E1093	E1093 Food Service Equipment	Thermal Food Delivery Carts	Central Kitchen	Replace Thermal Food Delivery Carts	15	7	12.00		\$4,500.00	IN - Beyond Rated Life	Priority 4	\$0	\$54,000
E1093	Walk in Freezer 8'X12'	Walk in Freezer 6'X12'	Central Kitchen	Replace Walk in Freezer 6'X12'	20	8	1.00	EA	\$14,880.32	IN - Beyond Rated Life	Priority 4	\$0	\$14,880
E1093	Reach in Refrigerator 68 Cf	Reach in Refrigerator 68 Cf	Central Kitchen	Replace Reach in Refrigerator 68 Cf	15	6	1.00	EA	\$7,051.24	IN - Beyond Rated Life	Priority 4	\$0	\$7,051
E1093	E1093 Food Service Equipment	Four Drawer Warmer	Central Kitchen	Replace Four Drawer Warmer	15	6	1.00		\$2,800.00	IN - Beyond Rated Life	Priority 4	\$0	\$2,800
E1093	E1093 Food Service Equipment	Conveyor Dishwasher		Replace Conveyor Dishwasher	20	1	1.00		\$16,500.00	IN - Beyond Rated Life	Priority 3	\$0	\$16,500
E1093	Hobart Legacy, Mixer, Planetary, 60Qt.	Mixer	Central Kitchen	Replace Mixer	20	9	2.00	EA	\$12,478.99	IN - Beyond Rated Life	Priority 4	\$0	\$24,958
E1093	Electric Convection Oven, Single Deck	Oven	Main Kitchen	Replace Oven	20	3	1.00	EA	\$5,412.96	IN - Beyond Rated Life	Priority 3	\$0	\$5,413
E1093	Stainless Steel Prep Table with Dual Reach in Refrigerators	Stainless Steel Prep Table with Dual Reach in Refrigerators	Central Kitchen	Replace Stainless Steel Prep Table with Dual Reach in Refrigerators	20	12	1.00	EA	\$3,200.00	IN - Beyond Rated Life	Priority 4	\$0	\$3,200
E1093	E1093 Food Service Equipment	3 Compartment Sink with Drain boards	Central Kitchen	Replace 3 Compartment Sink with Drain boards	20	3	3.00		\$1,475.00	IN - Beyond Rated Life	Priority 3	\$0	\$4,425
E1093	E1093 Food Service Equipment	Convection Steamer	Central Kitchen	Replace Convection Steamer	15	2	1.00	EA	\$12,800.00	IN - Beyond Rated Life	Priority 3	\$0	\$25,600
E1093	E1093 Food Service Equipment	Stove Broiler Oven Combo	Central Kitchen	Replace Stove Broiler Oven Combo	20	11	1.00		\$8,600.00	IN - Beyond Rated Life	Priority 4	\$0	\$8,600
E1093	Reach in Freezer 44 Cf	Reach in Refrigerator 49CF		Replace Reach in Refrigerator 49CF	15	9	1.00	EA	\$4,108.13	IN - Beyond Rated Life	Priority 4	\$0	\$4,108
E1093	Garbage Disposal-3HP Restaurant Type	Disposal Trough -1HP Custom	Central Kitchen	Replace Disposal Trough -1HP Custom	20	0	1.00	EA	\$12,500.00	IN - Beyond Rated Life	Priority 3	\$12,500	\$0
E. EQUIPMENT & FURNISHING SUB-TOTALS												\$17,500	\$342,772
F. SPECIAL CONSTRUCTION AND DEMOLITION													
F. SPECIAL CONSTRUCTION AND DEMOLITION SUB-TOTALS												\$0	\$0
G. BUILDING SITEWORK													
G20	SITE IMPROVEMENTS												
G2012	Asphalt Roadway-Without Base	Asphalt Swale Drive at Maintenance Service Drive	Drive between Laundry and Maintenance	Replace Asphalt Swale Drive at Maintenance Service Drive	20	1	98.00	SY	\$16.50	IN - Beyond Rated Life	Priority 3	\$0	\$1,617
G2012	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	Asphalt Paved Drives and Parking	Front drive, visitor and south staff parking	Cut & Patch Asphalt - full depth repairs as needed in conjunction with mill and resurfacing	0	1	200.00	SF	\$2.38	OP - Maintenance	Priority 4	\$0	\$476
	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	Asphalt Paved Drives and Parking	Front drive, visitor and south staff parking	Repair 100% of Asset: Asphalt paved roads, front and south rear parking	0	1	2,100.00	SY	\$16.70	OP - Maintenance	Priority 4	\$0	\$35,070
	Asphalt, Mill 1.5" / Resurface 2.0" - Roadways	Asphalt Paved Drives and Parking	Front drive, visitor and south staff parking	Seal Coat Asphalt (Up to 10000 SF)	5	7	37,200.00	SF	\$0.50	OP - Maintenance	Priority 4	\$0	\$55,800
G2022	Driveway Asphalt Paving	Staff Parking Lot & Drives	Site northeast	Restripe Parking Lots	7	4	313.00	Stall	\$11.00	OP - Maintenance	Priority 4	\$0	\$10,329
	Driveway Asphalt Paving	Staff Parking Lot & Drives	Site northeast	Seal Coat Asphalt (Up to 10000 SF)	5	4	82,000.00	SF	\$0.50	OP - Maintenance	Priority 4	\$0	\$164,000
G2041	Chain Link Fence, 6-Foot High	Security Fence	Wing C south Courtyard	Replace Security Fence	20	7	50.00	LF	\$29.61	IN - Beyond Rated Life	Priority 4	\$0	\$1,481
G2041	3-Foot High Chain Link Fence,	Chain link fence at East Boundary	East site Boundry	Replace Chain link fence at East Boundary	30	10	960.00	LF	\$17.25	OP - Security	Priority 4	\$0	\$16,560
G2041	Install New Chain Link Fencing	Chain Link Fence	Boundry at Deer Park	Replace Chain Link Fence	30	1	880.00	LF	\$28.50	OP - Security	Priority 3	\$0	\$25,080
G2045	G2045 Site Furnishings	Smoker Den	Along east staff parking areas	Replace Smoker Den	15	0	2.00	EA	\$1,200.00	IN - Beyond Rated Life	Priority 3	\$2,400	\$2,400
G2052	Establishment of Ground Cover at Bare Areas	Landscape turf around building perimeter walls	Building perimeters	Replace Landscape turf around building perimeter walls	25	0	35.00	CSF	\$985.00	IN - Beyond Rated Life	Priority 3	\$34,475	\$0
G30	SITE CIVIL/MECHANICAL UTILITIES												
G3013	Well Pump 30 HP, 100 to 300 Gpm	Well Pump, 400GPM	Geothermal Wells	Replace Well Pump, 400GPM	25	19	2.00	EA	\$8,650.00	IN - Beyond Rated Life	Priority 4	\$0	\$17,300
G40	SITE ELECTRICAL UTILITIES												
G4021	Landscape Ground Mounted Uplight Fixture Only	Convert Entry Flag Pole Lights to Grade LED	Along Entry Drive	Replace Convert Entry Flag Pole Lights to Grade LED	15	0	50.00	EA	\$785.00	IN - Beyond Rated Life	Priority 3	\$39,250	\$39,250
G. BUILDING SITEWORK SUB-TOTALS												\$76,125	\$369,363
Z. GENERAL													
Z. GENERAL SUB-TOTALS												\$0	\$0
Expenditure Totals per Year												\$515,185	\$2,464,466
Total Cost (Inflated @ 4% per Yr.)												Total *	\$2,979,671

\* - Present Value Currency

Current Replacement Value \$56,000,000

Date Completed: October 18, 2013

Property Name: Vermont Veterans' Home

EMG Project Number: 106686.13R-001.305

Abbreviated Accessibility Checklist						
	Building History	Yes	No	Unk	Comments	Field Instructions
1	Has an ADA survey previously been completed for this property?	✓			With each current renovation	<b>NOTE:</b> Questions 1-6 are to be answered by the POC and are also on the Pre-Survey Questionnaire. If the POC does not complete this section of the PSQ, then the answers should be "Unk".
2	Have any ADA improvements been made to the property?	✓			Continuously	
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		✓			
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓			
5	Is any litigation pending related to ADA issues?		✓			
	Parking	Yes	No	NA	Comments	Field Instructions
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			1. Total # marked stalls: 313 2. Total # accessible car: 12 3. Total# van/bus accessible: 2	NA if ADA parking not required. The space must have pavement markings, sign, have access aisle and be relatively level to count. See special count requirements for Outpatient Hospitals and Rehab/PT Outpatient facilities in the Hot Sheet above
2	Are there sufficient van-accessible parking spaces available?	✓				NA if ADA parking not required. The space must have pavement markings, van signage, access aisle, be relatively level and meet size requirements to count. <u>One of out every six</u> ADA stalls should be van accessible.

Abbreviated Accessibility Checklist						
Parking (cont.)		Yes	No	NA	Comments	Field Instructions
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓				NA if ADA parking not required. Stall should be painted with Wheelchair symbol. Each van stall should be signed with "Van Accessible".
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓				NA if accessible route not required. Accessible route must have no significant changes in elevation or excessive running slopes (5% or less)/cross slopes (2% or less).
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓				NA if no curbs. Built-up ramps are non-compliant if they encroach on parking stall or access aisle.
6	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓				Signage typically only required if the main entrance is not accessible, or the parking spaces are not located near the main entrance. For 2010, 60% of building public entrances are required to be accessible.
Ramps		Yes	No	NA	Comments	Field Instructions
1*	Do all ramps along accessible path of travel appear to meet slope requirements? ( 1:12 or less)	✓				NA if no ramps. Do not measure or calculate slope. NO if unsure.
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	✓				Under ADA, a "ramp" must have handrails and is between 5% and 8.33% with a horizontal projection of six feet or longer. Slopes cannot exceed 8.33%(1:12) for any distance.
3	Does the width between railings appear at least 36 inches?	✓				NA if no ramps. Do not measure height or size of railings.
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓		NA if no ramps. Each landing must be level for five feet and provide 60" turn radius if a turn is required.



Abbreviated Accessibility Checklist						
	Entrances/Exits	Yes	No	NA	Comments	Field Instructions
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓				For 2010, 60% of building public entrances are required to be accessible. If a building has two public entrances both should be compliant. Service entrances or employee entrances should not be considered.
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓		NA if main entrance is accessible. If not accessible, check for directional signs to accessible entrance(s).
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓				Latches that require thumb-press or grasping are not compliant.
	Paths of Travel	Yes	No	NA	Comments	Field Instructions
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓				<b>NOTE:</b> For accessing areas of public accommodation. Includes access to all facilities/amenities at hotels/resorts/public golf clubs. Generally excludes mezzanine or employee only areas.  Path of travel is for the "accessible routes". It includes interior common areas and EXTERIOR areas, such as route from parking to entrance and to any public amenities such as pools, fitness centers, etc.
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓				Signage required only if some are accessible and some are not. Includes designation and directional signage. Must contain raised letters, Braille and international symbol of accessibility
3	Is there a path of travel that does not require the use of stairs?	✓				Confirm at least one accessible route to all facilities/amenities at hotels/resorts/public golf clubs.

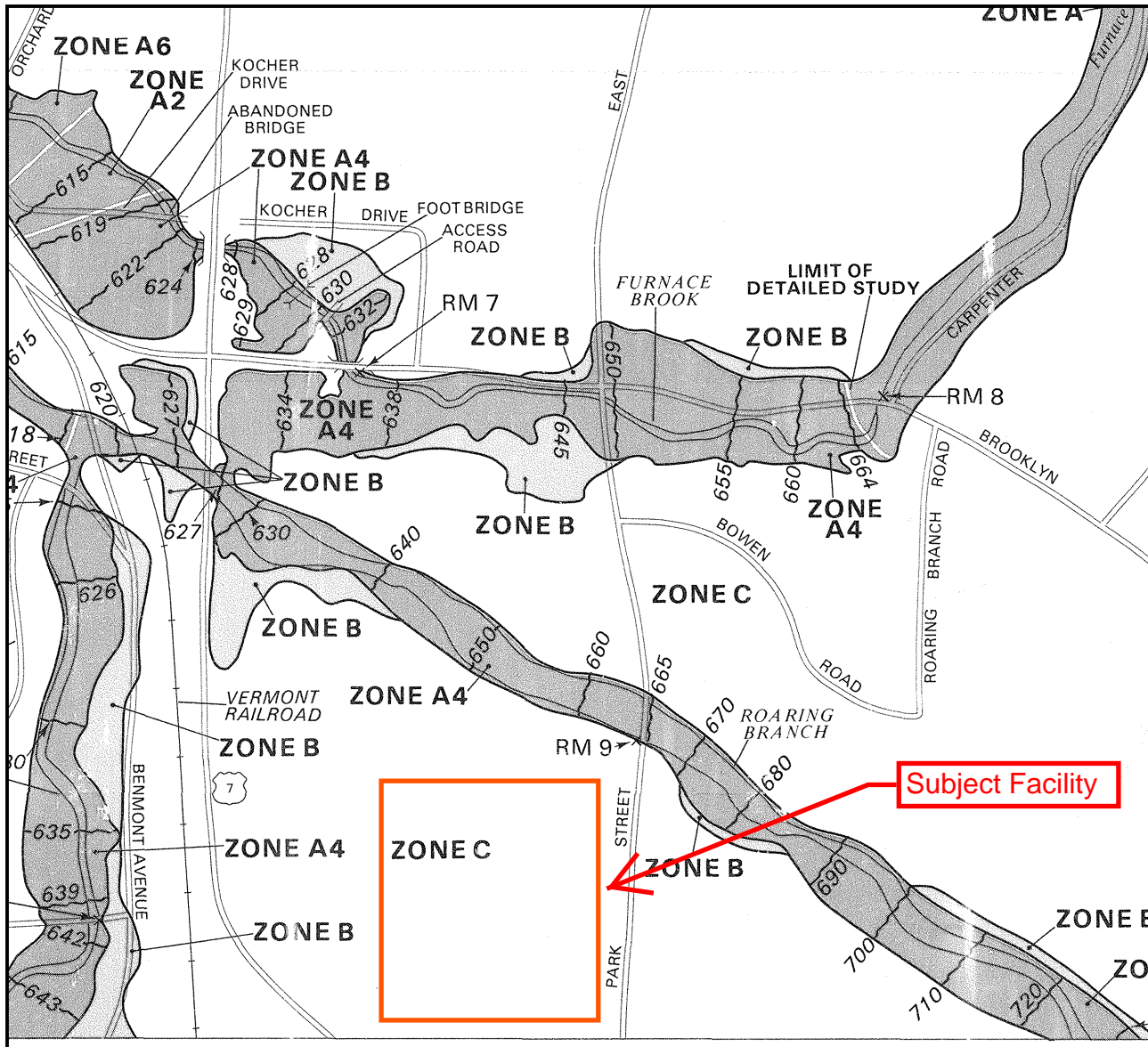
Abbreviated Accessibility Checklist						
	Elevators	Yes	No	NA	Comments	Field Instructions
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?		✓			Lamp should turn on/off when call button is pressed/car arrives
2	Are there visual and audible signals inside cars indicating floor change?		✓			Listen for audibles at each floor change when inside car. The visually impaired must be able to count floor changes. An audible that 'speaks' the floor # is also acceptable.
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?		✓			All markings at lobby and the hoist way should be raised with Braille also.
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓				Electronic or mechanical acceptable.
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✓				
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓				Must be push button operation with lamp indicating message sent/received in addition to voice communication. Handheld devices and cabinets that require twisting or pinching of hand to open are non-compliant.
	Toilet Rooms	Yes	No	NA	Comments	Field Instructions
1	Are common area public restrooms located on an accessible route?	✓				<b>NOTE:</b> This section covers Common Area Public Restrooms ONLY. It does not cover Apartment Units, Hotel Guestrooms, Nursing Home Resident Rooms, Retail tenant restrooms, or employee restrooms. Enter NA for all questions if there are no applicable restrooms. If representative sampling of the restrooms was necessary indicate which restrooms were visited under Comments.

Abbreviated Accessibility Checklist						
	Toilet Rooms	Yes	No	NA	Comments	Field Instructions
2	Are pull handles push/pull or lever type?	✓				
3	Are there audible and visual fire alarm devices in the toilet rooms?	✓				NA if the building does not have a central fire alarm system. NA if no alarm devices are provided within the toilet room.
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓				
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	✓				
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓		NA if the building does not have pull cord alarm system. Typically only applies to healthcare properties.
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	✓				NA if the bathroom is not divided into stalls.
8	Are grab bars provided in toilet stalls?	✓				Requires two, one at side wall and one at rear. Do not comment on height or length.
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	✓				If multiple sinks, only one is required to have adequate clearance, but it must be located outside of a toilet compartment.
10	Are sink handles operable with one hand without grasping, pinching or twisting?	✓				Knob or atypical handles that cannot be operated with a closed hand are non-compliant
11	Are exposed pipes under sink sufficiently insulated against contact?	✓				NA if the pipes are not exposed.

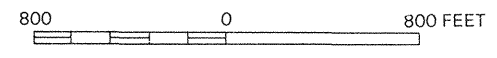
Abbreviated Accessibility Checklist						
	Guest Rooms	Yes	No	NA	Comments	Field Instructions
1	<p>How many total accessible sleeping rooms does the property management report to have? <b>Provide specific number in comment field.</b></p> <p>Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.</p>			✓	All residential rooms are considered accessible	<p><b>NOTE:</b> This section is NA if the property is not Hotel/Healthcare.</p> <p>If applicable, respond to each item under Comments</p> <p>The answer to each question is based on response from the POC and the room requirements listed in the Hot Sheet. You do not need to confirm the POC's statements.</p> <p>Indicate if grab bars, lever hardware, etc, are observed in the ADA units you visit.</p>
2	<p>How many of the accessible sleeping rooms per property management have roll-in showers? <b>Provide specific number in comment field.</b></p> <p>Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.</p>				Most, except for special disability tubs	
3	<p>How many assistive listening kits and/or rooms with communication features are available per property management? <b>Provide specific number in comment field.</b></p> <p>Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.</p>			✓	All residential rooms have nurse call stations	For hotel, compare number of rooms for hearing impaired + hearing impaired kits reported by POC against the Hot Sheet to answer this question
	Pools	Yes	No	NA	Comments	Field Instructions
1	Are public access pools provided? If the answer is no, please disregard this section.			✓		<b>NOTE:</b> This section is NA unless recreation facilities are provided for public use(hotel/resort/golf club)

Abbreviated Accessibility Checklist						
	Pools (cont.)	Yes	No	NA	Comments	Field Instructions
2	How many accessible access points are provided to each pool/spa? <b>Provide number in comment field.</b>  Is at least one fixed lift or sloped entry to the pool provided?			✓		At least one fixed lift or sloped entry required. A portable lift is compliant only if in use prior to 3/15/2012. Pools with 300' or more of pool wall need two means of entry (second means may be transfer wall, transfer system or pool stairs). Spa and wading pools must meet this requirement as well. If spa pools are clustered, at least one should have an accessible means of entry.
	Play Area	Yes	No	NA	Comments	Field Instructions
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓		<b>NOTE:</b> This section is NA unless recreation facilities are provided for public use(hotel/resort/golf club/retail)
	Exercise Equipment	Yes	No	NA	Comments	Field Instructions
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?	✓				<b>NOTE:</b> This section is NA unless recreation facilities are provided for public use(hotel/resort/golf club)

\*Based on visual observation only. The slope was not confirmed through measurements.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**BENNINGTON, VERMONT**  
BENNINGTON COUNTY

PANEL 5 OF 20  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

500013 0005 C

EFFECTIVE DATE:

JUNE 17, 1986



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Vermont Veterans Home  
 Utility Bills By Month FY 2012 & 2013

	Electric		FY 2012	Oil FY 2013	Propane	
	FY 2012	<i>%</i> FY 2013			FY 2012	FY 2013
July	23,961.99	<i>30+</i> 32,124.03	25,502.65	24,178.64	3,634.14	3,613.49
August	25,671.51	<i>26+</i> 32,504.42			3,482.53	4,221.51
September	26,407.32	<i>24+</i> 34,230.11	25,291.12	26,105.40	4,593.10	3,231.71
October	26,012.76	<i>16+</i> 30,162.77	22,515.57	26,067.87	3,593.23	2,076.39
November	28,105.89	<i>4-</i> 27,058.61	24,939.43	47,762.47	5,815.62	3,869.50
December	32,658.66	<i>6-</i> 30,792.15	47,452.75	23,575.64	6,254.29	4,646.69
January	38,652.32	<i>14-</i> 33,150.11	24,725.09	47,990.61	3,577.56	4,836.58
February	32,717.91	<i>3+</i> 33,619.80	51,208.27	25,504.15	5,378.23	2,640.03
March	30,312.69	<i>1-</i> 29,926.78	25,969.68	46,234.19	6,481.52	3,288.41
April	32,674.48	<i>4+</i> 33,906.16	26,350.50	22,391.23	255.36	5,363.00
May	29,514.74	<i>12-</i> 25,918.21	24,016.50	21,606.35	7,464.93	2,907.61
June	33,091.58	<i>-</i> 33,070.69	21,403.35	22,342.64	2,012.56	3,438.52
Total	359,781.85	376,463.84	319,374.91	333,759.19	52,543.07	44,133.44

Vermont Veterans Home															
FY Year	Fuel			Propane			Electricity			Gasoline		Diesel			
	gallons	Total Cost		units	Total Cost		KWH	Total Cost		gallons	Total Cost	gallons	Total Cost		
2002	202017	\$ 170,134.46	\$0.84	19651.6	\$ 13,871.44	\$0.71	1469363	\$128,514.02	\$0.09						
2003	212721	\$ 180,268.60	\$0.85	18135.8	\$ 17,225.83	\$0.95	1533648	\$134,160.79	\$0.09						
2004	180804	\$ 160,967.82	\$0.89	19520.0	\$ 20,709.33	\$1.06	1487765	\$132,332.40	\$0.09						
2005	156383	\$ 206,688.45	\$1.32	21876.2	\$ 28,807.47	\$1.32	1480464	\$125,892.05	\$0.09						
2006	154229	\$ 291,023.49	\$1.89	22671.2	\$ 37,612.87	\$1.66	1646708	\$142,743.69	\$0.09	2511.83	\$ 5,848.70	\$2.33	179.7	\$ 371.91	
2007	178929	\$ 334,612.95	\$1.87	19590.7	\$ 39,975.08	\$2.04	1553590	\$138,706.71	\$0.09	2633.6	\$ 6,461.91	\$2.45	502.1	\$1,082.15	
2008	154056	\$ 428,029.31	\$2.78	17812.8	\$ 57,390.13	\$3.22	1583552	\$139,986.24	\$0.09	3152.97	\$ 9,286.15	\$2.95	299.09	\$1,104.07	
2009	163001	\$ 325,633.34	\$2.00	24824.4	\$ 70,407.23	\$2.84	Separate Report			3556.7	\$ 9,865.14	\$2.77	N/A	N/A	
2010	113766	\$ 264,975.64	\$2.33	21222.3	\$ 56,181.34	\$2.65	2474129	\$241,339.90	\$0.10	3214.703	\$ 8,254.64	\$2.57			
2011	110433	\$ 314,252.73	\$2.85	25009.7	\$ 63,199.43	\$2.53	2905392	\$307,356.27	\$0.11	3361.37	\$10,348.74	\$3.08			
2012	95237	\$ 319,374.91	\$3.35	20140.8	\$ 52,071.09	\$2.59	2990527	\$335,977.65	\$0.11	3345.958	\$11,865.79	\$3.55	1234.8	\$5,053.98	\$4.09
2013	104119	\$ 334,759.19	\$3.22	26313.5	\$ 44,133.45	\$1.68	3208977	\$376,111.42	\$0.12	3999.384	\$14,061.46	\$3.52	710.7	\$2,857.80	\$4.02
Totals	1825695	\$3,330,720.89		256769	\$501,584.69		13229219	\$942,335.90		25776.515	\$75,992.53		980.89	\$2,558.13	

$\frac{1}{33\%} - \frac{2006}{2013}$   
 $\frac{154229}{104119}$   
 $\frac{50110}{50110}$

$\frac{1}{93\%} - \frac{2013}{2006}$   
 $\frac{3208977}{104119}$   
 $\frac{13229219}{13229219}$





Vermont Department of Public Safety  
**DIVISION OF FIRE SAFETY**



Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team

firesafety.vermont.gov

Barre Regional Office  
 1311 U.S. Route 302 - Berlin, Suite 500  
 Barre, VT 05641  
 [phone] 802-479-4434  
 [fax] 802-479-4446

Rutland Regional Office  
 56 Howe Street, Building A, Suite 200  
 Rutland, VT 05701-3449  
 [phone] 802-786-5867  
 [fax] 802-786-5872

Williston Regional Office  
 372 Hurricane Lane, Suite 102  
 Williston, VT 05495-2080  
 [phone] 802-879-2300  
 [fax] 802-879-2312

Springfield Regional Office  
 100 Mineral Street, Suite 307  
 Springfield, VT 05156-3168  
 [phone] 802-885-8883  
 [fax] 802-885-8885

**FIRE INSPECTION RESULTS**

Site Id: 3862

**Structure Information**

Name: VERMONT VETERANS' HOME 44-50-42 (LIC CAP 185/6) Address: 325 NORTH AVE (NH/RCH)  
 Structure Id: 3862 BENNINGTON, VT 05201

**Owner Information**

Owner: VERMONT VETERANS' HOME (N 36219) Address: 325 NORTH AVENUE  
 Phone: 802-442-6353 BENNINGTON, VT 05201

**Building Description**

Risk Index: M1	Smoke Det: Yes	Occupants: 185	Units:
Const Type: 2B	CO Detect: Yes	Stand Pipe:	Floors:
Occ Type: I2	Fire Alarm: Automatic	Sprinkler: Complete	Sq Feet: 120000
Heating: Ground Water Heat Pump			

**Project Description**

Name: ANNUAL INSPECTION  
 Type: Building Project Received: 01/13/1999 Workitem Id: 156186

**Inspection Detail**

Insp Date: 04/01/2013 Insp Type: Annual Inspection And Test Violations:  
 Comply By: 05/15/2013 Occ Granted: Hazard Index: Level 3  
 Inspector: FRANCIS CIOFFI (S 48438)

**Violations and Notes**

The annual inspection was conducted on 04-01-2013 the following violations noted.

1. A GFCI outlet in the B wing East bath area did not work.
2. O2 cylinders (2) in the A wing O2 storage area were not properly secured.



AGENCY OF HUMAN SERVICES  
DEPARTMENT OF DISABILITIES, AGING AND INDEPENDENT LIVING

Division of Licensing and Protection

103 South Main Street, Ladd Hall

Waterbury VT 05671-2306

<http://www.dail.vermont.gov>

Voice/TTY (802) 871-3317

To Report Adult Abuse: (800) 564-1612

Fax (802) 871-3318

April 29, 2013

Ms. Melissa Jackson, Administrator  
Vermont Veterans' Home  
325 North Street  
Bennington, VT 05201-5014

Provider #: 475032

Dear Ms. Jackson:

Enclosed is a copy of your acceptable plans of correction for the Life Safety Code survey conducted on **April 1, 2013**. Please post this document in a prominent place in your facility.

We will follow-up to verify that substantial compliance has been achieved and maintained. If we find that your facility has failed to achieve or maintain substantial compliance, remedies may be imposed.

Sincerely,

A handwritten signature in cursive script that reads "Pamela M. Cota".

Pamela M. Cota, RN  
Licensing Chief

PC:jl

Enclosure



STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION		(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:  476032	(X2) MULTIPLE CONSTRUCTION A. BUILDING 01 - BUILDING 01  R. WING _____	(X3) DATE SURVEY COMPLETED  04/01/2013
NAME OF PROVIDER OR SUPPLIER  VERMONT VETERANS HOME			STREET ADDRESS, CITY, STATE, ZIP CODE 328 NORTH STREET BENNINGTON, VT 05201	
(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETION DATE
K 000	INITIAL COMMENTS  An unannounced on-site Life Safety Code inspection was completed by the Division of Fire Safety on 4/1/13. The following is a regulatory violation.	K 000	The filing of this plan of correction does not constitute an admission of guilt. Vermont Veterans Home ("the Provider") submits this Plan of Correction ("POC") in accordance with specific regulatory requirements.	
K 130 SS=D	NFPA 101 MISCELLANEOUS  OTHER LSC DEFICIENCY NOT ON 2786  This STANDARD is not met as evidenced by: Based on observation, the facility failed to assure all applicable Life Safety Code requirements are met regarding oxygen storage and/or electrical wiring in 2 total areas of the building. Findings include:  1. Per observation on 4/1/13, accompanied by the Maintenance Supervisor, unsecured oxygen tanks were found in the 'A' wing oxygen storage room. The oxygen tanks were not secured per NFPA99 requirements.  2. Per observation on 4/1/13, accompanied by the Maintenance Supervisor, a GFCI (Ground Fault Circuit Interrupter) outlet was not properly functioning on 'B' wing in the East Bath area. (NFPA70)	K 130	K130  The oxygen tanks on the A wing were secured when noted not to be.  The GFC outlet on the B wing was repaired and is in good working order.  All GFC outlets were audited to ensure that they are all in good working order.  Supervisors or designee will conduct random daily audits of oxygen tanks on all units to ensure that they are secured.  Nursing staff will have education on securing oxygen tanks beginning on 4/16/13.  The Maintenance Director or designee will conduct random weekly audits of oxygen tanks to ensure that they are secured. And will conduct audits of GFC outlets with routine maintenance.  Data from the audits will be brought to the Quality Assurance meeting every other month for six months or until the committee determines resolution.  The administrator is ultimately responsible to ensure oxygen tanks are secure and GFC outlets are in good working order.	4/26/13
LABORATORY DIRECTOR'S OR PROVIDER/SUPPLIER REPRESENTATIVE'S SIGNATURE		TITLE		(X6) DATE
		Deputy Administrator		4-17-13

Any deficiency statement ending with an asterisk (\*) denotes a deficiency which the institution may be excused from correcting providing it is determined that other safeguards provide sufficient protection to the patients. (See Instructions.) Except for nursing homes, the findings stated above are disclosable 90 days following the date of survey whether or not a plan of correction is provided. For nursing homes, the above findings and plans of correction are disclosable 14 days following the date these documents are made available to the facility. If deficiencies are cited, an approved plan of correction is requisite to continued program participation.

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**APPENDIX E:  
PRE-SURVEY QUESTIONNAIRE**

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**FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE**

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. **The completed form must be presented to EMG's Project Manager on the day of the site visit.** If not completed, EMG's Project Manager will require additional time during the on-site to complete the form with the representative. This questionnaire will be included as an exhibit in EMG's final Facility Condition Report.

Person completing questionnaire: DICK FRANTZ  
 Association with property: DIR ENVIRONMENTAL SERVICES  
 Length of association with property: 7 YR+  
 Date Completed: \_\_\_\_\_  
 Phone Number: 802 447 6528  
 Property Name: VERMONT VETERANS HOME  
 EMG Project Number: \_\_\_\_\_

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column. Add backup documentation for any Yes responses.

INSPECTIONS		DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators	ANNUAL 8-13-13 MO 10/1/13	
2	HVAC, Mechanical, Electric, Plumbing	1/4 PREV MAINT / FILTERS	
3	Life-Safety/Fire	2/26/13	STATE FIRE MARSHALL
4	Roofs	8/-/13	PART OF ARCH ENVELOPE ASSESS.
QUESTION		RESPONSE	
5	List any major capital improvement within the last three years.	SEE ATTACHED AS HIGHLIGHTED IN YELLOW	
6	List any major capital expenditures planned for the next year.	POWER GENERATOR 8,000 PAVING 38,000 O <sub>2</sub> MANIFOLD + VALVE REP 13,000 FLOOR MACHINE 8,000 2 MOWER 60" / 48" 20,589 MILLS REMED 1.2M	
7	What is the age of the roof(s)?	B/L-2012 A/-2008 NR-2011	E FRONT/DIET S-2010
8	Are there leased areas from or to this facility?	1 ATHLETIC FIELD	
9	Have any ADA studies or improvements been made in the past.	THRESHOLDS SEVERAL AREAS REDUCED RAMP REPAIRS NO STUDIES	
10	Have investments been made in energy or water conservation?	COUPLED WITH EFF V FOR PUMPS AS PART OF GEOTHERMAL INST ONGOING SEE SENSOR INST, PHOTOCELLS, POWER CONTROLS TRIALING PUSH VALVES - TOGO	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

	QUESTION	RESPONSE				COMMENTS
		Y	N	Unk	NA	
11	Are there any unresolved building, fire, or zoning code issues?	X				EAST = OLDEST SECTION INEFFICIENT HEAT COOLING PLUMBING DIFFICULTIES - CONFINED SPACE, MOLD BASE CRAWL SPACE
12	Are there any "down" or unusable areas? Why?	X				CRAWL SPACE UNDER EAST = CONFINED SPACE
13	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?	X				PAVEMENT: SOUTH EAST CIRCLE
14	Is the property served by a private water well?		X			
15	Is the property served by a private septic system or other waste treatment systems?		X			
16	Are there any problems with foundations or structures?	X				WATER INFILTRATION. BASEMENT BELOW WATER TABLE
17	Is there any water infiltration in basements or crawl spaces?	X				NICOM ADDRESSING AS PART OF MOLD REMEDIATION
18	Are there any wall, or window leaks?		X			
19	Are there any roof leaks?		X			
20	Is the roofing covered by a warranty or bond? If so, how long?	X				20 YRS ON ROOFS LISTED ITEM #7
21	Are there any poorly insulated areas?	X				SOME BOWER PIPING POSSIBLE CEILING EAST + WALLS
22	Is Fire Retardant Treated (FRT) plywood used?			X		
23	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	X				NORTH, D
24	Are there any problems with the utilities, such as inadequate capacities?		X			NEW SERVICE + TRANSFORMER 2010 ADMIN DISTRIBUTION IN QUESTION
25	Are there any problems with the landscape or irrigation systems?		X			
26	Has a termite/wood boring insect inspection been performed within the last year?		X			
27	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	X				
28	Has any part of the property ever contained visible suspect mold growth?	X				REMEDIATION ONGOING

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
29	Is there a mold Operations and Maintenance Plan?	X				PRELIMINARY FORM AS PREV MAINT. BEING EVAL BY ARCH.
30	Have there been indoor air quality or mold related complaints from users or tenants?	X				MOLD: C WING BASEMENT
31	Is polybutylene piping used?					
32	Are there any plumbing leaks or water pressure problems?	X				3 MINOR LEAKS, NO PRESS PROBS
33	Are there any leaks or pressure problems with natural gas service?		X			NEW LINES UNDERGROUND + INTERIOR 2010
34	Are any site electrical service transformers out of date or inadequate for demand?		X			2010 NEW
35	Does any part of the electrical system use aluminum wiring?		X			
35	Is the electrical main service switch gear and distribution	X				2010 NEW
36	Does any electrical distribution or branch wiring inside the electrical service use aluminum wiring?	Y	X			
37	Are there any recalled fire sprinkler heads (Star, GEM, Central or Omega)?			X		
38	Is there any pending litigation concerning the property?		X			
39	Has the management previously completed an ADA review?			X		
38	Have any ADA improvements been made to the property?		X			PREEXISTING
40	Does a Barrier Removal Plan exist for the property?			X		
41	Has the Barrier Removal Plan been approved by an arms-length third party?			X		
42	Has building ownership or management received any ADA related complaints?		X			
43	Does elevator equipment require upgrades to meet ADA standards?		X			
44	Are there any problems with exterior lighting?		X			LOOKING TO UPGRADE FM MERC -> SOB/LEB

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
45	Are there any other significant issues/hazards with the property?		X			
46	Are there any unresolved construction defects at the property?			X		PENDING ENVELOPE EVAL

  
 \_\_\_\_\_  
 Signature of person interviewed or completing form

\_\_\_\_\_ *10/8/13* \_\_\_\_\_  
 Date



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**APPENDIX F:  
ENERGY CONSERVATION MEASURES**

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UIC		Replace External Windows	
EAEZ		Details: Single Glazed Windows Along Corridors along Chapel and Social Hall	
<b>ENTER EXISTING CONDITIONS</b>			
<b>Existing and Proposed Window Properties</b>		<b>Existing &amp; Proposed Air Leakage Through Windows</b>	
Total Sq.Ft window area:	<input type="text" value="720"/> Sq.ft	Insert Existing Estimated Air Change Rate/Hr (ACH 1): <small>(Existing Air Changes Per Hour, 3 is very leaky and 0.35 ideal)</small>	<input type="text" value="1.00"/>
Approximate number of windows:	<input type="text" value="18"/>	Insert Proposed Estimated Air Change Rate/Hr (ACH 2):	<input type="text" value="0.85"/>
Total existing window area:	<input type="text" value="720"/> Sq.Ft	Estimated Space Volume Under Consideration	<input type="text" value="82,320"/> Cu. Ft
Select The Existing Window Type	<input type="text" value="Metal Frame &amp; Single Glazing"/> <small>(Select)</small>		
Existing U-value of window: (1/R)	<input type="text" value="1.31"/> Btu/ ft <sup>2</sup> ·F·h		
Select Property Location Zone	<input type="text" value="Zone-6"/> <small>(Select)</small>	Is the Property Cooled ?	<input type="text" value="Yes"/> <small>(Select)</small>
New U-value with Double pane Low E window: (1/R) <small>AHRAE 90.1 Recommended Value</small>	<input type="text" value="0.31"/> Btu/ ft <sup>2</sup> ·F·h		
<b>WINTER</b>		<b>SUMMER</b>	
Select Type of Heating Fuel	<input type="text" value="No. 2 Oil"/> <small>(Select)</small>	Select Type of Cooling Fuel:	<input type="text" value="Electric"/> <small>(Default)</small>
Net heating plant & distribution system efficiency:	<input type="text" value="0.60"/> %	Cooling Plant Efficiency (EER):	<input type="text" value="10.00"/> EER
Annual Heating Hours:	<input type="text" value="2,800"/> Hrs	Annual Cooling Hours:	<input type="text" value="400"/> Hrs
Estimated Total Annual Input Heating Energy Savings By Replacing Windows	<input type="text" value="17.52"/> Gallons	Annual Total Input Cooling Fuel Savings During Summer Season By Replacing Windows	<input type="text" value="29"/> kWh
Estimated Total Annual Input Heating Energy Savings Achieved By Controlling Air Leakage Through Windows	<input type="text" value="254"/> Gallons	Estimated Total Annual Input Cooling Energy Savings Achieved By Controlling Air Leakage Through Windows	<input type="text" value="435"/> kWh
Estimated Total Input Heating Fuel Savings From Replacing Windows	<input type="text" value="271"/> Gallons	Estimated Total Input Cooling Fuel Savings From Replacing Windows	<input type="text" value="464"/> kWh
<b>ENERGY &amp; COST ANALYSIS</b>			
Insert Cost of Heating Fuel:	<input type="text" value="\$3.43"/> \$/Gal	Annual Heating Cost Savings:	<input type="text" value="\$929.27"/> \$\$
Insert Cost of Cooling Fuel:	<input type="text" value="\$0.12"/> \$/kWh	Annual Cooling Cost Savings:	<input type="text" value="\$54.18"/> \$\$
<b>Total Annual Cost Savings</b>	<input type="text" value="\$993"/>	<b>Total Annual Cost Savings From Heating &amp; Cooling:</b>	<input type="text" value="\$983"/> \$\$
<b>Cost of window upgrade:</b>	<input type="text" value="\$9,900"/>	Estimated Annual O&M Savings	<input type="text" value="\$10"/> \$
<b>Simple payback:</b>	<input type="text" value="9.97"/> Yrs	<i>Type of Recommendation</i>	<input type="text" value="Capital Cost ECM Recommendation"/>

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**ECM DESCRIPTION:**

Windows play a major role in the energy use and comfort of an interior space. In the winter, heat in a room is lost when cold outside air infiltrates around the edges of windows. Heat also can be lost by conduction directly through the pane, even if the window fits tightly. Windows with insulated panes, such as those filled with Argon address this issue, while proper caulking and sealant address the infiltration issue. The cold drafts and the chilly windowpane make the room uncomfortable. Windows also can help to heat a room by letting the sun's rays enter. While this solar radiation is beneficial in the winter, it can be a major source of discomfort in hot, summer climates. Energy Star rated windows with Low-E glazing are designed to keep the solar heat gain minimized during the summer months. Choosing a replacement window that fits properly has the desired U-value, and proper glazing characteristics is critical to energy conservation through window upgrades.

**Summary:**

Initial Investment:	\$9,900	Simple Payback	9.97 Yrs
Annual Energy Cost Savings:	\$993.29		

UIC	Replace Inefficient HVAC Package System					
EAH12	Details: Replace Roof Top Unit at Administration					
Estimated Annual Cooling Hours:	400	Hrs	Estimated Annual Heating Hours:	2,800	Hrs	
Are The Condensing Units Being Replaced	Yes		Existing Type of Heating Fuel:	Propane		
<b>Existing Cooling System</b>		<b>Existing Heating System</b>				
No. of Cooling Plants To Be Replaced:	1		No. of Furnaces To Be Replaced:	1		
Input the Btu/Hr of the air conditioner:	60,000		Input the MBH Rating of the Furnace:	300	MBH	
Input Existing EER of the Air Conditioner:	7.50		Input Existing AFUE for the Furnace:	70%	%	
Estimated Current Annual Energy Consumption For Cooling: <i>(For All Units)</i>	3,200	kWh	Estimated Annual Current Energy Consumption For Heating: <i>(For All Units)</i>	13,115	Gallons	
<b>Proposed Cooling System</b>		<b>Proposed Heating System</b>				
Input the Btu/Hr of the Proposed Air Conditioner:	60,000	BtuHr	Proposed Furnace:	Propane Fired -300MBH		
Input EER of the Proposed Air Conditioner:	13.00		Input AFUE for the Proposed Furnace:	90%	%	
Estimated Annual Energy Consumption With New AC's <i>(For One Unit)</i>	1,846	kWh	Estimated Annual Energy Consumption With New Furnace <i>(For One Unit)</i>	10,200	Gallons	
<b>Energy &amp; Cost Savings From New Cooling System</b>		<b>Energy &amp; Cost Savings From New Heating System</b>				
Estimated Annual Energy Savings From New Cooling System: <i>(Total)</i>	1,354	kWh	Estimated Annual Energy Consumptions From New Heating System: <i>(Total)</i>	10,200	Gallons	
Average Electric Rate:	\$0.12	\$/kWh	Average Heating Fuel Cost For New Furnace:	\$2.12	\$/Gal	
Estimated Annual Cost Savings From Cooling:	\$158		Estimated Annual Cost Savings From Heating:	\$6,165	\$\$	
Estimated Cost of New Condensing Unit: <i>(Material + Installation+Labor)</i>	\$4,450		Estimated Cost of New Furnace Unit: <i>(Material + Installation+Labor)</i>	\$3,305	\$\$	
Estimated Cost of New Evaporator Coils In Furnace: <i>(Material + Installation+Labor)</i>	\$1,145		Estimated Total Cost of New Furnace Unit: <i>(Material + Installation+Labor)</i>	\$3,305	\$\$	
Total Estimated Installed Cost For A New Air Conditioning System Setup + New High Efficiency Furnace <i>(Includes Location Factor)</i>		\$8,900	\$\$			
Estimated Total Energy Cost Savings From New HVAC System:	\$6,323	\$\$	Estimated O&M Savings:	\$316		
Estimated Simple Pay Back Period:		1.34	Years	Total Annual Savings:	\$6,639	\$\$
<i>Type of Recommendation</i>		Capital Cost ECM Recommendation				

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UIC		Replace Inefficient Linear Fluorescent Lamps			
EAL2-S		Details: Replace Remaining T-12s Adding Motion Sensors where Practical			
<b>Existing Lighting System</b>					
Current Type of Lamp: <i>(Select)</i>	<input type="button" value="F42T12"/>	<input type="button" value="F22T12M"/>	<input type="button" value="F44T12"/>	<input type="button" value="F22T12M"/>	
Current Annual Avg Hrs of Operation:	<input type="text" value="8,760"/> hrs	<input type="text" value="2,000"/> hrs	<input type="text" value="1,500"/> hrs	<input type="text" value="8,760"/> hrs	
Existing Number of Fixtures:	<input type="text" value="800"/>	<input type="text" value="250"/>	<input type="text" value="125"/>	<input type="text" value="175"/>	
<b>Proposed Lighting System</b>					
Proposed Lamp Replacement: <i>(Select)</i>	<input type="button" value="F42T8N"/>	<input type="button" value="F22T8"/>	<input type="button" value="F44T8N"/>	<input type="button" value="F22T8"/>	
Proposed Annual Avg. Hours of Operation	<input type="text" value="6,000"/> hrs	<input type="text" value="2,000"/> hrs	<input type="text" value="1,500"/> hrs	<input type="text" value="1,000"/> hrs	
Proposed Number of Fixtures:	<input type="text" value="800"/>	<input type="text" value="250"/>	<input type="text" value="125"/>	<input type="text" value="175"/>	
Proposed Lighting Control: <i>(Select)</i>	<input type="button" value="Ceiling Mounted Occupancy Sensor"/>	<input type="button" value="Light Switch"/>	<input type="button" value="Light Switch"/>	<input type="button" value="Wall Mounted Occupancy Sensor"/>	
No. of Lighting Controls:	<input type="text" value="50"/> Qty	<input type="text" value="0"/> Qty	<input type="text" value="0"/> Qty	<input type="text" value="175"/> Qty	
<b>Energy Saving Calculation</b>					
Estimated Annual Energy Savings	<input type="text" value="254976.00"/> kWh	<input type="text" value="9000.00"/> kWh	<input type="text" value="8625.00"/> kWh	<input type="text" value="72408.00"/> kWh	
Are The Ballast's Being Replaced: <i>(Select)</i>	<input type="button" value="Yes"/>	<input type="button" value="Yes"/>	<input type="button" value="Yes"/>	<input type="button" value="Yes"/>	
Estimated Material Cost:	<input type="text" value="\$42,750"/> \$\$	<input type="text" value="\$11,250"/> \$\$	<input type="text" value="\$6,875"/> \$\$	<input type="text" value="\$17,500"/> \$\$	
Estimated Labor Cost:	<input type="text" value="\$35,983"/> \$\$	<input type="text" value="\$10,000"/> \$\$	<input type="text" value="\$5,000"/> \$\$	<input type="text" value="\$20,939"/> \$\$	
Estimated Total Material Cost:	<input type="text" value="\$78,375"/> \$\$	Estimated Total Labor Cost:		<input type="text" value="\$71,921"/>	
Electric Rate:	<input type="text" value="\$0.12"/> \$\$	Total kWh Saving		<input type="text" value="345,009"/> kWh	
<b>Total Initial Investment For Retrofit</b>	<input type="text" value="\$150,296"/> \$\$	Estimated Annual Cost Savings		<input type="text" value="\$40,281"/> \$\$	
Simple Pay back Period	<input type="text" value="3.73"/> Yrs				
<i>Type of Recommendation</i>			<input type="button" value="Capital Cost ECM Recommendation"/>		

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**ECM DESCRIPTION:**

Fluorescent lighting is recommended for areas where color sensitivity is an important criterion (e.g., offices or small parts assembly rooms). Fluorescent tubes are currently available that produce a higher light output (more lumens per watt) than standard fluorescent tubes. There are efficient 40-watt lamps that produce 8% to 10% more light than standard lamps. The 34-watt fluorescent tubes use 15% less power than standard lamps, while producing about 8% less light. Since the human eye responds to light exponentially, rather than linearly, the difference is often unnoticeable. "T8" fluorescent lamps use only 32 watts, but existing fixtures must be replaced.

It is important to replace all lamps when re-lamping a fluorescent fixture, never mix energy-efficient and standard lamps with the same ballast. Ensure that the fluorescent ballast is compatible with the energy-efficient lamps. It must be noted that when switching from T-12 magnetic ballast to T8 lamps, the ballasts should be replaced with instant start electrical ballast. Also it should be noted that when installing an occupancy sensor/motion sensor, rapid start electronic ballast should be used.

**SUMMARY:**

Initial Investment: \$78,375    Simple Payback: 3.73    Years  
 Annual Cost Savings: \$40,281

UIC	Replace Exit Signs With LED Exit Signs	
EAL7-S	Details: Update remaining incandescent exit signs	
Total Existing Fixtures:	75	
Current Watts/ Fixture:	40	Watts
Annual Hours of Operation (24hrsx365 days):	8,760	Hrs
Total Annual Energy Consumption:	26,280	kWh
Electric Rate:	\$0.12	\$\$
EMG Recommends:	Replace Entire EXIT Fixture	
Number of Fixtures To Be Replaced: (2W/Fixture)	75	(Qty)
Total Material Cost of Replacing Entire Fixture \$35/Fix.: Source www.1000bulbs.com	\$2,625	\$\$
Estimated Annual Energy Consumption By Replacing Entire EXIT Fixture:	1,314	kWh
Total Cost Savings:	\$153	\$\$
Total Labor Costs For Retrofit:	\$2,987	\$\$
Estimated Total Investment:	\$5,611.88	\$\$
Estimated Annual Energy Savings From EXIT Sign Retrofits :	24,966	kWh
Estimated O&M Savings From The Proposed Retrofit: (Average Life of Incandescent Lamps in Exit Fixtures is 2000 hrs)	\$5,237	\$\$
Estimated Total Cost Savings:	\$8,152	\$\$
Simple Pay Back Period:	0.69	
Type of Recommendation	Capital Cost ECM Recommendation	

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#### ECM DESCRIPTION:

Life safety of the occupants holds the primary importance for any facility; hence the EXIT signs need to be illuminated all the times irrespective of the occupancy in the building. This means that these signs remain ON 24/7. In most cases the EXIT sign fixtures are powered by either a 40W incandescent lamp or an 11/13 Watt CFL lamp. EMG strongly recommends replacing the existing fixtures with LED fixtures powered by 2 or 4 watt LED lamps. At the same time the existing EXIT light fixture can be retrofitted with an LED lamp in place of an incandescent lamp. The later turns out to be a more cost effective procedure but might not apply to all the existing EXIT fixtures.

#### SUMMARY:

Initial Investment:	\$5,611.88	Simple Payback Period:	0.69
Annual Cost Savings:	\$8,152.25		

UIC	Replace Halogen Flood Lamps With LED			
EAL9-S	Details: Along Entry Drive for Flag Poles			
Existing Lamp & Fixture Type	Flood Lights-- 150W	Wall Packs-- 175W	-	-
Proposed Replacement Type:	LED	LED	LED	LED
Number of Lamps to Be Replaced :	100	25	0	0
Current Annual Avg Hrs of Operation:	4,380 hrs	4,380 hrs	0 hrs	0 hrs
Proposed Annual Avg. Hours of Operation	4,380 hrs	4,380 hrs	0 hrs	0 hrs
Proposed Replacement:	54Watt	54Watt	-	-
Proposed Lighting Control: <i>(select)</i>	Photosensor	Photosensor	Light Switch	Light Switch
No. of Lighting Controls:	2 Qty	25 Qty	0 Qty	0 Qty
Estimated Annual Energy Savings	42,048 kWh	13,250 kWh	0 kWh	0 kWh
Total labor Cost	\$11,948 \$\$	\$2,987 \$\$	\$0 \$\$	\$0 \$\$
Estimated Material Cost:	\$617 \$\$	\$702 \$\$	\$0 \$\$	\$0 \$\$
<b>Cost For Retrofit</b>	\$73,643 \$\$	\$20,536 \$\$	\$0 \$\$	\$0 \$\$
Cost of Hiring A 60' Tall Engine Powered Articulating Man lift For Fixture Replacement:			\$9,613	
Total Initial Investment For Retrofit	\$103,791 \$\$		Total kWh Saving	55,298 kWh
Electric Rate:	\$0.12 \$\$		Total Energy Cost Savings:	\$6,456 \$\$
Total O&M Savings:	\$27,500 \$\$		Total Cost Savings:	\$33,956 \$\$
Simple Pay back Period	3.06 Yrs			
	<i>Type of Recommendation</i>		Capital Cost ECM Recommendation	

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