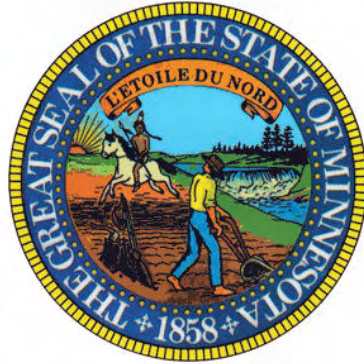


## Facility Condition Assessment For:



# State of Minnesota State Office Building

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St. Paul, Minnesota



Submitted by:

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June 5, 2011



# **MINNESOTA STATE OFFICE BUILDING**

**FY 2010**

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## Executive Summary

VFA, Inc. has conducted a detailed Facilities Condition Assessment for the State of Minnesota. This assessment was conducted during November, 2010 and this report will discuss those assets.

The following facility assessment reporting demonstrates the VFA method of facilities analysis and the proprietary software systems that support this analysis. The primary goals of the assessment include:

- Determine the overall existing condition of the Assets.
    - Identify and prioritize the buildings systems and necessary requirements.
    - Recommend actions to be taken for these requirements.
  - Determine anticipated Capital Renewal.
- 
- Existing condition – The Existing Condition is determined by a Facility Condition Index (FCI) which is calculated by dividing the Current Replacement Value (CRV) of the assets by the identified necessary requirement costs, deferred system renewals and future system renewals. The CRV is determined through unit cost procedure of all components of the building(s) using a nationally accepted database; RSMeans. Requirements are determined by lifecycle analysis using a nationally established and accepted program; Building and Office Management (BOMA). Partial system requirements are determined by field observation and most recent versions of local and national building Codes including but not limited to International Building Council (IBC), National Fire Protection Association (NFPA), National Electric Code (NEC) and the American Disabilities Act (ADA).
  - Anticipated capital renewal – Projections of the ongoing degradation of the assets components and the costs associated with the renewal or replacement of these components as they reach the end of their useful lives.

## Initial Project Setup & Building Survey

The VFA Full Condition Assessment methodology is a process where the systems within a building are evaluated for their age, condition and cost. The systems are evaluated individually and the aggregated results enable a data-driven understanding of building condition, system replacement timing and capital expenditure needs over a given period of time.



## Assessment Methodology

The process begins with an on-site kick-off meeting with VFA's project team and members of the client facilities team. The participants collaborate to enable the VFA team to learn about specific system issues within each of the buildings to be assessed. The client team has the opportunity to ask additional questions of the VFA team.

Following the kick-off meeting the team conducts a walk-through of each building and infrastructure element to evaluate their systems. The Architect evaluates the exterior systems, interior finishes and overall structure. The Electrical assessor evaluates the main electrical service and distribution, branch circuitry, lighting, emergency power, fire alarm and communications systems. The Mechanical assessor evaluates the heating, ventilating and air conditioning (HVAC), plumbing and fire protections systems.

For each system, specific information is gathered, including date installed, type, capacity, effective age and overall operational condition. The systems are categorized according to the NIST Uniformat II standards. The team records the information while in the field so that it can be referenced in the next phase of the methodology: data entry and cost analysis.

During data entry and cost analysis, the team reviews the information gathered in the field and compiles and formats the data into a building "systems model." This information is recorded in the VFA software, *VFA.facility*. A separate system record is created for each building system. The system record consists of a description of the system, the date installed, actual or estimated age, expected lifetime, years remaining in lifetime, system quantity / capacity, replacement cost, renewal cost and any recommended requirements identified by field observations. The system costs and requirement costs are generated from VFA's comprehensive software which utilizes the integrated RS Means cost estimating assemblies and line items. The baseline RS Means costs are adjusted for each location by assigning one of the RS Means City Cost Indexes (CCI) to account for localized material and labor rates. System expected lifetimes are based on BOMA lifecycle standards.

System records are based on templates intended to identify the type of construction that comprises each system and provide reasonable estimates for replacement costs, renewal costs and requirement costs for that asset. Once completed, the system records, in aggregate, comprise a system model for each building. The system model in the software enables a data-driven understanding of building condition, system replacement timing and capital requirement expenditure needs over a given period of time. In addition, the system replacement costs are summed to calculate the Current Replacement Value for the building. The Current Replacement



## Assessment Methodology

Value becomes an important component of the building's Facility Condition Index (FCI), a key benchmark indicator which quantifies the condition of the building.

The FCI is calculated by dividing the sum of the near term system renewal costs, and recommended requirements costs, by The Current Replacement Value of the entire building. The near-term renewal costs are the sum of the requirements costs and the system renewal costs for those systems that will reach the end of their useful life during the next fiscal year. The resulting fraction represents the portion of the building's replacement value that needs to be replaced or renewed within the next year and is an indicator of condition. The lower the FCI, the better the overall condition of the building.

$$\text{FCI} = \frac{\text{1 Year System Renewal Costs \& Requirement Costs}}{\text{Asset Replacement Value}}$$



### Criteria Used To Determine Priorities, Categories and Primary Systems

The requirements were classified in several ways. In addition to detailed specific descriptions, each requirement was assigned to a category, priority, and primary system association. This parallel differentiation allows for multiple queries of the database, facilitating analysis of the data. It is possible, for instance, to query the database for all Priority 1 requirements in the HVAC System, or all Priority 1 and 2 Building Integrity requirements in the Exterior Wall Systems.

### Priorities

Priorities are assigned to requirements to indicate severity and a time frame in which corrective action should take place. The following list is of the 5 default priorities:

#### Priority 1 : Current Year

Year Offset = 1; Within 12 months

Projects requiring immediate action to return a facility to normal operation, stop accelerated deterioration or correct a cited safety hazard.

#### Priority 2 : Potentially Critical

Year Offset = 3; 24 – 36 months

Situations that, if not corrected expeditiously, will become critical within a year, including intermittent interruptions, rapid deterioration or potential safety hazards.

#### Priority 3 : Necessary - Not Yet Critical

Year Offset = 6; Within 48 - 72 months

Conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

#### Priority 4: Improvements

Year Offset = 10

Items that represent sensible improvements to existing conditions. Items that are not required for the most basic function of a facility and items that will improve overall usability and/or reduce long term maintenance.

#### Priority 5: Grandfathered

Year Offset=10

Items that do not conform to existing codes, but are grandfathered in their existing condition. No immediate action is required, although the items will need to be addressed if any significant work is performed on the building. The amount of work that triggers code compliance is typically at least partially at the discretion of the local building official.



## Requirement Reports

Each Requirement has common components which can be found on each Requirement Detail:

They are:

- 1) Requirement Name: A simple description for identifying the issue.
- 2) Requirement ID – This is a number formatted as “REQ” followed by a number. This is a tracking code assigned by Facility.
- 3) Linked System – Identifies the System to which the Requirement is a portion of.
- 4) Prime System - Identifies the System Group to which the Requirement is a portion of.
- 5) Priority – Identifies the level of priority the Requirement has been assigned. See listing below for definition of Priorities.
- 6) Inspector – Which trade made the determination of the Requirement.
- 7) Action Date – Defines the latest date the Requirement should be addressed. It is a mathematical derivation of the Inspection Date and the level of Priority set.
- 8) Inspection Date – Identifies what date the Requirement was identified by inspection.
- 9) Finish Date – User input date at which the Requirement was resolved and work completed to rectify the issue.
- 10) Status – User Input date stating whether issue is resolved and work completed to rectify the issue.
- 11) Actual Cost – User Input the actual amount spent to rectify the issue. Typically used to compare original estimate in relation to actual costs.
- 12) Estimated Cost – Amount suggested by the system to budget to rectify the issue. Amount does not include soft costs including but not limited to design fees, permit fees, contingencies for protection of surrounding areas, security if required or contractor overhead and profit.
- 13) Requirement Description – A short description of the issue.
- 14) Photo – Image clarifying and verifying condition.
- 15) Action Description – A brief description of the action required to correct the issue.

Within each requirement is an Estimate base upon RSMeans unit costing. Each estimate includes:

- 1) Code – A thirteen digit line item identifier from RSMeans.
- 2) Description – RSMeans line item description.
- 3) Quantity and Unit - The number and type of unit used to determine quantity of materials and labor to complete the work.
- 4) Unit Cost – Cost per the Quantity of work required to complete the work. The unit cost includes cost of material and direct labor to install.
- 5) Total Cost – Quantity multiplied by the Unit Cost.



## Requirement Categories

First tier categories are listed below with Second tier categories grouped underneath. Either a First tier category or a Second tier category can be applied to a requirement.

### Regulations Compliance

- Accessibility: Conditions that violate the American Disabilities Act guidelines. (Examples: Non-compliant building entrances, plumbing fixtures, and door hardware).
- Building Code: Conditions that violate Building codes (Examples: Any condition that disregards building, electrical, mechanical, and plumbing codes.)
- Life Safety: Conditions that violate the NFPA 101 Life Safety Code (Example: Any condition that endangers life in the event of fire, smoke, fumes or panic.)

### Operations

- Energy: Conditions that adversely affect energy use (Examples: Single pane windows, pipe insulation).
- Maintenance: Components or systems that require routine maintenance. (Examples: Recalibrate thermostats, clean ducts).
- Security: Conditions that compromise the protection of the asset or its occupants (Examples: Broken locks, lack of lighting).

### Functionality

- Mission: Components or systems that do not meet the standards of the organization (Examples: Non-uniform paint and décor; equipment upgrades to ensure a facility is operational 24/7.)
- Modernization: Conditions that need to be made modern in appearance or function (Example: Outdated furniture).
- Plant Adaptation: Components or systems that must change to fit a new or adapted use (Example: Renovation or restoration of old space).
- Obsolescence: Components or systems that are or are becoming obsolete (Example: Outdated equipment).
- Capacity: Components or systems that do not have the ability to keep up with demand load (Example: Heating equipment that cannot adequately cover its intended area, overcrowding).

### Integrity





## Assessment Methodology

- Appearance: Problems with the asset's appearance that are not functional in nature (Examples: Peeling paint, worn carpet).
- Reliability: Components or systems that cannot be depended upon (Example: Equipment that functions correctly but sometimes is unpredictable).
- Beyond Rated Life: A component or system that had exceeded its rated life (Example: A 20 year warranted roof that is 30 years old).

### Miscellaneous

- Other: Other deficient items not covered in all other categories (Examples: Space utilization, Occupational Health and Safety, and OSHA Facilities and Equipment).

### Cost Estimating

For each identified requirement, an action was recommended. Utilizing their experiences and good engineering practice, VFA assessors based their recommended actions on an "in kind" replacement with the current technology available. The corrective work was then estimated using 2010 R.S. Means Estimating Data accessed directly by VFA.facility. For work not covered by R.S. Means, a lump sum figure was inserted and described in the text of the requirement.

### Other Notes:

- 1) Some Renewals have what appears to be a "Type AA" Type W" Renewal. They "Type" refers to the VFA Facility fixture type and not the renewal type.

# State of Minnesota State Office Building

Saint Paul, Minnesota

## Background Info

Year Built	1932
Year Renovated	1985
Building Square Feet	290,000 SF
Replacement Value:	\$67,970,000
Date Assessed	November 2010



State Office Building

## Existing Asset Summary

The State Office Building (SOB) is located at 100 Rev. Dr. Martin Luther King, Jr. Drive, St. Paul, MN 55155. This 290,000 SF, nine (9) story building was originally constructed in 1932 on a rectangular footprint. The original 1932 building was seven (7) stories high (basement through 5th floors). The two (2) upper stories (6th-7th) plus rooftop HVAC penthouses were added in 1985.

Two original interior and open air courts (Ground-5th floors) were in-filled with new floor space in 1985 as well.

The facility houses legislative offices, hearing and conference rooms, legislative cafeteria and dining room, media control space, building support spaces plus electrical, telecommunications and HVAC equipment spaces for elected officials of the Minnesota State Legislature.

The building's primary occupancy per the 2009 IBC is classified as Group B, Business and its primary construction type per the 2009 IBC is Type 1B Fully Sprinklered. There are secondary occupancies per the 2009 IBC classified as Group A-3, Assembly - hearing rooms and large conference rooms.

## Major Issues

Beyond rated life and energy inefficient windows are the building's largest exterior shell need. This need includes the vertical perimeter windows and the glazed roof openings (under separate line items in detail report).

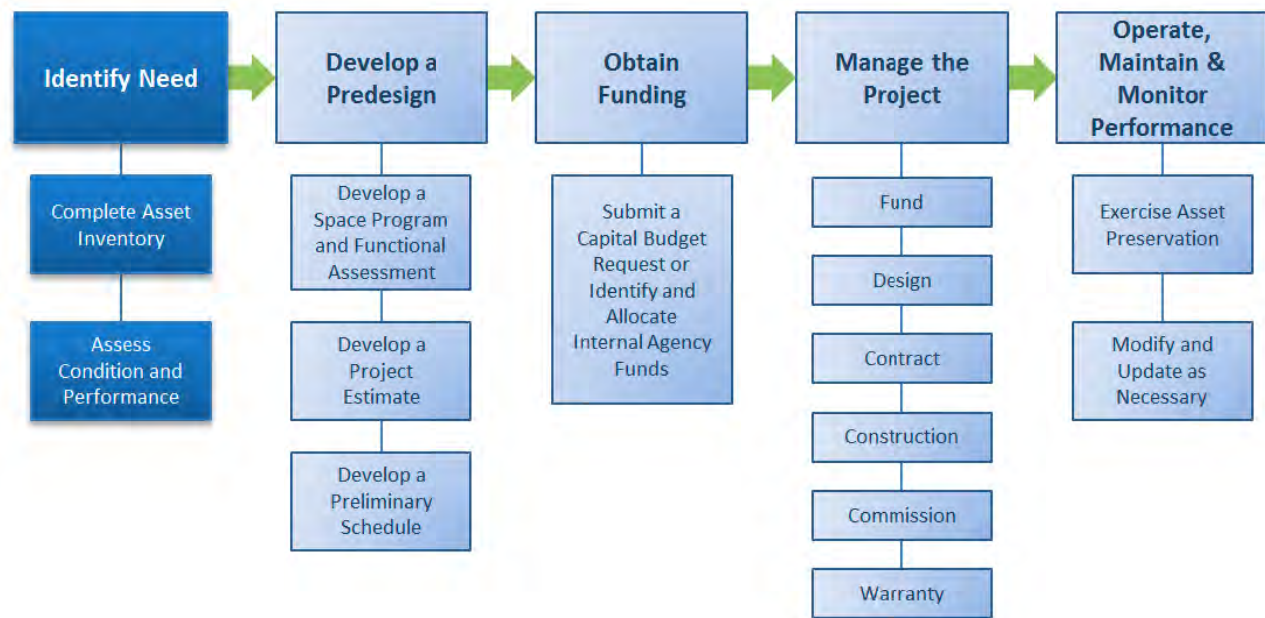
Nearly all mechanical systems and their associate control systems are beyond their rated useful life, causing higher operating and repair costs and risking shut down in the event of total system failure.

Most plumbing systems are beyond rated life and risk functional shut down if pipe systems fail.

Emergency power and light systems are all beyond rated life and may be inadequate in the event of emergency.

**Capital Asset Management Process**

Highlighted steps are complete.



Priority	Urgency based on Condition	Due Date
1	Currently Critical	within 1 yr of survey
2	Potentially Critical	within 2 yrs of survey
3	Necessary	within 3-5 yrs of survey
4	Recommended	no due date
5	Grandfathered Code	no due date

**Table 1. Five Year Needs**

Requirement Name	U2CAT - Prime System	Category	Priority	Due Date
Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs	C20 - Stairs - Unenclosed Access Stairs - Ground Floor	Building Code	1	2011
Guardrails - Non-Compliant Heights - Monumental Stairs	C20 - Stairs - Unenclosed Monumental Stairs - Partial Height - N Tower	Building Code	1	2011
VCT - Average - 1985 Renewal	C3020 - Floor Finishes - VCT - Average - 1985	Beyond Useful Life	1	2011
Emergency Eyewash and Shower Units Renewal	D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units	Beyond Useful Life	1	2011
Water Heater - Elec - 10 Gal - 1985 Renewal	D2020 - Domestic Water Distribution - Water Heater - Elec - 10 Gal - 1985	Beyond Useful Life	1	2011
Water Heater - Hot Water Heat Exchanger and Tank Renewal	D2020 - Domestic Water Distribution - Water Heater - Hot Water Heat Exchanger and Tank	Beyond Useful Life	1	2011
Natural Gas Service to Bldg Renewal	D3012 - Gas Supply System - Natural Gas Service to Bldg	Beyond Useful Life	1	2011
Central AHU - VAV System w/Distribution Renewal	D3040 - Distribution Systems - Central AHU - VAV System w/Distribution	Beyond Useful Life	1	2011
Exhaust System - General Building - In-Line Renewal	D3040 - Distribution Systems - Exhaust System - General Building - In-Line	Beyond Useful Life	1	2011
Exhaust System - General Building - Rooftop Renewal	D3040 - Distribution Systems - Exhaust System - General Building - Rooftop	Beyond Useful Life	1	2011

Table continued on next page.

Table 1. Five Year Needs (cont.)

Requirement Name	U2CAT - Prime System	Category	Priority	Due
Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal	D3040 - Distribution Systems - Heat Exchanger - Liquid/Liquid - Plate and Frame	Beyond Useful Life	1	2011
Unit Heaters - Hot Water Renewal	D3050 - Terminal and Package Units - Unit Heaters - Hot Water	Beyond Useful Life	1	2011
DDC/Pneumatic System - Hybrid Renewal	D3060 - Controls and Instrumentation - DDC/Pneumatic System - Hybrid	Beyond Useful Life	1	2011
Electrical Service ? Inadequate Means of Egress from Electrical Room	D5011 - High Tension Service and Dist. - Electrical Service - 13.8kV	Building Code	1	2011
Branch Wiring - Insufficient Outlets - Ground Floor	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Capacity/Design	1	2011
Branch Wiring - Receptacle in Disrepair - Room G10	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Life Safety	1	2011
Branch Wiring ? Outlets Not Installed at HVAC Units	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Building Code	1	2011
Exterior Lighting - Luminaires in Disrepair	D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Exterior Post Candelabras	Reliability	1	2011
Communication Wiring - Improperly Installed - Corridor 180B	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Communication Wiring - Improperly Installed - Room 142F	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Local Area Networks - Unprotected Plumbing Pipes above Equip - Rm 132E	D5039 - Local Area Networks - Data Wiring	Building Code	1	2011
Exit Signs ? Not Properly Illuminated	D5092 - Emergency Light and Power Systems - Exit Signs	Building Code	1	2011
Access Control System Renewal	D5038 - Security and Detection Systems - Access Control System	Beyond Useful Life	2	2012
Security Cameras Renewal	D5038 - Security and Detection Systems - Security Cameras	Beyond Useful Life	2	2012
Exit Signs Renewal	D5092 - Emergency Light and Power Systems - Exit Signs	Beyond Useful Life	2	2012
Site Lighting Renewal	G4020 - Site Lighting - Site Lighting	Beyond Useful Life	2	2012
Substructure - Basement Slab Cracks	A - Substructure - Structural Slab on Grade - Light Industrial - 1985	Reliability	3	2015
Aluminum Windows - 1985 Renewal	B2020 - Exterior Windows - Aluminum Windows - 1985	Beyond Useful Life	3	2015
Automatic Openers - Pair - 1985 Renewal	B2030 - Exterior Doors - Automatic Openers - Pair - 1985	Beyond Useful Life	3	2015
Door Assembly - 6 x 7 Bronze - Storefront Renewal	B2030 - Exterior Doors - Door Assembly - 6 x 7 Bronze - Storefront	Beyond Useful Life	3	2015
Door Assembly - 6 x 7 HM - 1985 Renewal	B2030 - Exterior Doors - Door Assembly - 6 x 7 HM - 1985	Beyond Useful Life	3	2015
Single-Ply EPDM with Pavers on Roof - 1985 Renewal	B30 - Roofing - Single-Ply EPDM with Pavers on Roof - 1985	Beyond Useful Life	3	2015
Skylights - Kalwall Types - 1985 Renewal	B3021 - Glazed Roof Openings - Skylights - Kalwall Types - 1985	Beyond Useful Life	3	2015
Skylights - Monumental - 1985 Renewal	B3021 - Glazed Roof Openings - Skylights - Monumental - 1985	Beyond Useful Life	3	2015

Table continued on next page.

Table 1. Five Year Needs (cont.)

Requirement Name	U2CAT - Prime System	Category	Priority	Due
Skylights - Unit Types - 1985 Renewal	B3021 - Glazed Roof Openings - Skylights - Unit Types - 1985	Beyond Useful Life	3	2015
ACT System - Standard - 1985 Renewal	C3030 - Ceiling Finishes - ACT System - Standard - 1985	Beyond Useful Life	3	2015
Elevator #5 Controller - Beyond Rated Life	D1011 - Passenger Elevators - Passenger Elevators - Elevator #5	Beyond Useful Life	3	2015
Custodial/Utility Sinks Renewal	D2010 - Plumbing Fixtures - Custodial/Utility Sinks	Beyond Useful Life	3	2015
Restroom Fixtures Renewal	D2010 - Plumbing Fixtures - Restroom Fixtures	Beyond Useful Life	3	2015
Water Coolers - Wall-Mount Dual-Height Renewal	D2010 - Plumbing Fixtures - Water Coolers - Wall-Mount Dual-Height	Beyond Useful Life	3	2015
Water Dist Complete Renewal	D2020 - Domestic Water Distribution - Water Dist Complete	Beyond Useful Life	3	2015
Water Heater - Elec - 10 Gal - 2004 Renewal	D2020 - Domestic Water Distribution - Water Heater - Elec - 10 Gal - 2004	Beyond Useful Life	3	2015
Boiler Steam - Humidification Renewal	D3020 - Heat Generating Systems - Boiler Steam - Humidification	Beyond Useful Life	3	2015
HVAC Equipment - Abandoned	D3040 - Distribution Systems - Central AHU - VAV System w/Distribution	Obsolescence	3	2015
Four Pipe Distribution System w/Pump Renewal	D3040 - Distribution Systems - Four Pipe Distribution System w/Pump	Beyond Useful Life	3	2015
Fluorescent Lighting - Approaching Rated Life	D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting	Beyond Useful Life	3	2015
Emergency Panelboards - Approaching Rated Life	D5092 - Emergency Light and Power Systems - Emergency Power Distribution	Beyond Useful Life	3	2015
Exterior Stairs - Missing Handrails - Monumental Steps	B1015 - Exterior Stairs and Fire Escapes - Exterior Monumental Steps - Granite and Concrete	Building Code	5	
Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Grandfathered Code	5	
Branch Wiring - Outlets in Kitchen Not GFCI Type	D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices	Grandfathered Code	5	





# **Asset Snapshot Report**

## **by Asset Name**

**Final**



## Asset Snapshot Report

by Asset Name

**Agency:** Administration  
**Location:** Capital Complex

**Asset Name:** State Office Building  
**Asset Number:** 2

### STATISTICS

<b>FCI Cost:</b>	19,316,817	<b>FCI:</b>	0.28
<b>Total Requirements Cost:</b>	19,347,659	<b>RI:</b>	0.28

<b>Current Replacement Value</b>	69,886,366	<b>Size</b>	290,000 SF
<b>Address 1</b>	100 Rev. Dr. Martin Luther King, Jr. Drive	<b>Address 2</b>	-
<b>City</b>	St. Paul	<b>State/Province/Region</b>	MN

### PHOTO



State Office Building

State Office Building

### ASSET DESCRIPTION

The State Office Building (SOB), Building No. 2, is located at 100 Rev. Dr. Martin Luther King, Jr. Drive, St. Paul, MN 55155. This approximately 290,000 SF, nine (9) story building was originally constructed in approximately 1932 and was both expanded and comprehensively renovated in approximately 1985. The facility has a rectangular footprint. The original 1932 building was seven (7) stories high (basement through 5th floors). The two (2) upper stories (6th-7th) plus rooftop HVAC penthouses were added in 1985. Two original interior and open air courts (Gnd-5th floors) were infilled with new floor space in 1985 as well.

*All costs in USD.*



The facility houses legislative offices, hearing and conference rooms, legislative cafeteria and dining room, media control space, building support spaces plus electrical, telecommunications and HVAC equipment spaces for elected officials of the Minnesota State Legislature.

The building's primary occupancy per the 2009 IBC is classified as Group B, Business and its primary construction type per the 2009 IBC is Type 1B Fully Sprinklered. There are secondary occupancies per the 2009 IBC classified as Group A-3, Assembly - hearing rooms and large conference rooms.

### SYSTEMS DESCRIPTION

#### A - Substructure - Caissons (Drilled Pier) in Stable Ground

This substructure includes concrete caissons, 50-ft. deep in wet or stable ground. System life extended by renovation work.

#### A - Substructure - Foundation Wall and Footings - 20 Ft. - Full Basement

Full basement wall and foundation with a 20-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains. System life extended by renovation work.

#### A - Substructure - Grade Beams - Large

The substructure includes grade beams with a span of 30-feet and 52-inches deep. System life extended by renovation work.

#### A - Substructure - Structural Slab on Grade - Light Industrial - 1985

The building substructure includes a light industrial type structural slab on grade.

#### A - Substructure - Structural Slab on Grade - Light Wells

The basement louver wells and ground floor light wells includes a non-industrial type structural slab on grade. System life extended by renovation work.

#### A - Substructure - Structural Slab on Grade - Loading Dock - 1985

The ground floor loading dock includes a light industrial type structural slab on grade.

#### B10 - Superstructure - Fireproofing - Fiber Encasement - 1985

1-hour fire resistance rated sprayed on fiber encasement fireproofing for structural components at original atrium infill spaces plus 8th and 9th floors plus rooftop HVAC equipment penthouses.

#### B10 - Superstructure - Multi-Story - Concrete

Multi-story lightweight structure with reinforced cast-in-place concrete construction at original building. System life extended by renovation work.

#### B10 - Superstructure - Multi-Story - Steel - 1985

Multi-story steel building includes steel columns, beams, floor pans, and roof structure at original atrium infill spaces plus 8th and 9th floors plus rooftop HVAC equipment penthouses.

#### B1014 - Ramps - Accessible Ramps - Basement - 1985

Cast-in-place (CIP) concrete handicap access (or equipment access) ramp w/cheek walls & rails both sides, 5' wide. Locations noted: Hearing Room B02, Corridor B09, Corridor B10, Dining Area B11 and HVAC Equip. Rooms B32 and B33.

#### B1015 - Exterior Stairs and Fire Escapes - Exterior Exit Steps - Granite and Concrete

Exterior granite and concrete exit steps (8' wide x 7 risers) at E ground floor exits (G42 and G34) with 18 LF of side rail. System life extended by renovation work.

#### B1015 - Exterior Stairs and Fire Escapes - Exterior Monumental Steps - Granite and Concrete

*All costs in USD.*





Exterior granite and concrete monumental steps (50' wide x 6 risers) at E 1st floor entrance (106) with no rails. System life extended by renovation work.

### **B1015 - Exterior Stairs and Fire Escapes - Exterior Steps - Steel - Loading Dock - 1985**

Exterior steel stairs (4R) with railing at loading dock.

### **B2010 - Exterior Walls - Bronze Spandrel Panels - High Quality**

The exterior wall construction at 2nd and 3rd floor window spandrels is of high quality embossed decorative bronze panels with masonry backup. System life extended by renovation work.

### **B2010 - Exterior Walls - Granite Veneer Walls - Deluxe**

The exterior walls are of high quality, high cost granite veneer with masonry, concrete masonry unit (CMU) or cast-in-place (CIP) concrete backup wall. Includes round columns, quoins, belts and other architectural trim elements. System life extended by renovation work.

### **B2013 - Exterior Louvers, Screens, and Fencing - Metal Wall Louvers - 1985**

Metal louvers at exterior walls at basement HVAC equipment rooms.

### **B2016 - Exterior Soffits - Granite Veneer Soffits - Deluxe**

The exterior soffits are of high quality, high cost granite veneer with suspension system. Includes dentil moldings, carvings and other architectural trim elements. System life extended by renovation work.

### **B2016 - Exterior Soffits - Plaster Veneer On GWB - 1 Coat - Loading Dock**

GWB soffit system, on 8-ft. above floor at loading dock. Plaster veneer, taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal furring. System life extended by Owner's maintenance program.

### **B2020 - Exterior Windows - Aluminum Windows - 1985**

The building includes fixed and operable aluminum framed exterior units with insulating glass.

### **B2030 - Exterior Doors - Automatic Openers - Pair - 1985**

Door hardware add-ons, automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, incl. motion sensor, 12V control box, motor, handicap actuator buttons and wiring at north and south elevations.

### **B2030 - Exterior Doors - Door Assembly - 6 x 7 Bronze - Storefront**

The exterior doors include pr. of original construction, swinging glazed bronze storefront leafs plus glazed transom, ornamental bronze frame, hardware including closers. System life extended by renovation work.

### **B2030 - Exterior Doors - Door Assembly - 6 x 7 HM - 1985**

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers at loading dock. Includes painted doors and painted frame.

### **B30 - Roofing - Single-Ply EPDM with Pavers on Roof - 1985**

The roof covering includes concrete paver ballast on a plaza which is also the roof of the structure below at 8th and 9th floors. System life extended by Owner's maintenance program.

### **B30 - Roofing - Single-Ply Membrane - Fully Adhered - Loading Dock - 1985**

The roof covering is of a single-ply fully adhered membrane with insulation at ground floor loading dock.

### **B30 - Roofing - Terra Cotta and Clay Tile Roofing**

The roof covering consists of terra cotta or clay tile roof covering at original building roof. System life extended by renovation work. Quantity accounts for 4/12 roof slope.

### **B30 - Roofing - Terra Cotta and Clay Tile Roofing - 1985**

*All costs in USD.*



The roof covering consists of terra cotta or clay tile roof covering at original atrium infill spaces plus 8th and 9th floors. Quantity accounts for 4/12 roof slope.

### **B3021 - Glazed Roof Openings - Skylights - Kalwall Types - 1985**

Sloping unit skylights, insulated curbs, double Kalwall type glazing.

### **B3021 - Glazed Roof Openings - Skylights - Loading Dock - 1985**

Skylights, fixed frame units with insulating solar glazing at ground floor loading dock. Quantity accounts for 4/12 sloped glazing.

### **B3021 - Glazed Roof Openings - Skylights - Monumental - 1985**

Skylights, fixed frame units with insulating solar glazing at 9th floor (library) atrium. Quantity accounts for 6/12 sloped glazing.

### **B3021 - Glazed Roof Openings - Skylights - Unit Types - 1985**

Sloping unit skylights, flat glass, insulated curbs, double glazing.

### **B3022 - Roof Hatches - Roof Hatch - 1985**

Roof hatch with insulated curb at 9th floor roof access.

### **C1010 - Partitions - CMU Block Walls - Facing 1 Side - 1985**

The building interior walls are of 8-in. hollow concrete block, light or regular weight, with GWB on one side at stair and elevator towers, etc.

### **C1010 - Partitions - CMU Block Walls - Plain - 1985**

Interior walls are of 8-in. hollow concrete block, light and regular weight, with no finish at basement and penthouse equipment rooms, etc.

### **C1010 - Partitions - GWB Partitions On Furring - 1985**

The building interior includes 5/8-in. GWB partitions on 7/8-in. furring over other substrate, such as CMU (refer to other partition or exterior walls types for substrate).

### **C1010 - Partitions - GWB Walls - Standard (Unpainted) - 1985**

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

### **C1010 - Partitions - Plaster Walls - 3 Coats - Ornamental**

The building interior walls are of three coats of ornamental and detailed gypsum plaster on 3.4 lbs ribbed lath on masonry backup at original elevator lobbies, etc. System life extended by renovation work.

### **C1017 - Interior Windows and Storefronts - Bronze Windows - 1985**

The building interior includes original construction fixed and operable bronze framed exterior units with tempered or wire glass. These windows were retained, repaired and reglazed during the 1985 renovation.

### **C1017 - Interior Windows and Storefronts - Butt Joint Clerestories - 1985**

Building interior includes butt joint tempered glazing clerestories at some interior office banks.

### **C1020 - Interior Doors - Bi-Fold Doors - Pair - 6 x 7 Wd - NR - 1985**

Interior doors at corridor electrical closets include two (2) pr. non-rated 3 x 7 wood doors and wood frame with bi-fold hinges and lockset at each closet. Includes painted doors and painted frame.

### **C1020 - Interior Doors - Revolving Door - Manual Operation**

The interior doors include original construction, revolving glazed wood and bronze storefront leafs plus glazed transom, ornamental bronze frame and hardware. System life extended by renovation work.

### **C1020 - Interior Doors - Swinging Doors - 3 x 7 HM - Rated - 1985**

Interior doors include rated 3 x 7 steel door and steel frame with hinges, lockset (lever), panic hardware and closer. Includes painted door and painted frame.

*All costs in USD.*



### **C1020 - Interior Doors - Swinging Doors - 3 x 7 Wd - NR - 1985**

Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset (lever) and closer. Includes stained door and painted frame.

### **C1020 - Interior Doors - Swinging Doors - 3 x 7 Wd - Rated - 1985**

Interior doors include rated 3 x 7 wood door and steel frame with hinges, lockset (lever), panic hardware and closer. Includes stained door and painted frame.

### **C1020 - Interior Doors - Swinging Doors - Pair - 6 x 7 HM - Rated - 1985**

Interior doors include pr. rated 3 x 7 steel doors and steel frame with hinges, locksets (lever), panic hardware and closers. Includes painted doors and painted frame.

### **C1020 - Interior Doors - Swinging Doors - Pair - 6 x 7 Wd - NR - 1985**

Interior doors include pr. non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes stained doors and painted frame.

### **C1020 - Interior Doors - Swinging Doors - Pair - 6 x 7 Wd - Rated - 1985**

Interior doors include pr. rated 3 x 7 wood doors and steel frame with hinges, locksets (lever), panic hardware, closers and electronic holdopens. Includes stained doors and painted frame.

### **C1030 - Fittings - Restroom Accessories - Average - 2009**

The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

### **C1030 - Fittings - Toilet Partitions - Average - 2009**

Restrooms are equipped with standard quality, floor mounted, overhead braced solid phenolic resin partitions.

### **C1035 - Identifying Devices - Fittings - Signage (Room Numbering and Identification) - 2010**

Room, door and graphic symbol signs. Adhesive backs and Braille.

Signage is in compliance with ADAAG and other building code requirements. Signage is periodically changed when political alignments dictate and care should be taken to ensure new signage is also ADAAG and code compliant.

### **C20 - Stairs - Access Steps - 2nd Floor - 1985**

The (1/4 story - 2nd at 200) interior access steps include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers. Approximately 12 LF of wall rail per flight included in cost estimate.

### **C20 - Stairs - Access Steps - Basement - 1985**

The (1/4 story - Basement at B01B, B10, B11, B17 and B32) interior access steps include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers. Approximately 12 LF of wall rail per flight included in cost estimate.

### **C20 - Stairs - Access Steps - Ground Floor - 1985**

The (1/4 story - Gnd at G05 and G10) interior access steps include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers. Approximately 12 LF of wall rail per flight included in cost estimate.

### **C20 - Stairs - Corridor Steps - Ground Floor**

The (1/4 story - Gnd at G34 and G41) interior corridor steps to E exits include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers with cast terrazzo finish. Approximately 12 LF of wall rail per flight included in cost estimate. System life extended by renovation work.

### **C20 - Stairs - Enclosed Access Stairs - 6th Floor - 1985**

*All costs in USD.*



The enclosed partial height (3 stories - 6th-Rooftop HVAC penthouse) interior access stairs include 12 risers per flight with landing and 2 flights per story. Stair construction consists of structural steel channels and risers plus steel pan and concrete treads. Approximately 28 LF of wall rail per flight included in cost estimate.

### **C20 - Stairs - Enclosed Exit Stairs - Full Height - SW and SE Towers - 1985**

The enclosed full height (9 stories - B-7th floors) interior exit stairs (SE and SW stair towers) include 7 risers per flight with landing and 3 flights per story. Stair construction consists of structural steel channels and risers plus steel pan and concrete treads. Approximately 8 LF of center rail plus 8 LF of wall rail per flight included in cost estimate.

### **C20 - Stairs - Enclosed Exit Stairs - Partial Height - S Tower - 1985**

The enclosed partial height (5 stories - 1st-5th floors) interior exit stairs (S stair tower) includes 7 risers per flight with landing and 3 flights per story. Stair construction consists of structural steel channels and risers plus steel pan and concrete treads. Approximately 8 LF of center rail plus 8 LF of wall rail per flight included in cost estimate.

### **C20 - Stairs - Entrance Steps - 1st Floor**

The (1/4 story - 1st at 106) 8-ft. wide interior entrance steps to E main entrance include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers with marble finish. No rails present. System life extended by renovation work.

### **C20 - Stairs - Unenclosed Access Stairs - Ground Floor**

The unenclosed (2 stories - Gnd-1st at G18 and G74) interior access stairs include 20 risers per flight without landing and 1 flight per story and are part of the original construction. Stair construction consists of cast-in-place (CIP) concrete treads and risers with cast terrazzo finish. Approximately 22 LF of wall rail and 48 LF of side rail per flight included in cost estimate. System life extended by renovation work.

### **C20 - Stairs - Unenclosed Monumental Stairs - Partial Height - N Tower**

The partial height (8 stories - B-6th floors) interior unenclosed monumental stairs (N stair tower) includes 7 risers per flight with landing and 3 flights per story and is part of the original construction. Stair construction consists of cast-in-place (CIP) concrete treads and risers with marble finish throughout. Gypsum board soffits throughout. Approximately 12 LF of ornate metal center rail plus 8 LF of ornate metal wall rail per flight included in cost estimate. System life extended by renovation work.

### **C3010 - Wall Finishes - Acoustic Wall Panels - 1985**

Interior wall finishes include fabric covered acoustic panels at hearing rooms. System life extended by Owner's maintenance program.

### **C3010 - Wall Finishes - Ceramic Tile Walls - 1985**

Wall coverings at isolated private restrooms include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. System life extended by Owner's maintenance program.

### **C3010 - Wall Finishes - Marble Panel Walls**

Wall finishes include marble panels at original elevator lobbies, monumental stairs and adjacent corridors. System life extended by renovation work.

### **C3010 - Wall Finishes - Painted Finish - Average (1 Coat Prime - 2 Coats Finish) - 2008**

Interior wall finishes include standard paint finish.

### **C3010 - Wall Finishes - Porcelain Tile Walls - 2009**

Building wall coverings at public toilets include 16-in. x 16-in. thin set porcelain ceramic decorator tiles at above average price. Tile job includes bullnose and other trim.

### **C3010 - Wall Finishes - Raised Wood Paneling - High End - 1985**

Wall finishes include high quality raised wood paneling at hearing rooms, dining room, etc. System life extended by Owner's maintenance program.

### **C3020 - Floor Finishes - Access Computer Room Flooring System - 2009**

Floor finishes at computer room B46 include raised, access type computer room flooring (plastic laminate finish) with related steps, handrails, guardrails and ramps.

*All costs in USD.*



### **C3020 - Floor Finishes - Carpeting - Broadloom - High Quality - 2000**

Floor finishes include deluxe carpeting with carpet pad in public areas such as hearing rooms and basement dining area, etc. System life extended by Owner's maintenance program.

### **C3020 - Floor Finishes - Carpeting - Tile - 2000**

Floor finishes at office areas, corridors, etc. include a standard range carpet tiles (18 x 18 modules) and vinyl base for medium traffic areas. System life extended by Owner's maintenance program.

### **C3020 - Floor Finishes - Ceramic Tile Floors - 1985**

Floor finishes include ceramic tile and base in isolated private restrooms. System life extended by Owner's maintenance program.

### **C3020 - Floor Finishes - Marble Floors**

Floor finishes include marble panels and related base at original elevator lobbies and adjacent corridors. System life extended by renovation work.

### **C3020 - Floor Finishes - Porcelain Tile Floors - 2009**

Floor coverings at public toilets include 16-in. x 16-in. thin set porcelain ceramic decorator tiles at above average price.

### **C3020 - Floor Finishes - Quarry Tile - 1985**

Floor finishes at kitchen areas include mudset quarry or ceramic tile. System life extended by Owner's maintenance program.

### **C3020 - Floor Finishes - Terrazzo Floors - Cast-in-Place**

Floor finishes include cast-in-place terrazzo and related base at original elevator lobbies and adjacent corridors. System life extended by renovation work.

### **C3020 - Floor Finishes - VCT - Average - 1985**

Floor finishes include areas of standard VCT flooring and related base at ground floor maintenance areas.

### **C3030 - Ceiling Finishes - ACT System - Standard - 1985**

Standard suspended ACT ceiling system with 2 x 2 regular tiles in 9/16-in. grids. System life extended by Owner's maintenance program.

### **C3030 - Ceiling Finishes - GWB Taped and Finished - 1985**

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal furring. System life extended by Owner's maintenance program.

### **C3030 - Ceiling Finishes - Metal Slat Ceilings - 1985**

Painted aluminum slat ceiling system with suspension system and acoustic insulation pads at hearing rooms. System life extended by Owner's maintenance program.

### **C3030 - Ceiling Finishes - Ornatly Detailed Painted Plaster Ceilings**

Ornatly detailed three-coat painted plaster ceiling system on metal lath and suspended channels at original elevator lobbies and adjacent corridors. System life extended by renovation work.

### **C3030 - Ceiling Finishes - Painted Concrete Surfaces - 1985**

Paint finish applied to exposed cast-in-place concrete beams and deck, etc. primarily in basement and ground floor service areas. System life extended by Owner's maintenance program.

### **D1010 - Elevators and Lifts - Hydraulic Freight Elevator**

The conveying equipment includes a freight hydraulic elevator. This elevator serves two floors. It has a capacity of 3,000 lb.

### **D1010 - Elevators and Lifts - Hydraulic Passenger Elevator**

The conveying equipment includes a passenger hydraulic elevator. This elevator serves only the 6th and 7th floors. It has a capacity of 2,100 lb.

### **D1011 - Passenger Elevators - Passenger Elevators - Elevator #1, #2, #3, #4**

*All costs in USD.*



## Asset Snapshot Report

by Asset Name

Elevators #1, #2, #3 and #4 are gearless traction type passenger elevators. The elevators are located in the central core of the building. Each elevator is rated at 3,000 lbs maximum load capacity at 625 feet per minute. The elevators provide vertical transportation from the Basement to the Sixth Floor inclusive. The elevators have polished brass doors and trim, wood walls, halogen lights, carpet on the floor and all required emergency communications. Install date represents most recent overhaul.

### **D1011 - Passenger Elevators - Passenger Elevators - Elevator #5**

Elevators #5 is a geared traction type passenger elevator. The elevator is located on the West side of the building. The elevator is rated at 3,500 lbs maximum load capacity at 350 feet per minute. The elevator provides vertical transportation from the Basement to the Fifth Floor inclusive. The elevator has polished brass doors and trim, faux wood walls and ceiling with halogen lighting, carpet on the floor and all required emergency communications. Install date represents most recent overhaul.

### **D1013 - Lifts - Wheelchair Lift**

The conveying system includes a wheelchair lift. .

### **D2010 - Plumbing Fixtures - Custodial/Utility Sinks**

The plumbing fixtures include floor mounted cast in place custodial/utility sinks. Includes rough-in and faucet. These are located on each floor.

### **D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units**

Plumbing fixtures include emergency safety shower and eyewash units.

### **D2010 - Plumbing Fixtures - Kitchenette - Cabinet, Counter and Sink**

The plumbing fixtures include kitchenette cabinet, counter and sink units. These are typically located in break rooms.

### **D2010 - Plumbing Fixtures - Restroom Fixtures**

The restroom fixtures include vitreous china urinals, water closets, and lavatories. They also include built-in shower units in the locker room. The fixture selections are for a building with a standard density of high quality fixtures.

### **D2010 - Plumbing Fixtures - Water Coolers - Wall-Mount Dual-Height**

Plumbing fixtures include dual-height water coolers.

### **D2020 - Domestic Water Distribution - Water Dist Complete**

The building domestic water distribution system includes a three inch main line, water meter, rpz backflow preventer, with rough ins included. This system does not include a water heater.

### **D2020 - Domestic Water Distribution - Water Heater - Elec - 10 Gal - 1985**

The domestic hot water system is supplemented by 10 gallon electric water heaters located near their point of use, typically in janitorial closets. This system is for the water heater installed in 1985.

### **D2020 - Domestic Water Distribution - Water Heater - Elec - 10 Gal - 2004**

The domestic hot water system is supplemented by 10 gallon electric water heaters located near their point of use, typically in janitorial closets. This system is for the water heater installed in 2004.

### **D2020 - Domestic Water Distribution - Water Heater - Hot Water Heat Exchanger and Tank**

The domestic hot water is produced by a shell and tube heat exchanger that utilizes heated water from District Energy to produce domestic hot water. This system also includes a separate expansion tank.

Note: Hot water heat transfer package not available in RS Means. A similar steam system has been selected for budgetary purposes.

### **D2030 - Sanitary Waste - Sanitary Waste - Gravity Disch**

The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

*All costs in USD.*



### **D2040 - Rain Water Drainage - Roof Drainage - Gravity**

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

### **D3012 - Gas Supply System - Natural Gas Service to Bldg**

The building includes a natural gas supply to the kitchen.

### **D3020 - Heat Generating Systems - Boiler Steam - Humidification**

The building has two 240kW electric steam boilers used for humidification.

Note - the exact size boiler could not be matched in RS Means. A similar boiler was selected and the quantity adjusted for budgetary purposes.

### **D3040 - Distribution Systems - Central AHU - VAV System w/Distribution**

The HVAC system includes central system AHUs with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return. The air handlers are located on the roof, in the penthouse and basement mechanical rooms.

### **D3040 - Distribution Systems - Exhaust System - General Building - In-Line**

The HVAC ventilation system includes duct mounted in-line exhaust fans with ducting.

### **D3040 - Distribution Systems - Exhaust System - General Building - Rooftop**

The HVAC ventilation system includes roof-mounted exhaust fans with ducting.

### **D3040 - Distribution Systems - Exhaust System - General Building - Wall Exhaust**

The HVAC ventilation system includes a wall mounted propeller exhaust fan.

### **D3040 - Distribution Systems - Exhaust System - Restroom Fan**

HVAC ventilation system includes centrifugal restroom exhaust fans with ducting.

### **D3040 - Distribution Systems - Four Pipe Distribution System w/Pump**

HVAC distribution is provided by a four-pipe distribution system. This system distributes heating hot water and chilled water to perimeter terminal units.

### **D3040 - Distribution Systems - Heat Exchanger - Liquid/Liquid - Plate and Frame**

The HVAC system includes two plate and frame, liquid to liquid, heat exchangers. These are used to produce heating hot water from utility supplied hot water.

### **D3050 - Terminal and Package Units - Computer Room Cooling - DX w/Air Cooled Remote Condenser**

The HVAC system includes three Liebert computer room cooling units with an air cooled remote condensers.

### **D3050 - Terminal and Package Units - Unit Heaters - Electric**

Heating is provided by suspended, electric unit heaters. These are found in service areas and electrical rooms.

### **D3050 - Terminal and Package Units - Unit Heaters - Hot Water**

Heating is provided by suspended, forced hot water unit heaters. These units are found in mechanical and service areas.

### **D3060 - Controls and Instrumentation - DDC/Pneumatic System - Hybrid**

HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities. System includes pneumatic activation of control valves and dampers.

*All costs in USD.*



### **D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet**

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

### **D40 - Fire Protection - FM200 System**

The fire protection systems include a minimum to moderate density FM200 system. This system serves room B46.

### **D40 - Fire Protection - Kitchen Hood Suppression**

System includes a R-102 chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood not included.

### **D40 - Fire Protection - Wet Sprinkler System**

The fire protection systems includes a light hazard wet sprinkler system, which includes backflow prevention, a fire pump and standpipes.

### **D5011 - High Tension Service and Dist. - Electrical Service - 13.8kV**

The main substation is served at 13.8kV via circuits N1 and N2 from the Capitol Complex medium voltage underground distribution system. There are a total of two feeders serving the substation. Medium voltage equipment includes one 3 gang G&W SF6 insulated switch that serves two individual secondary unit substations (Included under Separate System). The G&W switch is normally operated via remote means using web based capabilities and manually only under emergency situations if required.

### **D5012 - Low Tension Service and Dist. - Electrical Distribution - 800A Switchboard DP-1**

Electrical distribution includes an 800A switchboard including all feeder conduit and wiring. Equipment is located in the main electrical room. The switchboard serves smaller branch circuit panelboards (included under separate system) and other large electrical loads.

### **D5012 - Low Tension Service and Dist. - Electrical Distribution - Panelboards**

Electrical distribution includes 480Y/277V panelboard(s), with dry type step down transformer(s) serving 208Y/120V panelboard(s) including all feeder conduit and wiring. Most equipment is located in electrical closets but various individual panelboards are installed in corridors and other dedicated spaces. The panelboards serve the branch circuit wiring including but not necessarily limited to telecommunication equipment, mechanical equipment, security systems, lighting and general outlets.

### **D5012 - Low Tension Service and Dist. - Electrical Distribution – 1600A Switchboard**

There is a 1600A double ended switchboard in the main electrical room. The switchboard is fed at each end from two individual secondary unit substations (Included under Separate System). The switchboard is an eight section cabinet with main lug only connections and metering on each end, one 1600A bolted pressure tie switch, and five additional distribution sections equipped with fused switches serving the electrical distribution system throughout the facility.

### **D5012 - Low Tension Service and Dist. - Electrical Service – 1000kVA Secondary Unit Sub**

The main electrical service consists of two individual 1000kVA secondary unit substations served from one G&W 13.8KV switch (Included under Separate System). The unit substations each consist of a 15kV fused switch, 1000kVA dry type transformer, and a 1600A bolted pressure switch on the secondary. Secondary voltage is 480Y/277V.

### **D5012 - Low Tension Service and Dist. - Motor Control Center #1**

Motor Control Center #1 is located in the main electrical room. It serves motor loads in the basement including pumps, HVAC units and other mechanical equipment.

### **D5012 - Low Tension Service and Dist. - Motor Control Center #2**

Motor Control Center #2 is located in the elevator room in the Penthouse. It serves motor loads in the elevator room including pumps, HVAC units and other mechanical equipment.

### **D5021 - Branch Wiring Devices - Branch Wiring - Equipment and Devices**

*All costs in USD.*





Branch wiring consists of general purpose outlets and dedicated circuits for specific equipment connections throughout the facility. Other specific equipment connections include but are not necessarily limited to HVAC equipment, small pumps and motors, security systems, lighting and general outlets. All branch wiring is installed in conduit. Systems furniture is utilized in many areas.

### **D5022 - Lighting Equipment - Antique Lighting - Solid Bronze Exterior Post Candelabras**

Original solid cast bronze exterior post type candelabras are installed at each exterior entrance. The candelabras have been retrofitted with nine compact fluorescent lamps (CFL) and plastic globes each. Install date represents approximate date of lighting retrofit.

"Bronze candelabras are 78 years old and it is expected they will last another 100 years under same environment. Observed years remaining to reflect expected years remaining of recently installed lighting retrofit."

Note: Non-Means line item used for bronze exterior post. Unit cost is based on approximate price of \$1000 as shown on original purchase order for similar fixtures at the State Capital and escalated to 2010 dollars with a 3.5% discount factor over 78 years (14.67). Original prices provided by State Capital Historical Society. Actual historical assessed value may vary.

### **D5022 - Lighting Equipment - Exterior Lighting - HID Wallpacks**

HID wallpack luminaires are installed on the exterior west end of the building.

### **D5022 - Lighting Equipment - Interior Lighting - Compact Fluorescent Wall Sconces**

Brass wall sconces are installed throughout most corridors. Luminaires have been retrofitted with compact fluorescent lamps and ballasts and provide accent uplighting throughout. Install date represents approximate date of retrofit.

### **D5022 - Lighting Equipment - Interior Lighting - Fluorescent Lighting**

Fluorescent type lighting is installed throughout the Basement and in office space throughout the remainder of the building. Fixture types include 1x4 and 2x4 recessed troffers, surface mount fixtures and cove lighting in offices and corridors and industrial fluorescent and strip type fixtures in shops, maintenance areas and other non-public spaces. Fluorescent fixtures have been retrofitted with T8 lamps and electronic ballasts.

"System observed years remaining have been increased based on the requirement(s) created and linked to replace all lamps and ballasts system wide."

### **D5022 - Lighting Equipment - Interior Lighting - Pendant Lighting**

Pendant type fixtures are installed in the elevator lobbies. Fixtures have been retrofitted with compact fluorescent lamps (CFL). Install date represents approximate date of retrofit.

### **D5022 - Lighting Equipment - Interior Lighting - Recessed Lighting**

Recessed lighting is installed in many areas of the building for general lighting and also accent lighting. Lighting type includes a combination of incandescent lamps, halogen spot light lamps and compact fluorescent lamps (CFL). Locations include but are not necessarily limited to Conference Rooms, Corridors and various office spaces.

"This system is in good working order due to good maintenance. Lamps are replaced regularly as required and updated or retrofitted with energy saving lamps. The observed years remaining have been adjusted to reflect the extended life expectancy of this system."

### **D5032 - Intercommunication and Paging System - Audio Systems - Conference Rooms**

Audio systems are installed in Conference Rooms with microphones at each desk and speakers throughout the rooms. Amplifiers are installed behind walls and/or in adjacent rooms.

"System observed years remaining have been increased based on the observed condition of the systems."

### **D5032 - Intercommunication and Paging System - Intercom System**

Two way intercom stations are provided on exterior doors and various office doors.

*All costs in USD.*



"This system is in better than expected condition for a system of its age due to good maintenance and replacement parts are still available. Based on the criteria, the observed years remaining have been adjusted to reflect the extended life expectancy of this system."

### **D5033 - Telephone Systems - Cell Phone Repeaters**

There are SPRINT cell phone repeaters and coax cable backbone installed throughout the building.

### **D5033 - Telephone Systems - Telephone Wiring**

Standard voice wiring is installed throughout the facility with drops at workstations and desktops. Punch down blocks and data racks are located in communications closets throughout the facility. Wiring is routed through ceiling spaces using a combination of cable tray, conduits and cable hangars. The majority of the structured wiring in the facility is a mix of original and updated cabling. Wiring is continually upgraded and efforts have been made to keep wiring and connectivity to current standards.

"This system is functional and adequate for the facility due to good maintenance and wiring is continually upgraded and efforts have been made to keep wiring and connectivity to current standards. Based on this criteria; the observed years remaining has been increased to reflect expected additional life of the system."

### **D5035 - Television Systems - Cable Television (CATV)**

Cable television (CATV) outlets are provided throughout the building which provide live coverage of Senate and House hearings and other info. The system is in house only and does not include service from outside providers. Broadcasts are provided from two production studios in the State Capital Building.

### **D5037 - Fire Alarm Systems - Fire Alarm System**

The fire alarm system is a microprocessor based addressable type system. The system is a general alarm, battery backup, electrically supervised system. Initiation devices include but are not necessarily limited to manual pull stations, smoke detectors, duct smoke detectors, heat detectors, and sprinkler flow switches. Notification devices include bells, horns and visual strobes. The system is monitored 24/7 by personnel in the basement Security Office in the State Capital. The building wide public address system is also integral to the fire alarm system.

### **D5038 - Security and Detection Systems - Access Control System**

Access control points include card swipes at exterior doors and selected interior office spaces and intrusion detection monitoring via magnetic switches and other electronic monitoring devices on doors and windows. The system is monitored by Capital Security from the security office in the State Capital Building.

### **D5038 - Security and Detection Systems - Security Cameras**

Closed circuit television (CCTV) security cameras are located in the facility and are monitored by Capital Security in the State Capital Building.

### **D5039 - Local Area Networks - Data Wiring**

Standard data systems are installed throughout the facility with drops at workstations and desktops. Punch down blocks and data racks are located in communications closets throughout the facility. Wiring is routed through ceiling spaces using a combination of cable tray, conduits and cable hangars. The majority of the structured wiring in the facility is a mix of original and updated cabling. Wiring is continually upgraded and efforts have been made to keep wiring and connectivity to current standards.

### **D5092 - Emergency Light and Power Systems - Emergency Generator - 500kW**

There is an 500 kW diesel driven generator located outside the adjacent parking garage entrance. The generator is equipped with a 75 gallon day tank and sound proof weatherproof housing. The main storage tank is located in the parking garage and included under that asset. Feeder wiring is routed underground from the generator to the main electrical room in the State Office Building.

### **D5092 - Emergency Light and Power Systems - Emergency Power Distribution**

Emergency power is provided from a dedicated emergency generator located adjacent to the parking garage. Power is provided underground to emergency power equipment room in the basement. Emergency power is supplied for essential building and life safety systems including security systems, exit and emergency lighting, the fire pump, elevators and various emergency panelboards in dedicated spaces throughout the building. Automatic transfer switches (ATS) and associated equipment is located in the basement. Emergency power is provided at 480Y/277V. Dry type transformers are utilized to step down voltage as required.

*All costs in USD.*



### **D5092 - Emergency Light and Power Systems - Exit Signs**

Exit signs are generally older signs that have been retrofitted with LED lamps. Most units do not have emergency battery backup. It is assumed exit signs are connected to emergency power panels. Several signs are not illuminated.

“This system is functional but lamps are starting to burn out in accordance with maintenance personnel and should be upgraded or replaced in the near future as replacement parts become obsolete. The observed years remaining have been adjusted to reflect a slight extended life expectancy of this system.”

### **D5092 - Emergency Light and Power Systems - Motor Control Center EMCC-1**

Motor Control Center EMCC-1 is located in Room B42. It serves essential motor loads in the basement including pumps, HVAC units and other mechanical equipment.

#### **E - Equipment and Furnishings - Fixed Casework - High End - 1985**

Building includes deluxe kitchen cabinets and countertops, without appliances. System life extended by Owner's maintenance program.

#### **E - Equipment and Furnishings - Fixed Casework - Institutional - High End - 1985**

Building includes deluxe railings and casework at hearing rooms and publicly accessible service counters. System life extended by Owner's maintenance program.

#### **E - Equipment and Furnishings - Fixed Theater Seating - Deluxe - 1985**

Furnishings include deluxe, fixed theater seating at hearing rooms.

#### **E - Equipment and Furnishings - Food Service Counter - High End - 1985**

Furnishings include deluxe quality food service tables, straight counters and curved counters at basement dining area. System life extended by Owner's maintenance program.

Note: kitchen was out of service at time of assessment.

#### **E - Equipment and Furnishings - Kitchen Equipment - Average - 1985**

Equipment and furnishings includes kitchen equipment of average quantity and quality at basement dining area. System life extended by Owner's maintenance program.

Note: kitchen was out of service at time of assessment.

#### **E - Equipment and Furnishings - Loading Dock Equipment - 1985**

The building includes loading dock equipment (average) including levelers, bumpers, etc. System life extended by Owner's maintenance program.

#### **E10 - Equipment - Ship Ladder - Roof Access - 1985**

Steel ship ladder (interior) is installed at HVAC penthouse roof access.

#### **G2010 - Roadways - Roadway - Loading Dock - 1985**

Sloping paved roadway at loading dock, 50-ft. x 16-ft. x 5" thick pavement, 14" thick gravel base. System life extended by Owner's maintenance program.

#### **G2030 - Pedestrian Paving - Pedestrian Pavement - Concrete - 1985**

Sidewalks, cast-in-place concrete, 5" thick, 6x6-#10 mesh, broom finish with 4" sand bedding. System life extended by Owner's maintenance program.

#### **G2030 - Pedestrian Paving - Pedestrian Pavement - Granite and Concrete**

*All costs in USD.*



Granite paving blocks on cast-in-place concrete at exterior entrances and landings. Granite applied over cast-in-place (CIP) concrete base, 5" thick, 6x6-#10 mesh, broom finish with 4" sand bedding. System life extended by renovation work.

### **G2040 - Site Development - Retaining Walls - Concrete - 12 Ft. - Light Wells**

Retaining walls at S and E ground floor light wells: 12-ft. high reinforced cast-in-place (CIP) concrete on concrete footings with waterproofing. Granite facing on exposed surfaces. System life extended by renovation work.

### **G2040 - Site Development - Retaining Walls - Concrete - 12 Ft. - Loading Dock - 1985**

Retaining wall at loading dock driveway: 12-ft. high reinforced cast-in-place (CIP) concrete on concrete footings with waterproofing and upper guard rail.

### **G2040 - Site Development - Retaining Walls - Concrete - 24 Ft. - Louver Wells**

Retaining walls at N basement HVAC louver wells: 24-ft. high reinforced cast-in-place (CIP) concrete on concrete footings with waterproofing. Granite facing on exposed surfaces. System life extended by renovation work.

### **G2040 - Site Development - Retaining Walls - Concrete - 4 Ft. - Loading Dock - 1985**

Retaining walls at ground floor loading dock: 4-ft. high (exposed) reinforced cast-in-place (CIP) concrete on concrete footings.

### **G4020 - Site Lighting - Site Lighting**

Site lighting includes architectural type steel pole site lighting around the perimeter along sidewalks and roadways. Poles have recently been retrofitted with compact fluorescent lamps (CFL). Luminaires include one compact fluorescent lamp with plastic globe per pole. System includes all feeder wiring and controls.

"Although recently retrofitted with new lamps, several poles have broken lenses or lamps, and steel poles are aged and showing signs of rust damage on bases and risers. Condition does not warrant an immediate need and observed years have been increased slightly to compensate for recent retrofit but poles should be replaced or reconditioned in the near future."

### **G9013 - Pedestrian Tunnels - Pedestrian Tunnels - 1985**

Underground pedestrian access tunnel shell assembly to 10 LF beyond building perimeter. Precast and cast-in-place concrete structure, waterproofed. Includes foundations, drainage and roof membrane system. Does not include interior finishes and roof planting. Tunnels run to SOB parking Ramp (W) Capitol (N) and Transportation Building (S) at ground floor.



# Asset Snapshot Report

by Asset Name

## ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A-Substructure	Caissons (Drilled Pier) in Stable Ground	75	6	1932	2061	19,869	317,907
A-Substructure	Foundation Wall and Footings - 20 Ft. - Full Basement	75	6	1932	2061	35,224	563,586
A-Substructure	Grade Beams - Large	75	6	1932	2061	62,153	994,443
A-Substructure	Structural Slab on Grade - Light Industrial - 1985	75	6	1985	2061	19,585	313,365
A-Substructure	Structural Slab on Grade - Light Wells	50	6	1932	2036	605	9,674
A-Substructure	Structural Slab on Grade - Loading Dock - 1985	50	6	1985	2036	231	3,696
B10-Superstructure	Fireproofing - Fiber Encasement - 1985	75	125	1985	2061	505,931	404,745
B10-Superstructure	Multi-Story - Concrete	75	6	1932	2061	404,670	6,474,726
B10-Superstructure	Multi-Story - Steel - 1985	75	6	1985	2061	184,247	2,947,950
B1014-Ramps	Accessible Ramps - Basement - 1985	75	13	1985	2061	7,210	57,680
B1015-Exterior Stairs and Fire Escapes	Exterior Exit Steps - Granite and Concrete	50	38	1932	2036	8,671	23,122
B1015-Exterior Stairs and Fire Escapes	Exterior Monumental Steps - Granite and Concrete	50	38	1932	2036	26,827	71,538
B1015-Exterior Stairs and Fire Escapes	Exterior Steps - Steel - Loading Dock - 1985	50	125	1985	2036	2,049	1,639
B2010-Exterior Walls	Bronze Spandrel Panels - High Quality	60	125	1932	2046	43,349	34,679
B2010-Exterior Walls	Granite Veneer Walls - Deluxe	75	6	1932	2061	424,053	6,784,840

All costs in USD.



## Asset Snapshot Report

by Asset Name

Unifomat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B2013-Exterior Louvers, Screens, and Fencing	Metal Wall Louvers - 1985	50	125	1985	2036	74,943	59,955
B2016-Exterior Soffits	Granite Veneer Soffits - Deluxe	75	6	1932	2061	31,500	504,001
B2016-Exterior Soffits	Plaster Veneer On GWB - 1 Coat - Loading Dock	30	125	1985	2021	2,650	2,120
B2020-Exterior Windows	Aluminum Windows - 1985	30	125	1985	2016	1,703,517	1,362,814
B2030-Exterior Doors	Automatic Openers - Pair - 1985	30	125	1985	2016	24,093	19,274
B2030-Exterior Doors	Door Assembly - 6 x 7 Bronze - Storefront	30	125	1932	2016	106,786	85,429
B2030-Exterior Doors	Door Assembly - 6 x 7 HM - 1985	30	125	1985	2016	4,950	3,960
B30-Roofing	Single-Ply EPDM with Pavers on Roof - 1985	25	125	1985	2016	205,487	164,390
B30-Roofing	Single-Ply Membrane - Fully Adhered - Loading Dock - 1985	25	125	1985	2017	4,581	3,665
B30-Roofing	Terra Cotta and Clay Tile Roofing	50	125	1932	2036	376,637	301,310
B30-Roofing	Terra Cotta and Clay Tile Roofing - 1985	50	125	1985	2036	161,653	129,322
B3021-Glazed Roof Openings	Skylights - Kalwall Types - 1985	30	125	1985	2016	86,638	69,311
B3021-Glazed Roof Openings	Skylights - Loading Dock - 1985	30	125	1985	2017	3,223	2,578
B3021-Glazed Roof Openings	Skylights - Monumental - 1985	30	125	1985	2016	54,783	43,826
B3021-Glazed Roof Openings	Skylights - Unit Types - 1985	30	125	1985	2016	242,071	193,657
B3022-Roof Hatches	Roof Hatch - 1985	40	125	1985	2026	1,828	1,462
C1010-Partitions	CMU Block Walls - Facing 1 Side - 1985	50	63	1985	2036	378,683	605,892
C1010-Partitions	CMU Block Walls - Plain - 1985	50	63	1985	2036	156,955	251,128

All costs in USD.



## Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C1010-Partitions	GWB Partitions On Furring - 1985	50	63	1985	2036	157,672	252,275
C1010-Partitions	GWB Walls - Standard (Unpainted) - 1985	50	63	1985	2036	489,665	783,464
C1010-Partitions	Plaster Walls - 3 Coats - Ornamental	50	63	1932	2036	108,081	172,930
C1017-Interior Windows and Storefronts	Bronze Windows - 1985	50	125	1932	2036	73,238	58,590
C1017-Interior Windows and Storefronts	Butt Joint Clerestories - 1985	50	125	1985	2036	87,585	70,068
C1020-Interior Doors	Bi-Fold Doors - Pair - 6 x 7 Wd - NR - 1985	50	125	1985	2036	101,144	80,915
C1020-Interior Doors	Revolving Door - Manual Operation	50	125	1932	2036	282,908	226,326
C1020-Interior Doors	Swinging Doors - 3 x 7 HM - Rated - 1985	50	125	1985	2036	84,256	67,405
C1020-Interior Doors	Swinging Doors - 3 x 7 Wd - NR - 1985	50	125	1985	2036	2,754,724	2,203,780
C1020-Interior Doors	Swinging Doors - 3 x 7 Wd - Rated - 1985	50	125	1985	2036	179,383	143,506
C1020-Interior Doors	Swinging Doors - Pair - 6 x 7 HM - Rated - 1985	50	125	1985	2036	52,202	41,761
C1020-Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR - 1985	50	125	1985	2036	113,073	90,459
C1020-Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - Rated - 1985	50	125	1985	2036	440,253	352,203
C1030-Fittings	Restroom Accessories - Average - 2009	25	125	2009	2035	279,771	223,817
C1030-Fittings	Toilet Partitions - Average - 2009	40	125	2009	2050	292,309	233,847

All costs in USD.



## Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C1035-Identifying Devices	Fittings - Signage (Room Numbering and Identification) - 2010	10	125	2010	2021	233,359	186,688
C20-Stairs	Access Steps - 2nd Floor - 1985	75	38	1985	2061	1,317	3,513
C20-Stairs	Access Steps - Basement - 1985	75	38	1985	2061	3,294	8,783
C20-Stairs	Access Steps - Ground Floor - 1985	75	38	1985	2061	2,635	7,026
C20-Stairs	Corridor Steps - Ground Floor	75	38	1932	2061	3,980	10,614
C20-Stairs	Enclosed Access Stairs - 6th Floor - 1985	75	38	1985	2061	17,864	47,637
C20-Stairs	Enclosed Exit Stairs - Full Height - SW and SE Towers - 1985	75	38	1985	2061	132,773	354,063
C20-Stairs	Enclosed Exit Stairs - Partial Height - S Tower - 1985	75	38	1985	2061	41,492	110,645
C20-Stairs	Entrance Steps - 1st Floor	75	38	1932	2061	2,848	7,596
C20-Stairs	Unenclosed Access Stairs - Ground Floor	75	38	1932	2061	13,208	35,222
C20-Stairs	Unenclosed Monumental Stairs - Partial Height - N Tower	75	38	1932	2061	88,673	236,461
C3010-Wall Finishes	Acoustic Wall Panels - 1985	25	125	1985	2021	58,309	46,647
C3010-Wall Finishes	Ceramic Tile Walls - 1985	25	125	1985	2017	17,547	14,038
C3010-Wall Finishes	Marble Panel Walls	50	125	1932	2036	1,810,552	1,448,441
C3010-Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) - 2008	10	125	2008	2019	662,935	530,348
C3010-Wall Finishes	Porcelain Tile Walls - 2009	25	125	2009	2035	128,378	102,702

All costs in USD.





## Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3010-Wall Finishes	Raised Wood Paneling - High End - 1985	30	81	1985	2021	653,431	804,222
C3020-Floor Finishes	Access Computer Room Flooring System - 2009	25	125	2009	2035	192,111	153,689
C3020-Floor Finishes	Carpeting - Broadloom - High Quality - 2000	10	125	2000	2017	622,514	498,011
C3020-Floor Finishes	Carpeting - Tile - 2000	10	125	2000	2017	1,767,205	1,413,764
C3020-Floor Finishes	Ceramic Tile Floors - 1985	25	125	1985	2017	15,172	12,138
C3020-Floor Finishes	Marble Floors	50	125	1932	2036	387,879	310,303
C3020-Floor Finishes	Porcelain Tile Floors - 2009	25	125	2009	2035	136,010	108,808
C3020-Floor Finishes	Quarry Tile - 1985	25	125	1985	2021	81,128	64,902
C3020-Floor Finishes	Terrazzo Floors - Cast-in-Place	50	125	1932	2036	940,318	752,254
C3020-Floor Finishes	VCT - Average - 1985	10	125	1985	2011	14,255	11,404
C3030-Ceiling Finishes	ACT System - Standard - 1985	20	125	1985	2016	359,600	287,680
C3030-Ceiling Finishes	GWB Taped and Finished - 1985	30	125	1985	2021	949,623	759,699
C3030-Ceiling Finishes	Metal Slat Ceilings - 1985	25	125	1985	2021	28,583	22,867
C3030-Ceiling Finishes	Ornately Detailed Painted Plaster Ceilings	30	125	1932	2021	383,752	307,001
C3030-Ceiling Finishes	Painted Concrete Surfaces - 1985	30	125	1985	2021	13,784	11,027
D1010-Elevators and Lifts	Hydraulic Freight Elevator	35	125	1985	2021	182,325	145,860
D1010-Elevators and Lifts	Hydraulic Passenger Elevator	35	125	1985	2021	86,308	69,046
D1011-Passenger Elevators	Passenger Elevators - Elevator #1, #2, #3, #4	50	125	1995	2046	2,975,411	2,380,329
D1011-Passenger Elevators	Passenger Elevators - Elevator #5	35	125	1995	2031	465,271	372,217
D1013-Lifts	Wheelchair Lift	25	105	2004	2030	15,483	14,745

All costs in USD.



## Asset Snapshot Report

by Asset Name

Unifomat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	1985	2016	35,783	28,626
D2010-Plumbing Fixtures	Emergency Eyewash and Shower Units	30	125	2009	2011	7,342	5,873
D2010-Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	2000	2031	32,882	26,305
D2010-Plumbing Fixtures	Restroom Fixtures	30	125	1985	2016	333,376	266,701
D2010-Plumbing Fixtures	Water Coolers - Wall-Mount Dual-Height	20	125	1995	2016	41,094	32,875
D2020-Domestic Water Distribution	Water Dist Complete	30	113	1985	2016	671,965	597,302
D2020-Domestic Water Distribution	Water Heater - Elec - 10 Gal - 1985	10	112	1985	2011	4,442	3,966
D2020-Domestic Water Distribution	Water Heater - Elec - 10 Gal - 2004	10	112	2004	2015	4,442	3,966
D2020-Domestic Water Distribution	Water Heater - Hot Water Heat Exchanger and Tank	25	112	1985	2011	68,142	60,841
D2030-Sanitary Waste	Sanitary Waste - Gravity Disch	50	125	1985	2036	802,926	642,340
D2040-Rain Water Drainage	Roof Drainage - Gravity	50	125	1985	2036	642,675	514,140
D3012-Gas Supply System	Natural Gas Service to Bldg	40	125	1932	2011	2,209	1,767
D3020-Heat Generating Systems	Boiler Steam - Humidification	30	125	1985	2016	103,016	82,413
D3040-Distribution Systems	Central AHU - VAV System w/Distribution	25	125	1985	2011	4,081,221	3,264,977
D3040-Distribution Systems	Exhaust System - General Building - In-Line	25	125	1985	2011	55,901	44,721
D3040-Distribution Systems	Exhaust System - General Building - Rooftop	25	125	1985	2011	44,446	35,557
D3040-Distribution Systems	Exhaust System - General Building - Wall Exhaust	25	125	1985	2011	1,189	951

All costs in USD.



## Asset Snapshot Report

by Asset Name

Unifomat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3040-Distribution Systems	Exhaust System - Restroom Fan	20	125	1985	2011	16,535	13,228
D3040-Distribution Systems	Four Pipe Distribution System w/Pump	30	125	1985	2016	5,698,959	4,559,168
D3040-Distribution Systems	Heat Exchanger - Liquid/Liquid - Plate and Frame	25	125	1932	2011	546,177	436,942
D3050-Terminal and Package Units	Computer Room Cooling - DX w/Air Cooled Remote Condenser	20	125	2009	2030	191,352	153,082
D3050-Terminal and Package Units	Unit Heaters - Electric	15	112	2009	2025	29,148	26,025
D3050-Terminal and Package Units	Unit Heaters - Hot Water	25	112	1985	2011	24,330	21,724
D3060-Controls and Instrumentation	DDC/Pneumatic System - Hybrid	25	125	1985	2011	1,809,384	1,447,507
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2010	2041	9,236	8,796
D40-Fire Protection	FM200 System	15	125	2009	2025	32,600	26,080
D40-Fire Protection	Kitchen Hood Suppression	20	125	2004	2025	6,582	5,265
D40-Fire Protection	Wet Sprinkler System	35	125	1985	2021	2,080,489	1,664,391
D5011-High Tension Service and Dist.	Electrical Service - 13.8kV	30	125	2000	2031	278,036	222,429
D5012-Low Tension Service and Dist.	Electrical Distribution - 800A Switchboard DP-1	30	125	1986	2017	71,185	56,948
D5012-Low Tension Service and Dist.	Electrical Distribution - Panelboards	30	125	1986	2017	1,266,658	1,013,326
D5012-Low Tension Service and Dist.	Electrical Distribution - 1600A Switchboard	30	125	1986	2017	668,126	534,501
D5012-Low Tension Service and Dist.	Electrical Service - 1000kVA Secondary Unit Sub	30	125	1986	2017	799,207	639,366
D5012-Low Tension Service and Dist.	Motor Control Center #1	30	125	1986	2017	231,509	185,207
D5012-Low Tension Service and Dist.	Motor Control Center #2	30	125	1986	2017	103,509	82,807

All costs in USD.



## Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5021-Branch Wiring Devices	Branch Wiring - Equipment and Devices	30	125	1986	2017	2,689,803	2,151,842
D5022-Lighting Equipment	Antique Lighting - Solid Bronze Exterior Post Candelabras	20	125	2008	2029	235,841	188,673
D5022-Lighting Equipment	Exterior Lighting - HID Wallpacks	20	125	2000	2021	5,488	4,391
D5022-Lighting Equipment	Interior Lighting - Compact Fluorescent Wall Sconces	20	125	2008	2029	505,054	404,043
D5022-Lighting Equipment	Interior Lighting - Fluorescent Lighting	20	125	1990	2031	3,084,875	2,467,900
D5022-Lighting Equipment	Interior Lighting - Pendant Lighting	20	125	2008	2029	104,119	83,295
D5022-Lighting Equipment	Interior Lighting - Recessed Lighting	20	125	1990	2026	2,352,625	1,882,100
D5032-Intercommunication and Paging System	Audio Systems - Conference Rooms	15	125	1990	2018	1,056,519	845,215
D5032-Intercommunication and Paging System	Intercom System	15	125	2000	2021	29,987	23,990
D5033-Telephone Systems	Cell Phone Repeaters	15	125	2005	2021	228,266	182,613
D5033-Telephone Systems	Telephone Wiring	15	125	1980	2021	1,350,965	1,080,772
D5035-Television Systems	Cable Television (CATV)	15	125	2002	2018	310,401	248,321
D5037-Fire Alarm Systems	Fire Alarm System	10	125	2008	2019	783,802	627,041
D5038-Security and Detection Systems	Access Control System	10	125	2002	2013	232,588	186,070
D5038-Security and Detection Systems	Security Cameras	10	125	2002	2013	427,971	342,377
D5039-Local Area Networks	Data Wiring	15	125	2005	2021	933,303	746,643
D5092-Emergency Light and Power Systems	Emergency Generator - 500kW	20	125	2008	2029	331,906	265,525
D5092-Emergency Light and Power Systems	Emergency Power Distribution	30	125	2008	2039	584,779	467,823

All costs in USD.



## Asset Snapshot Report

by Asset Name

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5092-Emergency Light and Power Systems	Exit Signs	10	125	2000	2013	279,816	223,852
D5092-Emergency Light and Power Systems	Motor Control Center EMCC-1	30	125	1986	2017	40,123	32,099
E-Equipment and Furnishings	Fixed Casework - High End - 1985	25	125	1985	2021	93,812	75,050
E-Equipment and Furnishings	Fixed Casework - Institutional - High End - 1985	25	125	1985	2021	198,698	158,958
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe - 1985	35	63	1985	2021	141,699	226,719
E-Equipment and Furnishings	Food Service Counter - High End - 1985	25	125	1985	2017	45,411	36,329
E-Equipment and Furnishings	Kitchen Equipment - Average - 1985	20	125	1985	2017	45,275	36,220
E-Equipment and Furnishings	Loading Dock Equipment - 1985	25	125	1985	2017	14,411	11,529
E10-Equipment	Ship Ladder - Roof Access - 1985	50	100	1985	2036	4,260	4,260
G2010-Roadways	Roadway - Loading Dock - 1985	25	63	1985	2017	3,175	5,080
G2030-Pedestrian Paving	Pedestrian Pavement - Concrete - 1985	25	63	1985	2017	437	698
G2030-Pedestrian Paving	Pedestrian Pavement - Granite and Concrete	25	63	1932	2021	36,588	58,540
G2040-Site Development	Retaining Walls - Concrete - 12 Ft. - Light Wells	50	125	1932	2036	210,444	168,355
G2040-Site Development	Retaining Walls - Concrete - 12 Ft. - Loading Dock - 1985	50	125	1985	2036	17,978	14,382
G2040-Site Development	Retaining Walls - Concrete - 24 Ft. - Louver Wells	50	125	1932	2036	231,912	185,530
G2040-Site Development	Retaining Walls - Concrete - 4 Ft. - Loading Dock - 1985	50	125	1985	2036	9,948	7,958

All costs in USD.



## Asset Snapshot Report

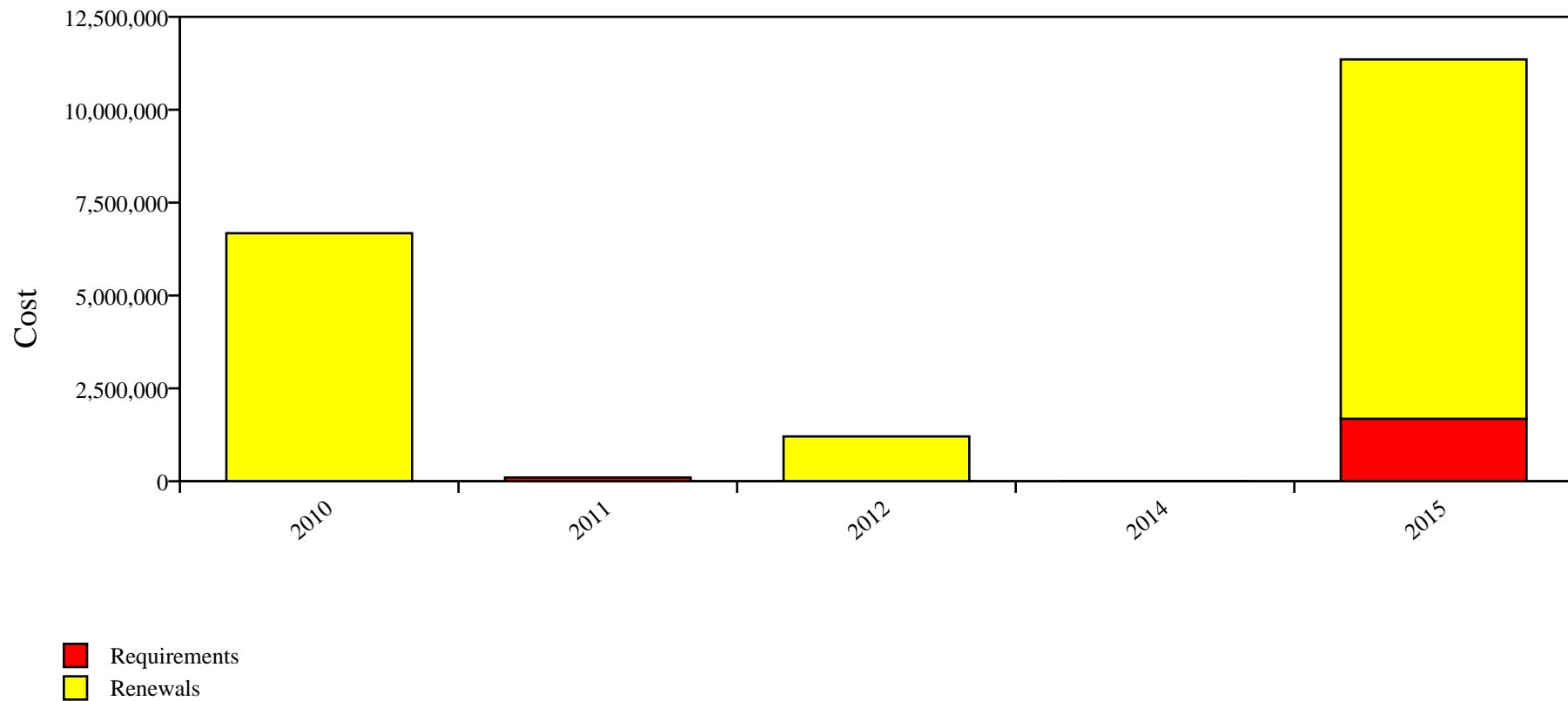
by Asset Name

Unifomat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
G4020-Site Lighting	Site Lighting	20	125	1970	2013	265,951	212,760
G9013-Pedestrian Tunnels	Pedestrian Tunnels - 1985	50	13	1985	2036	7,485	59,877
						<b>Subtotal</b>	<b>69,886,366</b>
						<b>Total Replacement Value</b>	69,886,366

All costs in USD.



REQUIREMENTS AND RENEWALS



All costs in USD.



## Asset Snapshot Report

by Asset Name

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Central AHU - VAV System w/Distribution Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	11/08/2010	4,081,221
DDC/Pneumatic System - Hybrid Renewal	D3060-Controls and Instrumentation	Beyond Useful Life	1- Currently Critical	11/08/2010	1,809,384
Emergency Eyewash and Shower Units Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	11/08/2010	7,342
Exhaust System - General Building - In-Line Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	11/08/2010	55,901
Exhaust System - General Building - Rooftop Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	11/08/2010	44,446
Exhaust System - General Building - Wall Exhaust Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	11/08/2010	1,189
Exhaust System - Restroom Fan Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	11/08/2010	16,535
Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	11/08/2010	546,177
Natural Gas Service to Bldg Renewal	D3012-Gas Supply System	Beyond Useful Life	1- Currently Critical	11/08/2010	2,209
Unit Heaters - Hot Water Renewal	D3050-Terminal and Package Units	Beyond Useful Life	1- Currently Critical	11/08/2010	24,330
VCT - Average - 1985 Renewal	C3020-Floor Finishes	Beyond Useful Life	1- Currently Critical	11/08/2010	14,255
Water Heater - Elec - 10 Gal - 1985 Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	11/08/2010	4,442
Water Heater - Hot Water Heat Exchanger and Tank Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	11/08/2010	68,142
<b>2010 Subtotal</b>					<b>6,675,573</b>
Branch Wiring - Insufficient Outlets - Ground Floor	D5021-Branch Wiring Devices	Capacity/Design	1- Currently Critical	11/08/2011	24,414
Branch Wiring - Receptacle in Disrepair - Room G10	D5021-Branch Wiring Devices	Life Safety	1- Currently Critical	11/08/2011	344

All costs in USD.



Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Branch Wiring – Outlets Not Installed at HVAC Units	D5021-Branch Wiring Devices	Building Code	1- Currently Critical	11/08/2011	8,592
Communication Wiring - Improperly Installed - Corridor 180B	D5039-Local Area Networks	Building Code	1- Currently Critical	11/08/2011	1,380
Communication Wiring - Improperly Installed - Room 142F	D5039-Local Area Networks	Building Code	1- Currently Critical	11/08/2011	1,380
Electrical Service – Inadequate Means of Egress from Electrical Room	D5011-High Tension Service and Dist.	Building Code	1- Currently Critical	11/08/2011	9,708
Exit Signs – Not Properly Illuminated	D5092-Emergency Light and Power Systems	Building Code	1- Currently Critical	11/08/2011	4,639
Exterior Lighting - Luminaires in Disrepair	D5022-Lighting Equipment	Reliability	1- Currently Critical	11/08/2011	18,841
Guardrails - Non-Compliant Heights - Monumental Stairs	C20-Stairs	Building Code	1- Currently Critical	11/08/2011	17,777
Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs	C20-Stairs	Building Code	1- Currently Critical	11/08/2011	12,618
Local Area Networks – Unprotected Plumbing Pipes above Equipment – Room 132E	D5039-Local Area Networks	Building Code	1- Currently Critical	11/08/2011	1,268
<b>2011 Subtotal</b>					<b>100,961</b>
Access Control System Renewal	D5038-Security and Detection Systems	Beyond Useful Life	2- Potentially Critical	11/08/2012	232,588
Exit Signs Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	2- Potentially Critical	11/08/2012	279,816
Security Cameras Renewal	D5038-Security and Detection Systems	Beyond Useful Life	2- Potentially Critical	11/08/2012	427,971
Site Lighting Renewal	G4020-Site Lighting	Beyond Useful Life	2- Potentially Critical	11/08/2012	265,951
<b>2012 Subtotal</b>					<b>1,206,326</b>

All costs in USD.



## Asset Snapshot Report

by Asset Name

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Water Heater - Elec - 10 Gal - 2004 Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2014	4,442
<b>2014 Subtotal</b>					<b>4,442</b>
ACT System - Standard - 1985 Renewal	C3030-Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	359,600
Aluminum Windows - 1985 Renewal	B2020-Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	1,703,517
Automatic Openers - Pair - 1985 Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	24,093
Boiler Steam - Humidification Renewal	D3020-Heat Generating Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	103,016
Custodial/Utility Sinks Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	35,783
Door Assembly - 6 x 7 Bronze - Storefront Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	106,786
Door Assembly - 6 x 7 HM - 1985 Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	4,950
Elevator #5 Controller - Beyond Rated Life	D1011-Passenger Elevators	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	154,573
Emergency Panelboards - Approaching Rated Life	D5092-Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	71,532
Fluorescent Lighting - Approaching Rated Life	D5022-Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	1,428,637
Four Pipe Distribution System w/Pump Renewal	D3040-Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	5,698,959
HVAC Equipment - Abandoned	D3040-Distribution Systems	Obsolescence	3- Necessary - Not Yet Critical	11/08/2015	1,915
Restroom Fixtures Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	333,376
Single-Ply EPDM with Pavers on Roof - 1985 Renewal	B30-Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	205,487
Skylights - Kalwall Types - 1985 Renewal	B3021-Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	86,638
Skylights - Monumental - 1985 Renewal	B3021-Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	54,783
Skylights - Unit Types - 1985 Renewal	B3021-Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	242,071

All costs in USD.



## Asset Snapshot Report

by Asset Name

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Substructure - Basement Slab Cracks	A-Substructure	Reliability	3- Necessary - Not Yet Critical	11/08/2015	25,151
Water Coolers - Wall-Mount Dual-Height Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	41,094
Water Dist Complete Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/08/2015	671,965
				<b>2015 Subtotal</b>	<b>11,353,926</b>

All costs in USD.



# **System Detail Report**

## **by Renewal Fiscal Year**

**Final**

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	10
Name:	VCT - Average - 1985	Years Remaining:	0 (Observed)
Quantity:	2,900	% Used:	100 (Observed)
Unit Cost:	3.93	Year Installed:	1985
Replacement Cost:	11,404	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 14,255  
 % Renew: 125

## DESCRIPTION

Floor finishes include areas of standard VCT flooring and related base at ground floor maintenance areas.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	096512001150	Cove base, rubber or vinyl, standard colors, 4" h, 0.080" thick	250.00	3.13	L.F.	782.50
A	C30204101600	Vinyl, composition tile, maximum	1,000.00	3.15	S.F.	3,150.00
<b>Subtotal:</b>						3,932.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,932.50

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
VCT - Average - 1985 Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	14,255
<b>Total</b>					<b>14,255</b>

## Linked Photos



VCT - Average - 1985 Renewal

VCT - Average - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2010-Plumbing Fixtures	Lifetime:	30
Name:	Emergency Eyewash and Shower Units	Years Remaining:	0 (Observed)
Quantity:	2	% Used:	100 (Observed)
Unit Cost:	2,936.64	Year Installed:	2009
Replacement Cost:	5,873	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 7,342  
 % Renew: 125

## DESCRIPTION

Plumbing fixtures include emergency safety shower and eyewash units.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	154142004200	Industrial safety fixture, eye and face wash, combination fountain, stainless steel, pedestal mounted, excludes rough-in	1.00	857.82	Ea.	857.82
U	154142006400	Industrial safety fixture, shower, single head, drench, ball valve, pull, freestanding, multi-nozzle, shower only, 12 spray, excludes rough-in	1.00	2,078.82	Ea.	2,078.82
<b>Subtotal:</b>						2,936.64
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						2,936.64

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Emergency Eyewash and Shower Units Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	7,342
<b>Total</b>					<b>7,342</b>

## Linked Photos

All costs in USD.



Emergency Eyewash and Shower Units Renewal

Emergency Eyewash and Shower Units Renewal



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2020-Domestic Water Distribution	Lifetime:	25
Name:	Water Heater - Hot Water Heat Exchanger and Tank	Years Remaining:	0 (Observed)
Quantity:	1	% Used:	100 (Observed)
Unit Cost:	60,841.11	Year Installed:	1985
Replacement Cost:	60,841	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.12

## RENEWAL

Renewal FY: 2011      Renewal Cost: 68,142  
 % Renew: 112

## DESCRIPTION

The domestic hot water is produced by a shell and tube heat exchanger that utilizes heated water from District Energy to produce domestic hot water. This system also includes a separate expansion tank.

Note: Hot water heat transfer package not available in RS Means. A similar steam system has been selected for budgetary purposes.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	151802001340	Pump, circulating, bronze, heated or chilled water application, in line, flanged joints, 3/4 H.P., 3" size	1.00	2,760.13	Ea.	2,760.13
U	154809001300	Heat transfer package, complete, hot water, 180Deg. F enter, 200Deg. F leaving, 15 psi steam, two pump system, 255 GPM, includes controls, expansion tank, converter, air separator	1.00	58,080.98	Ea.	58,080.98
<b>Subtotal:</b>						60,841.11
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						60,841.11

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Water Heater - Hot Water Heat Exchanger and Tank Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	68,142
<b>Total</b>					<b>68,142</b>

## Linked Photos

All costs in USD.



Water Heater - Hot Water Heat Exchanger and Tank Renewal

Water Heater - Hot Water Heat Exchanger and Tank Renewal



Water Heater - Hot Water Heat Exchanger and Tank Renewal

Water Heater - Hot Water Heat Exchanger and Tank Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2020-Domestic Water Distribution	Lifetime:	10
Name:	Water Heater - Elec - 10 Gal - 1985	Years Remaining:	0 (Observed)
Quantity:	2	% Used:	100 (Observed)
Unit Cost:	1,983.15	Year Installed:	1985
Replacement Cost:	3,966	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.12

## RENEWAL

Renewal FY: 2011      Renewal Cost: 4,442  
 % Renew: 112

## DESCRIPTION

The domestic hot water system is supplemented by 10 gallon electric water heaters located near their point of use, typically in janitorial closets. This system is for the water heater installed in 1985.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20202101780	Electric water heater, residential, 100< F rise, 10 gallon tank, 7 GPH	1.00	1,983.15	Ea.	1,983.15
<b>Subtotal:</b>						1,983.15
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,983.15

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Water Heater - Elec - 10 Gal - 1985 Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	4,442
<b>Total</b>					<b>4,442</b>

## Linked Photos

All costs in USD.



Water Heater - Elec - 10 Gal - 1985 Renewal

Water Heater - Elec - 10 Gal - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3012-Gas Supply System	Lifetime:	40
Name:	Natural Gas Service to Bldg	Years Remaining:	0 (Observed)
Quantity:	1	% Used:	100 (Observed)
Unit Cost:	1,767.22	Year Installed:	1932
Replacement Cost:	1,767	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 2,209  
 % Renew: 125

## DESCRIPTION

The building includes a natural gas supply to the kitchen.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	025504664040	Natural Gas Piping, steel pipe, tar coated and wrapped, plain end natural gas distribution, 1" diameter, schedule 40, excludes excavation or backfill	25.00	19.05	L.F.	476.25
U	025504680140	Natural Gas Metering, gas stops, with or without checks, 1-1/4" size	1.00	150.93	Ea.	150.93
U	025504680640	Natural Gas Metering, pressure regulator valves, iron and bronze, 1-1/2" diameter	1.00	233.91	Ea.	233.91
U	151101000550	Valves, brass, gas cocks, threaded, 1"	2.00	59.20	Ea.	118.40
U	151906054020	Meter, gas, residential, 1" pipe size	1.00	331.39	Ea.	331.39
U	155101204610	Burner, gas safety, shut off valve, threaded, 1"	2.00	228.17	Ea.	456.34
<b>Subtotal:</b>						1,767.22
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,767.22

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Natural Gas Service to Bldg Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	2,209
<b>Total</b>					<b>2,209</b>

All costs in USD.

Linked Photos



Natural Gas Service to Bldg Renewal

Natural Gas Service to Bldg Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	20
Name:	Exhaust System - Restroom Fan	Years Remaining:	0 (Observed)
Quantity:	2	% Used:	100 (Observed)
Unit Cost:	6,614.14	Year Installed:	1985
Replacement Cost:	13,228	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 16,535  
 % Renew: 125

## DESCRIPTION

HVAC ventilation system includes centrifugal restroom exhaust fans with ducting.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	158101000140	Metal Ductwork, fabricated rectangular, 1000 to 2000 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allowance for a flexible connection, excludes insulation	250.00	20.31	Lb.	5,077.50
U	158301007740	Fans, utility set, steel construction, pedestal, V-belt drive, drive cover, 1/4" S.P., three phase, 2000 CFM, 1 H.P.	1.00	1,536.64	Ea.	1,536.64
<b>Subtotal:</b>						6,614.14
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,614.14

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust System - Restroom Fan Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	16,535
<b>Total</b>					<b>16,535</b>

## Linked Photos

All costs in USD.



Exhaust System - Restroom w/Roof Fan Renewal

Exhaust System - Restroom w/Roof Fan Renewal



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	25
Name:	Exhaust System - General Building - Rooftop	Years Remaining:	0 (Observed)
Quantity:	5	% Used:	100 (Observed)
Unit Cost:	7,111.38	Year Installed:	1985
Replacement Cost:	35,557	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 44,446  
 % Renew: 125

## DESCRIPTION

The HVAC ventilation system includes roof-mounted exhaust fans with ducting.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	158101000140	Metal Ductwork, fabricated rectangular, 1000 to 2000 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allowance for a flexible connection, excludes insulation	250.00	20.31	Lb.	5,077.50
U	158301007180	Fans, roof exhauster, centrifugal, aluminum housing, bird screen, back draft damper, direct drive, 1/4" S.P., 2050 CFM, 12" galvanized curb, 16" sq. damper	1.00	2,033.88	Ea.	2,033.88
<b>Subtotal:</b>						7,111.38
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						7,111.38

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust System - General Building - Rooftop Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	44,446
<b>Total</b>					<b>44,446</b>

## Linked Photos

All costs in USD.



Exhaust System - General Building - Centrifugal Renewal

Exhaust System - General Building - Centrifugal Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	25
Name:	Central AHU - VAV System w/Distribution	Years Remaining:	0 (Observed)
Quantity:	290,000	% Used:	100 (Observed)
Unit Cost:	11.26	Year Installed:	1985
Replacement Cost:	3,264,977	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 4,081,221  
 % Renew: 125

## DESCRIPTION

The HVAC system includes central system AHUs with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return. The air handlers are located on the roof, in the penthouse and basement mechanical rooms.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	157306009430	Rooftop air conditioner, subassembly for assembly systems, ductwork, VAV cooling/ton rooftop multizone and single zone, per ton	1.56	4,842.89	Ton	7,554.91
U	158407005620	Duct accessories, mixing box, variable air volume, cool and hot water coils, damper, actuator and thermostat, 400 CFM	1.00	947.28	Ea.	947.28
U	158407005650	Duct accessories, mixing box, variable air volume, cool and hot water coils, damper, actuator and thermostat, 1000 CFM	0.60	1,003.98	Ea.	602.39
U	158503001180	Diffuser, aluminum, ceiling, rectangular, 1 to 4 way blow, 24" x 24", includes opposed blade damper	2.50	399.44	Ea.	998.60
U	162209001150	Variable frequency drives, custom-engineered, 460 volt, 20 HP motor size	0.01	6,339.80	Ea.	38.04
A	D20908101280	Copper tubing, hard temper, solder, type K, 1" diameter	20.00	24.43	L.F.	488.60
A	D30401121040	AHU, central station, cool/heat coils, VAV, filters, 20,000 CFM	0.01	104,787.41	Ea.	628.72

All costs in USD.

<b>Subtotal:</b>	11,258.54
<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	11,258.54

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Central AHU - VAV System w/Distribution Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	4,081,221
HVAC Equipment - Abandoned	Obsolescence	3- Necessary - Not Yet Critical	Mech	11/08/2015	1,915
<b>Total</b>					<b>4,083,136</b>

## Linked Photos



Central AHU - VAV System w/Distribution Renewal

Central AHU - VAV System w/Distribution Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	25
Name:	Heat Exchanger - Liquid/Liquid - Plate and Frame	Years Remaining:	0 (Observed)
Quantity:	290,000	% Used:	100 (Observed)
Unit Cost:	1.51	Year Installed:	1932
Replacement Cost:	436,942	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 546,177  
 % Renew: 125

## DESCRIPTION

The HVAC system includes two plate and frame, liquid to liquid, heat exchangers. These are used to produce heating hot water from utility supplied hot water.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D30406101020	Plate heat exchanger, 800 GPM	0.01	100,446.35	Ea.	1,506.70
<b>Subtotal:</b>						1,506.70
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,506.70

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	546,177
<b>Total</b>					<b>546,177</b>

## Linked Photos

All costs in USD.



Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal

Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	25
Name:	Exhaust System - General Building - In-Line	Years Remaining:	0 (Observed)
Quantity:	7	% Used:	100 (Observed)
Unit Cost:	6,388.68	Year Installed:	1985
Replacement Cost:	44,721	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 55,901  
 % Renew: 125

## DESCRIPTION

The HVAC ventilation system includes duct mounted in-line exhaust fans with ducting.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	158101000140	Metal Ductwork, fabricated rectangular, 1000 to 2000 lb., aluminum alloy 3003-H14, includes fittings, joints, supports and allowance for a flexible connection, excludes insulation	250.00	20.31	Lb.	5,077.50
U	158301000514	Fans, air conditioning and process air handling, axial flow, constant speed, direct drive, 1/8" S.P., 2095 CFM, 1/2 H.P., 12"	1.00	1,311.18	Ea.	1,311.18
<b>Subtotal:</b>						6,388.68
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,388.68

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust System - General Building - In-Line Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	55,901
<b>Total</b>					<b>55,901</b>

## Linked Photos

All costs in USD.



Exhaust System - General Building - In-Line Renewal

Exhaust System - General Building - In-Line Renewal



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	25
Name:	Exhaust System - General Building - Wall Exhaust	Years Remaining:	0 (Observed)
Quantity:	1	% Used:	100 (Observed)
Unit Cost:	950.94	Year Installed:	1985
Replacement Cost:	951	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 1,189  
 % Renew: 125

## DESCRIPTION

The HVAC ventilation system includes a wall mounted propeller exhaust fan.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	158301006140	Fans, propeller exhaust, wall shutter, direct drive, 1/4" S.P., two speed, 1000 CFM, 1/8 H.P.	1.00	950.94	Ea.	950.94
<b>Subtotal:</b>						950.94
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						950.94

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exhaust System - General Building - Wall Exhaust Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	1,189
<b>Total</b>					<b>1,189</b>

## Linked Photos



Exhaust System - General Building - Wall Exhaust Renewal

Exhaust System - General Building - Wall Exhaust Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3050-Terminal and Package Units	Lifetime:	25
Name:	Unit Heaters - Hot Water	Years Remaining:	0 (Observed)
Quantity:	14	% Used:	100 (Observed)
Unit Cost:	1,551.68	Year Installed:	1985
Replacement Cost:	21,724	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.12

## RENEWAL

Renewal FY: 2011      Renewal Cost: 24,330  
 % Renew: 112

## DESCRIPTION

Heating is provided by suspended, forced hot water unit heaters. These units are found in mechanical and service areas.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D30501301040	Space heater, suspended, horizontal mount, hot water, propeller fan, 150 MBH	0.27	5,746.96	Ea.	1,551.68
<b>Subtotal:</b>						1,551.68
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,551.68

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Unit Heaters - Hot Water Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	24,330
<b>Total</b>					<b>24,330</b>

## Linked Photos

All costs in USD.



Unit Heaters - Hot Water Renewal

Unit Heaters - Hot Water Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2011

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3060-Controls and Instrumentation	Lifetime:	25
Name:	DDC/Pneumatic System - Hybrid	Years Remaining:	0 (Observed)
Quantity:	290,000	% Used:	100 (Observed)
Unit Cost:	4.99	Year Installed:	1985
Replacement Cost:	1,447,507	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2011      Renewal Cost: 1,809,384  
 % Renew: 125

## DESCRIPTION

HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities. System includes pneumatic activation of control valves and dampers.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	138322000120	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog inputs, sensors (avg. 50' run in 1/2" EMT), duct temperature	0.25	403.69	Ea.	100.92
U	138322000130	Control Components/DDC Systems, analog inputs, sensors (avg. 50' run in 1/2" EMT), space temperature	0.25	648.97	Ea.	162.24
U	138322000140	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog inputs, sensors (avg. 50' run in 1/2" EMT), duct humidity, +/- 3%	0.25	679.63	Ea.	169.91
U	138322000170	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog inputs, sensors (avg. 50' run in 1/2" EMT), CFM/transducer	0.25	746.06	Ea.	186.52
U	138322000172	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog inputs, sensors (avg. 50' run in 1/2" EMT), water temperature (see Section 23 21 20 for well tap add)	0.25	638.75	Ea.	159.69

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	138322000174	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog inputs, sensors (avg. 50' run in 1/2" EMT), water flow (see Section 23 21 20 for circuit sensor add)	0.20	2,350.60	Ea.	458.37
U	138322000176	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog inputs, sensors (avg. 50' run in 1/2" EMT), water pressure differential (see Section 23 21 20 for tap add)	0.25	955.57	Ea.	238.89
U	138322001040	Control Components/DDC Systems, subcontractor's quote incl. material & labor, analog outputs, (avg. 50' run in 1/2" EMT), electric, excl. control device	0.25	373.03	Ea.	93.26
U	138322002110	Control Components/DDC Systems, subcontractor's quote incl. material & labor, status (alarms), digital inputs (avg. 50' run in 1/2" EMT), freeze	0.25	424.13	Ea.	106.03
U	138322002120	Control Components/DDC Systems, subcontractor's quote incl. material & labor, status (alarms), digital inputs (avg. 50' run in 1/2" EMT), fire	0.25	383.25	Ea.	95.81
U	138322002160	Control Components/DDC Systems, subcontractor's quote incl. material & labor, status (alarms), digital inputs (avg. 50' run in 1/2" EMT), duct high temperature thermostat	0.25	556.99	Ea.	139.25
U	138322002170	Control Components/DDC Systems, subcontractor's quote incl. material & labor, status (alarms), digital inputs (avg. 50' run in 1/2" EMT), duct smoke detector	0.25	689.85	Ea.	172.46
U	138322002210	Control Components/DDC Systems, status (alarms), digital output (avg. 50' run in 1/2" EMT), start/stop	0.25	332.15	Ea.	83.04
U	138322003110	Control Components/DDC Systems, subcontractor's quote incl. material & labor, controller MUX panel, 128 point, incl. function boards	0.01	7,077.35	Ea.	35.39
U	138322003282	Control Components/DDC Systems, subcontractor's quote incl. material & labor, host computer (avg. 50' run in conduit), package complete with PC, keyboard, printer, color CRT, modem & basic software	0.01	9,581.25	Ea.	47.91

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	138322004100	Control Components/DDC Systems, front end costs, computer (PC)/software program	0.01	6,387.50	Ea.	31.94
U	138322004400	Control Components/DDC Systems, front end costs, communications trunk cable	1.00	3.72	L.F.	3.72
U	138322008050	Control Components/DDC Systems, applications software, basic maintenance manager software, excl. database entry	0.01	1,916.25	Ea.	19.16
U	138322008100	Control Components/DDC Systems, applications software, time program	0.25	6.69	Point	1.67
U	138322008140	Control Components/DDC Systems, applications software, optimum start/stop	0.25	40.37	Point	10.09
U	138362001100	Pneumatic Control Systems, unit ventilator, day/night operation, freezestat, ASHRAE, cycle 2	0.01	5,083.98	Ea.	50.84
U	138362003500	Pneumatic Control Systems, fan coil, heating & cooling valves, 4 pipe control system	0.01	1,859.58	Ea.	9.30
U	138362004000	Pneumatic Control Systems, pneumatic thermostat, incl. controlling room radiator valve	0.10	1,333.85	Ea.	133.39
U	138362004040	Pneumatic Control Systems, program energy saving optimizer	0.01	8,261.55	Ea.	82.62
U	138362004690	Pneumatic Control Systems, air supply for pneumatic, tank mounted duplex compressor, sterter, alternator, piping, dryer, PRV station & filter control system, 4 kW	0.01	33,349.88	Ea.	166.75
U	138362008600	Pneumatic Control Systems, VAV boxes, incl. thermostat, damper motor, reheat coil & tubing	1.00	2,122.38	Ea.	2,122.38
U	138382009415	Control Components, pneumatic tubing, urethane, 1/8" OD x 1/16" ID	2.50	6.69	L.F.	16.73
U	138382009416	Control Components, pneumatic tubing, urethane, 1/4" OD x 1/8" ID	5.00	7.65	L.F.	38.25
U	138382009417	Control Components, pneumatic tubing, urethane, 5/32" OD x 3/32" ID	7.50	7.32	L.F.	54.90
<b>Subtotal:</b>						4,991.43
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						4,991.43

All costs in USD.

**LINKED REQUIREMENTS**

Name	Category	Priority	Inspector	Action Date	Cost
DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	1- Currently Critical	System Renewal	11/08/2010	1,809,384
<b>Total</b>					<b>1,809,384</b>

**Linked Photos**



DDC/Pneumatic System - Hybrid Renewal

DDC/Pneumatic System - Hybrid Renewal



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2013

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5038-Security and Detection Systems	Lifetime:	10
Name:	Security Cameras	Years Remaining:	2 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	342,377.03	Year Installed:	2002
Replacement Cost:	342,377	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2013      Renewal Cost: 427,971  
 % Renew: 125

## DESCRIPTION

Closed circuit television (CCTV) security cameras are located in the facility and are monitored by Capital Security in the State Capital Building.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	161322055020	Electric metallic tubing (EMT), 3/4" diameter, to 15' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF	5,000.00	6.38	L.F.	31,900.00
U	161367009000	Electronic rack enclosures, 72" H x 30" W x 36" D	1.00	3,472.51	Ea.	3,472.51
U	167404002040	Switching and routing equipment, network switch, 10/100/1000 Mbps, 48 ports	1.00	5,921.72	Ea.	5,921.72
U	168107503550	Coaxial connectors, BNC plug for, RG A/U #59 cable	20.00	21.28	Ea.	425.60
U	168107503610	Coaxial connectors, BNC jack for, RG A/U #59 cable	20.00	21.55	Ea.	431.00
U	168107503670	Coaxial connectors, BNC panel jack for, RG A/U #59 cable	20.00	25.19	Ea.	503.80
U	168107503730	Coaxial connectors, BNC bulkhead jack, RG A/U #59 cable	20.00	25.46	Ea.	509.20
U	168107503960	Coaxial cable, fire rated, 75 ohm, RG A/U #59 cable	50.00	217.23	C.L.F.	10,861.50
U	168506002400	Closed circuit television system (CCTV), industrial quality, one station (camera & monitor)	1.00	3,455.43	Total	3,455.43

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	168506002600	Closed circuit television system (CCTV), industrial quality, for additional camera stations, add	19.00	2,042.95	Ea.	38,816.05
U	168506002610	Closed circuit television system (CCTV), industrial quality, for low light, add	20.00	1,690.81	Ea.	33,816.20
U	168506002800	Closed circuit television system (CCTV), industrial quality, for weatherproof camera station, add	16.00	1,640.57	Ea.	26,249.12
U	168506003000	Closed circuit television system (CCTV), industrial quality, for pan and tilt, add	10.00	3,374.17	Ea.	33,741.70
U	168506003400	Closed circuit television system (CCTV), industrial quality, for zoom lens - remote control, add, max	10.00	9,933.46	Ea.	99,334.60
U	168506003410	Closed circuit television system (CCTV), industrial quality, for automatic iris for low light, add	20.00	2,646.93	Ea.	52,938.60
<b>Subtotal:</b>						342,377.03
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						342,377.03

**LINKED REQUIREMENTS**

Name	Category	Priority	Inspector	Action Date	Cost
Security Cameras Renewal	Beyond Useful Life	2- Potentially Critical	System Renewal	11/08/2012	427,971
<b>Total</b>					<b>427,971</b>

**Linked Photos**



D5038 - Security Cameras

D5038 - Security Cameras

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2013

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5038-Security and Detection Systems	Lifetime:	10
Name:	Access Control System	Years Remaining:	2 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	186,070.01	Year Installed:	2002
Replacement Cost:	186,070	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2013      Renewal Cost: 232,588  
 % Renew: 125

## DESCRIPTION

Access control points include card swipes at exterior doors and selected interior office spaces and intrusion detection monitoring via magnetic switches and other electronic monitoring devices on doors and windows. The system is monitored by Capital Security from the security office in the State Capital Building.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	137103000080	Access Control, card type, 3 time zones, card key, max	1.00	2,695.00	Ea.	2,695.00
U	137103000120	Access Control, system with printer & control console, 6 zones, card key	1.00	13,200.00	Total	13,200.00
U	137103000160	Access Control, card key, for each door, max, add	25.00	2,200.00	Ea.	55,000.00
U	137200650100	Detection Systems, burglar alarm, battery operated, mechanical trigger, excl. wires & conduit	50.00	464.29	Ea.	23,214.50
U	137200650200	Detection Systems, burglar alarm, battery operated, electrical trigger, excl. wires & conduit	50.00	522.59	Ea.	26,129.50
U	137200651010	Detection Systems, card reader, proximity type, excl. wires & conduit	25.00	585.58	Ea.	14,639.50
U	137200652600	Detection Systems, indicating panels, 40 channel, excl. wires & conduit	7.00	5,971.04	Ea.	41,797.28
U	161367009000	Electronic rack enclosures, 72" H x 30" W x 36" D	1.00	3,472.51	Ea.	3,472.51
U	167404002040	Switching and routing equipment, network switch, 10/100/1000 Mbps, 48 ports	1.00	5,921.72	Ea.	5,921.72

All costs in USD.

<b>Subtotal:</b>	186,070.01
<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	186,070.01

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Access Control System Renewal	Beyond Useful Life	2- Potentially Critical	System Renewal	11/08/2012	232,588
<b>Total</b>					<b>232,588</b>

## Linked Photos



D5038 - Access Control System

D5038 - Access Control System

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2013

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5092-Emergency Light and Power Systems	Lifetime:	10
Name:	Exit Signs	Years Remaining:	2 (Observed)
Quantity:	290,000	% Used:	80 (Observed)
Unit Cost:	0.77	Year Installed:	2000
Replacement Cost:	223,852	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.27

## RENEWAL

Renewal FY:	2013	Renewal Cost:	279,816
% Renew:	125		

## DESCRIPTION

Exit signs are generally older signs that have been retrofitted with LED lamps. Most units do not have emergency battery backup. It is assumed exit signs are connected to emergency power panels. Several signs are not illuminated.

“This system is functional but lamps are starting to burn out in accordance with maintenance personnel and should be upgraded or replaced in the near future as replacement parts become obsolete. The observed years remaining have been adjusted to reflect a slight extended life expectancy of this system.”

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	161366009000	Outlet boxes, minimum labor/equipment charge	1.00	172.24	Job	172.24
U	165303200080	Exit lighting, incandescent, single face, ceiling or wall mount	0.50	132.17	Ea.	66.09
U	165303200100	Exit lighting, incandescent, double face, ceiling or wall mount	0.50	155.92	Ea.	77.96
U	165303200290	Exit lighting, L.E.D. retrofit kits	1.00	65.12	Ea.	65.12
A	D50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	50.00	7.81	L.F.	390.50
<b>Subtotal:</b>						771.91
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						771.91

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exit Signs Renewal	Beyond Useful Life	2- Potentially Critical	System Renewal	11/08/2012	279,816
Exit Signs – Not Properly Illuminated	Building Code	1- Currently Critical	Elec	11/08/2011	4,639

All costs in USD.

Name	Category	Priority	Inspector	Action Date	Cost
Total					284,455

Linked Photos



D5092 - Exit Signs

D5092 - Exit Signs

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2013

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G4020-Site Lighting	Lifetime:	20
Name:	Site Lighting	Years Remaining:	2 (Observed)
Quantity:	17	% Used:	90 (Observed)
Unit Cost:	12,515.32	Year Installed:	1970
Replacement Cost:	212,760	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2013      Renewal Cost: 265,951  
 % Renew: 125

## DESCRIPTION

Site lighting includes architectural type steel pole site lighting around the perimeter along sidewalks and roadways. Poles have recently been retrofitted with compact fluorescent lamps (CFL). Luminaires include one compact fluorescent lamp with plastic globe per pole. System includes all feeder wiring and controls.

"Although recently retrofitted with new lamps, several poles have broken lenses or lamps, and steel poles are aged and showing signs of rust damage on bases and risers. Condition does not warrant an immediate need and observed years have been increased slightly to compensate for recent retrofit but poles should be replaced or reconditioned in the near future."

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	023154620020	Structural excavation for minor structures, bank measure, normal soil, pits to 6' deep, hand pits	1.00	136.48	B.C.Y.	136.48
U	023156200750	Excavating, chain trencher, utility trench, common earth, 12 H.P., 8" wide, 36" deep, chain trencher, operator walking	200.00	1.99	L.F.	398.00
U	033102400740	Structural concrete, in place, column (4000 psi), square, max reinforcing, 12" x 12", includes forms(4 uses), reinforcing steel, concrete, placing and finishing	1.00	2,903.75	C.Y.	2,903.75
U	164202000500	Lighting contactors, 3 pole, electrically held, 600 volt, 200 amp, NEMA 1	0.20	3,282.14	Ea.	656.43
U	165203004600	Light poles, anchor base, galvanized steel, 20' high, excl concrete bases	1.00	1,911.02	Ea.	1,911.02
U	165203005400	Light poles, galvanized steel, bracket arms, 1 arm, excl concrete bases	1.00	276.82	Ea.	276.82
U	165203008020	Walkway luminaire, exterior, sphere 18" opal, incandescent, 300 watt	1.00	592.33	Ea.	592.33

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	165203009000	Exterior fixtures, minimum labor/equipment charge	1.00	183.73	Job	183.73
U	165856000586	Fluorescent lamp, compact, 26 watt, replaces standard 100 watt bulb	0.01	1,876.12	C	18.76
A	D50102300240	Feeder installation 600 V, including RGS conduit and XHHW wire, 100 A	200.00	27.19	L.F.	5,438.00
<b>Subtotal:</b>						12,515.32
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						12,515.32

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Site Lighting Renewal	Beyond Useful Life	2- Potentially Critical	System Renewal	11/08/2012	265,951
<b>Total</b>					<b>265,951</b>

## Linked Photos



G4020 - Site Lighting

G4020 - Site Lighting



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2015

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2020-Domestic Water Distribution	Lifetime:	10
Name:	Water Heater - Elec - 10 Gal - 2004	Years Remaining:	4 (Observed)
Quantity:	2	% Used:	60 (Observed)
Unit Cost:	1,983.15	Year Installed:	2004
Replacement Cost:	3,966	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.12

## RENEWAL

Renewal FY: 2015      Renewal Cost: 4,442  
 % Renew: 112

## DESCRIPTION

The domestic hot water system is supplemented by 10 gallon electric water heaters located near their point of use, typically in janitorial closets. This system is for the water heater installed in 2004.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20202101780	Electric water heater, residential, 100< F rise, 10 gallon tank, 7 GPH	1.00	1,983.15	Ea.	1,983.15
<b>Subtotal:</b>						1,983.15
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,983.15

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Water Heater - Elec - 10 Gal - 2004 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2014	4,442
<b>Total</b>					<b>4,442</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2020-Exterior Windows	Lifetime:	30
Name:	Aluminum Windows - 1985	Years Remaining:	5 (Observed)
Quantity:	12,496	% Used:	83 (Observed)
Unit Cost:	109.06	Year Installed:	1985
Replacement Cost:	1,362,814	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 1,703,517  
 % Renew: 125

## DESCRIPTION

The building includes fixed and operable aluminum framed exterior units with insulating glass.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	085201002101	Windows, aluminum sash, custom, grade HC, excl. glazing, max	1,000.00	73.80	S.F.	73,800.00
U	088104600700	Insulating Glass, double glazed, 1/4" float, 1/4" tempered, for 1" thick unit	1,000.00	35.26	S.F.	35,260.00
<b>Subtotal:</b>						109,060.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						109,060.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Aluminum Windows - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	1,703,517
<b>Total</b>					<b>1,703,517</b>

## Linked Photos



Aluminum Windows - 1985 Renewal

Aluminum Windows - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2030-Exterior Doors	Lifetime:	30
Name:	Automatic Openers - Pair - 1985	Years Remaining:	5 (Observed)
Quantity:	2	% Used:	83 (Observed)
Unit Cost:	9,637.13	Year Installed:	1985
Replacement Cost:	19,274	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 24,093  
 % Renew: 125

## DESCRIPTION

Door hardware add-ons, automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, incl. motion sensor, 12V control box, motor, handicap actuator buttons and wiring at north and south elevations.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101001500	Door Hardware, automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, incl. motion sensor, 12 V control box, motor	1.00	8,720.91	Opng.	8,720.91
U	087101001750	Door Hardware, automatic openers, commercial, for handicap actuator buttons (2), incl. 12 V DC wiring, add	1.00	916.22	Pr.	916.22
<b>Subtotal:</b>						9,637.13
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						9,637.13

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Automatic Openers - Pair - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	24,093
<b>Total</b>					<b>24,093</b>

## Linked Photos

All costs in USD.



Automatic Openers - Pair - 1985 Renewal

Automatic Openers - Pair - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2030-Exterior Doors	Lifetime:	30
Name:	Door Assembly - 6 x 7 Bronze - Storefront	Years Remaining:	5 (Observed)
Quantity:	8	% Used:	83 (Observed)
Unit Cost:	10,678.58	Year Installed:	1932
Replacement Cost:	85,429	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 106,786  
 % Renew: 125

## DESCRIPTION

The exterior doors include pr. of original construction, swinging glazed bronze storefront leafs plus glazed transom, ornamental bronze frame, hardware including closers. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	B20301107450	Door, aluminum & glass, with transom, black finish, double door, hardware, 6'-0" x 10'-0" opening	1.50	7,119.05	Opng.	10,678.58
<b>Subtotal:</b>						10,678.58
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						10,678.58

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - 6 x 7 Bronze - Storefront Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	106,786
<b>Total</b>					<b>106,786</b>

## Linked Photos



Door Assembly - 6 x 7 Bronze - Storefront Renewal

Door Assembly - 6 x 7 Bronze - Storefront Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2030-Exterior Doors	Lifetime:	30
Name:	Door Assembly - 6 x 7 HM - 1985	Years Remaining:	5 (Observed)
Quantity:	1	% Used:	83 (Observed)
Unit Cost:	3,960.14	Year Installed:	1985
Replacement Cost:	3,960	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 4,950  
 % Renew: 125

## DESCRIPTION

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers at loading dock. Includes painted doors and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087106500500	Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	2.00	232.34	Ea.	464.68
A	B20302203700	Door, steel 18 gauge, hollow metal, 2 doors with frame, no label, 6'-0" x 7'-0" opening	1.00	3,495.46	Opng.	3,495.46
<b>Subtotal:</b>						3,960.14
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,960.14

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Door Assembly - 6 x 7 HM - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	4,950
<b>Total</b>					<b>4,950</b>

## Linked Photos

All costs in USD.





Door Assembly - 6 x 7 HM - 1985 Renewal

Door Assembly - 6 x 7 HM - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B30-Roofing	Lifetime:	25
Name:	Single-Ply EPDM with Pavers on Roof - 1985	Years Remaining:	5 (Observed)
Quantity:	3,985	% Used:	80 (Observed)
Unit Cost:	41.25	Year Installed:	1985
Replacement Cost:	164,390	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 205,487  
 % Renew: 125

## DESCRIPTION

The roof covering includes concrete paver ballast on a plaza which is also the roof of the structure below at 8th and 9th floors. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
N	A B30103201200	Insulation, rigid, roof deck, foamglass, tapered for drainage	250.00	2.48	S.F.	620.00
A	B30101203300	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	1,000.00	2.67	S.F.	2,670.00
A	B30103201840	Insulation, rigid, roof deck, extruded polystyrene, 15 PSI compressive strength, 3" thick, R15	1,000.00	2.06	S.F.	2,060.00
A	B30104300150	Flashing, aluminum, no backing sides, .050"	83.00	6.29	S.F.	522.07
A	G20301501400	Plaza, asphalt pavers, 6" x 12" x 3" thick, suspended slab, insulation and mastic bedding	1,000.00	35.38	S.F.	35,380.00
<b>Subtotal:</b>						41,252.07
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						41,252.07

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Single-Ply EPDM with Pavers on Roof - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	205,487

All costs in USD.

Name	Category	Priority	Inspector	Action Date	Cost
Total					205,487

Linked Photos



Single-Ply EPDM with Pavers on Roof - 1985 Renewal  
Single-Ply EPDM with Pavers on Roof - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B3021-Glazed Roof Openings	Lifetime:	30
Name:	Skylights - Unit Types - 1985	Years Remaining:	5 (Observed)
Quantity:	1,787	% Used:	83 (Observed)
Unit Cost:	108.37	Year Installed:	1985
Replacement Cost:	193,657	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 242,071  
 % Renew: 125

## DESCRIPTION

Sloping unit skylights, flat glass, insulated curbs, double glazing.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	086208002300	Skylights, insulated safety glass with aluminum frame	1,000.00	108.37	S.F.	108,370.00
<b>Subtotal:</b>						108,370.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						108,370.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Skylights - Unit Types - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	242,071
<b>Total</b>					<b>242,071</b>

## Linked Photos

All costs in USD.



Skylights - Unit Types - 1985 Renewal

Skylights - Unit Types - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B3021-Glazed Roof Openings	Lifetime:	30
Name:	Skylights - Monumental - 1985	Years Remaining:	5 (Observed)
Quantity:	340	% Used:	83 (Observed)
Unit Cost:	128.90	Year Installed:	1985
Replacement Cost:	43,826	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 54,783  
 % Renew: 125

## DESCRIPTION

Skylights, fixed frame units with insulating solar glazing at 9th floor (library) atrium. Quantity accounts for 6/12 sloped glazing.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	086208002300	Skylights, insulated safety glass with aluminum frame	1,000.00	108.37	S.F.	108,370.00
U	088106752050	Reflective Glass, solar film on glass, excl. glass, maximum	1,000.00	20.53	S.F.	20,530.00
<b>Subtotal:</b>						128,900.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						128,900.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Skylights - Monumental - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	54,783
<b>Total</b>					<b>54,783</b>

## Linked Photos



Skylights - Monumental - 1985 Renewal

Skylights - Monumental - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B3021-Glazed Roof Openings	Lifetime:	30
Name:	Skylights - Kalwall Types - 1985	Years Remaining:	5 (Observed)
Quantity:	509	% Used:	83 (Observed)
Unit Cost:	136.17	Year Installed:	1985
Replacement Cost:	69,311	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 86,638  
 % Renew: 125

## DESCRIPTION

Sloping unit skylights, insulated curbs, double Kalwall type glazing.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	086208002300	Skylights, insulated safety glass with aluminum frame	1,000.00	108.37	S.F.	108,370.00
U	086208002800	Skylights, sandwich panels, fiberglass, for roofs, 2-3/4" thick, 250 SF and up	1,000.00	27.80	S.F.	27,800.00
<b>Subtotal:</b>						136,170.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						136,170.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Skylights - Kalwall Types - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	86,638
<b>Total</b>					<b>86,638</b>

## Linked Photos





Skylights - Kalwall Types - 1985 Renewal

Skylights - Kalwall Types - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3030-Ceiling Finishes	Lifetime:	20
Name:	ACT System - Standard - 1985	Years Remaining:	5 (Observed)
Quantity:	58,000	% Used:	75 (Observed)
Unit Cost:	4.96	Year Installed:	1985
Replacement Cost:	287,680	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 359,600  
 % Renew: 125

## DESCRIPTION

Standard suspended ACT ceiling system with 2 x 2 regular tiles in 9/16-in. grids. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C30302106100	Acoustic ceilings, 3/4" fiberglass board, 24" x 24" tile, tee grid, suspended support	1,000.00	4.96	S.F.	4,960.00
<b>Subtotal:</b>						4,960.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						4,960.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
ACT System - Standard - 1985 Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	359,600
<b>Total</b>					<b>359,600</b>

## Linked Photos

All costs in USD.



ACT System - Standard - 1985 Renewal

ACT System - Standard - 1985 Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2010-Plumbing Fixtures	Lifetime:	30
Name:	Restroom Fixtures	Years Remaining:	5 (Observed)
Quantity:	290,000	% Used:	83 (Observed)
Unit Cost:	0.92	Year Installed:	1985
Replacement Cost:	266,701	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 333,376  
 % Renew: 125

## DESCRIPTION

The restroom fixtures include vitreous china urinals, water closets, and lavatories. They also include built-in shower units in the locker room. The fixture selections are for a building with a standard density of high quality fixtures.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20101102120	Water closet, vitreous china, bowl only with flush valve, floor mount	0.26	1,639.27	Ea.	429.49
A	D20102102040	Urinal, vitreous china, stall type	0.09	2,259.58	Ea.	194.78
A	D20103101600	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	0.21	1,319.09	Ea.	282.29
A	D20107101800	Shower, stall, fiberglass 1 piece, three walls, 32" square	0.01	1,872.73	Ea.	13.11
<b>Subtotal:</b>						919.67
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						919.67

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Restroom Fixtures Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	333,376
<b>Total</b>					<b>333,376</b>

## Linked Photos

All costs in USD.



Restroom Fixtures Renewal

Restroom Fixtures Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2010-Plumbing Fixtures	Lifetime:	30
Name:	Custodial/Utility Sinks	Years Remaining:	5 (Observed)
Quantity:	9	% Used:	83 (Observed)
Unit Cost:	3,180.72	Year Installed:	1985
Replacement Cost:	28,626	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 35,783  
 % Renew: 125

## DESCRIPTION

The plumbing fixtures include floor mounted cast in place custodial/utility sinks. Includes rough-in and faucet. These are located on each floor.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20104404260	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	1.00	3,180.72	Ea.	3,180.72
<b>Subtotal:</b>						3,180.72
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,180.72

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Custodial/Utility Sinks Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	35,783
<b>Total</b>					<b>35,783</b>

## Linked Photos

All costs in USD.



Custodial/Utility Sinks Renewal

Custodial/Utility Sinks Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2010-Plumbing Fixtures	Lifetime:	20
	Water Coolers - Wall-Mount		
Name:	Dual-Height	Years Remaining:	5 (Observed)
Quantity:	15	% Used:	75 (Observed)
Unit Cost:	2,191.66	Year Installed:	1995
Replacement Cost:	32,875	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY:	2016	Renewal Cost:	41,094
% Renew:	125		

## DESCRIPTION

Plumbing fixtures include dual-height water coolers.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	1.00	2,191.66	Ea.	2,191.66
<b>Subtotal:</b>						2,191.66
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						2,191.66

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Water Coolers - Wall-Mount Dual-Height Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	41,094
<b>Total</b>					<b>41,094</b>

## Linked Photos

All costs in USD.





Water Coolers - Wall-Mount Dual-Height Renewal

Water Coolers - Wall-Mount Dual-Height Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2020-Domestic Water Distribution	Lifetime:	30
Name:	Water Dist Complete	Years Remaining:	5 (Observed)
Quantity:	290,000	% Used:	83 (Observed)
Unit Cost:	2.06	Year Installed:	1985
Replacement Cost:	597,302	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.13

## RENEWAL

Renewal FY: 2016      Renewal Cost: 671,965  
 % Renew: 113

## DESCRIPTION

The building domestic water distribution system includes a three inch main line, water meter, rpz backflow preventer, with rough ins included. This system does not include a water heater.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	151101601070	Valves, bronze, angle, rising stem, threaded, 150 lb., 3/4"	1.50	190.69	Ea.	286.04
U	151101601110	Valves, bronze, angle, rising stem, threaded, 150 lb., 2"	0.25	662.71	Ea.	165.68
U	151107001450	Valves, steel, cast, check, swing type, flanged, 150 lb., 3"	0.12	1,160.34	Ea.	139.24
U	151209401100	Water supply meter, detector, serves dual systems such as fire and domestic or process water, wide range capacity, 400 GPM, 3" mainline x 2" by-pass, UL and FM approved	0.00	7,527.92	Ea.	22.58
U	151401005080	Backflow preventer, reduced pressure principle, bronze, automatic operation, OS&Y valves, flanged, 3" pipe size, includes valves and four test cocks	0.00	7,479.84	Ea.	22.44
A	D20908101220	Copper tubing, hard temper, solder, type K, 1/2" diameter	15.00	15.41	L.F.	231.15
A	D20908101260	Copper tubing, hard temper, solder, type K, 3/4" diameter	10.00	20.00	L.F.	200.00
A	D20908101340	Copper tubing, hard temper, solder, type K, 2" diameter	5.00	50.25	L.F.	251.25
A	D20908101380	Copper tubing, hard temper, solder, type K, 3" diameter	1.50	91.74	L.F.	137.61

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20908202500	Copper, wrought, solder joints, 90< elbow, 1/2" diameter	2.00	40.03	Ea.	80.06
A	D20908202510	Copper, wrought, solder joints, 90< elbow, 3/4" diameter	0.50	44.39	Ea.	22.20
A	D20908202550	Copper, wrought, solder joints, 90< elbow, 2" diameter	0.25	121.51	Ea.	30.38
A	D20908202610	Copper, wrought, solder joints, 90< elbow, 3" diameter	0.08	265.58	Ea.	21.25
A	D20908202700	Copper, wrought, solder joints, tee, 1/2" diameter	2.00	61.96	Ea.	123.92
A	D20908202710	Copper, wrought, solder joints, tee, 3/4" diameter	0.50	71.79	Ea.	35.90
A	D20908202750	Copper, wrought, solder joints, tee, 2" diameter	0.25	201.48	Ea.	50.37
A	D20908202770	Copper, wrought, solder joints, tee, 3" diameter	0.06	482.56	Ea.	28.95
A	D20908202890	Copper, wrought, solder joints, coupling, 3/4" diameter	2.00	39.39	Ea.	78.78
A	D20908202930	Copper, wrought, solder joints, coupling, 2" diameter	1.00	84.54	Ea.	84.54
A	D20908202950	Copper, wrought, solder joints, coupling, 3" diameter	0.25	189.35	Ea.	47.34
<b>Subtotal:</b>						2,059.68
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						2,059.68

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Water Dist Complete Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	671,965
<b>Total</b>					<b>671,965</b>

## Linked Photos

All costs in USD.



Water Dist Complete Renewal

Water Dist Complete Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3020-Heat Generating Systems	Lifetime:	30
Name:	Boiler Steam - Humidification	Years Remaining:	5 (Observed)
Quantity:	2	% Used:	83 (Observed)
Unit Cost:	41,206.55	Year Installed:	1985
Replacement Cost:	82,413	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 103,016  
 % Renew: 125

## DESCRIPTION

The building has two 240kW electric steam boilers used for humidification.

Note - the exact size boiler could not be matched in RS Means. A similar boiler was selected and the quantity adjusted for budgetary purposes.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D30201281070	Boiler, electric, steam, 300 KW, 1023 MBH	0.90	45,785.06	Ea.	41,206.55
<b>Subtotal:</b>						41,206.55
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						41,206.55

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Boiler Steam - Humidification Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	103,016
<b>Total</b>					<b>103,016</b>

## Linked Photos



Boiler Steam - Humidification Renewal

Boiler Steam - Humidification Renewal

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2016

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3040-Distribution Systems	Lifetime:	30
Name:	Four Pipe Distribution System w/Pump	Years Remaining:	5 (Observed)
Quantity:	290,000	% Used:	83 (Observed)
Unit Cost:	15.72	Year Installed:	1985
Replacement Cost:	4,559,168	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	1.25

## RENEWAL

Renewal FY: 2016      Renewal Cost: 5,698,959  
 % Renew: 125

## DESCRIPTION

HVAC distribution is provided by a four-pipe distribution system. This system distributes heating hot water and chilled water to perimeter terminal units.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	150806007140	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 1-1/2" wall, 2" iron pipe size	50.00	9.17	L.F.	458.50
U	150806007180	Insulation, pipe covering (price copper tube one size less than I.P.S.), fiberglass with all service jacket, 1-1/2" wall, 4" iron pipe size	50.00	12.23	L.F.	611.50
U	151101601110	Valves, bronze, angle, rising stem, threaded, 150 lb., 2"	0.25	662.71	Ea.	165.68
U	151102000118	Valves, iron body, angle, flanged, 125 lb., 4"	0.04	2,268.50	Ea.	90.74
U	151107001460	Valves, steel, cast, check, swing type, flanged, 150 lb., 4"	0.05	1,691.00	Ea.	84.55
A	D20908101340	Copper tubing, hard temper, solder, type K, 2" diameter	50.00	50.25	L.F.	2,512.50
A	D20908101400	Copper tubing, hard temper, solder, type K, 4" diameter	50.00	149.10	L.F.	7,455.00
A	D30203301030	Pump, base mounted with motor, end-suction, 4" size, 7-1/2 HP, to 350 GPM	0.20	21,714.00	Ea.	4,342.80
<b>Subtotal:</b>						15,721.27
<b>Adjustment Factor:</b>						1.0000

All costs in USD.

**Subtotal:** 15,721.27

**Total:** 15,721.27

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	3- Necessary - Not Yet Critical	System Renewal	11/08/2015	5,698,959
<b>Total</b>					<b>5,698,959</b>

## Linked Photos



Four Pipe Distribution System w/Pump Renewal

Four Pipe Distribution System w/Pump Renewal



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B30-Roofing	Lifetime:	25
Name:	Single-Ply Membrane - Fully Adhered - Loading Dock - 1985	Years Remaining:	6 (Observed)
Quantity:	400	% Used:	76 (Observed)
Unit Cost:	9.16	Year Installed:	1985
Replacement Cost:	3,665	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 4,581  
 % Renew: 125

## DESCRIPTION

The roof covering is of a single-ply fully adhered membrane with insulation at ground floor loading dock.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
N	A B30103201200	Insulation, rigid, roof deck, foamglass, tapered for drainage	250.00	2.48	S.F.	620.00
A	B30101203300	Roofing, single ply membrane, EPDM, 60 mils, fully adhered	1,000.00	2.67	S.F.	2,670.00
A	B30103201840	Insulation, rigid, roof deck, extruded polystyrene, 15 PSI compressive strength, 3" thick, R15	1,000.00	2.06	S.F.	2,060.00
A	B30104201500	Roof edges, aluminum, duranodic, .050" thick, 8" face	126.00	30.26	L.F.	3,812.76
<b>Subtotal:</b>						9,162.76
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						9,162.76

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B3021-Glazed Roof Openings	Lifetime:	30
Name:	Skylights - Loading Dock - 1985	Years Remaining:	6 (Observed)
Quantity:	20	% Used:	80 (Observed)
Unit Cost:	128.90	Year Installed:	1985
Replacement Cost:	2,578	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 3,223  
 % Renew: 125

## DESCRIPTION

Skylights, fixed frame units with insulating solar glazing at ground floor loading dock. Quantity accounts for 4/12 sloped glazing.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	086208002300	Skylights, insulated safety glass with aluminum frame	1,000.00	108.37	S.F.	108,370.00
U	088106752050	Reflective Glass, solar film on glass, excl. glass, maximum	1,000.00	20.53	S.F.	20,530.00
<b>Subtotal:</b>						128,900.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						128,900.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3010-Wall Finishes	Lifetime:	25
Name:	Ceramic Tile Walls - 1985	Years Remaining:	6 (Observed)
Quantity:	1,095	% Used:	76 (Observed)
Unit Cost:	12.82	Year Installed:	1985
Replacement Cost:	14,038	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 17,547  
 % Renew: 125

## DESCRIPTION

Wall coverings at isolated private restrooms include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	093101002800	Ceramic tile, bullnose trim, thin set, 6" x 4-1/4"	250.00	11.72	L.F.	2,930.00
U	093101005400	Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	1,000.00	8.09	S.F.	8,090.00
U	093101007000	Ceramic tile, for epoxy grout, 1/16" joints, 4-1/4" tile, add	1,000.00	1.80	S.F.	1,800.00
<b>Subtotal:</b>						12,820.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						12,820.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	10
Name:	Carpeting - Tile - 2000	Years Remaining:	6 (Observed)
Quantity:	193,600	% Used:	40 (Observed)
Unit Cost:	7.30	Year Installed:	2000
Replacement Cost:	1,413,764	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 1,767,205  
 % Renew: 125

## DESCRIPTION

Floor finishes at office areas, corridors, etc. include a standard range carpet tiles (18 x 18 modules) and vinyl base for medium traffic areas. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	096512001150	Cove base, rubber or vinyl, standard colors, 4" h, 0.080" thick	250.00	3.13	L.F.	782.50
A	C30204100100	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 42 oz	1,000.00	6.52	S.F.	6,520.00
<b>Subtotal:</b>						7,302.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						7,302.50

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	25
Name:	Ceramic Tile Floors - 1985	Years Remaining:	6 (Observed)
Quantity:	725	% Used:	76 (Observed)
Unit Cost:	16.74	Year Installed:	1985
Replacement Cost:	12,138	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 15,172  
 % Renew: 125

## DESCRIPTION

Floor finishes include ceramic tile and base in isolated private restrooms. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	093101001000	Ceramic tile, cove base, thin set, 6" x 4-1/4" h	460.00	11.33	L.F.	5,211.80
U	093101003300	Ceramic tile, floors, glazed, porcelain type, 1 color, color group 2, 1" x 1"	1,000.00	10.63	S.F.	10,630.00
U	093101003350	Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 2 colors, add	1,000.00	0.90	S.F.	900.00
<b>Subtotal:</b>						16,741.80
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						16,741.80

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	10
Name:	Carpeting - Broadloom - High Quality - 2000	Years Remaining:	6 (Observed)
Quantity:	26,800	% Used:	40 (Observed)
Unit Cost:	18.58	Year Installed:	2000
Replacement Cost:	498,011	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 622,514  
 % Renew: 125

## DESCRIPTION

Floor finishes include deluxe carpeting with carpet pad in public areas such as hearing rooms and basement dining area, etc. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	096512001150	Cove base, rubber or vinyl, standard colors, 4" h, 0.080" thick	250.00	3.13	L.F.	782.50
U	096806009501	Carpet pad, bonded urethane, max	1,000.00	1.43	S.F.	1,430.00
U	096808004701	Carpet, comm. grade, direct cement, wool, patterned, 32 oz., medium to heavy traffic	1,000.00	16.37	S.F.	16,370.00
<b>Subtotal:</b>						18,582.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						18,582.50

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5012-Low Tension Service and Dist.	Lifetime:	30
Name:	Electrical Service – 1000kVA Secondary Unit Sub	Years Remaining:	6 (Observed)
Quantity:	2	% Used:	80 (Observed)
Unit Cost:	319,682.91	Year Installed:	1986
Replacement Cost:	639,366	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 799,207  
 % Renew: 125

## DESCRIPTION

The main electrical service consists of two individual 1000kVA secondary unit substations served from one G&W 13.8KV switch (Included under Separate System). The unit substations each consist of a 15kV fused switch, 1000kVA dry type transformer, and a 1600A bolted pressure switch on the secondary. Secondary voltage is 480Y/277V.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
E	015906002700W	Rent crane truck mounted, hydraulic, 80 ton capacity	1.00	10,411.95	Ea./week	10,411.95
U	160608009000	Grounding, minimum labor/equipment charge	3.00	172.24	Job	516.72
U	161209009000	Wire, minimum labor/equipment charge	6.00	172.24	Job	1,033.44
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	24.00	172.24	Job	4,133.76
U	162702005660	Transformer, dry-type, 3 phase 15 kV primary 277/480 volt secondary, 1000 kVA	1.00	80,452.56	Ea.	80,452.56
U	162706205320	Transformer handling, add to normal labor cost in restricted areas, approximately 5000 pounds, 1000 kVA	3.00	4,133.86	Ea.	12,401.58
U	162808400170	Transient voltage suppressor transformer, single phase, 240 V, 14.4 kVA	3.00	3,086.58	Ea.	9,259.74
U	162908000100	Switchboard instruments, 3 phase 4 wire, AC indicating, ammeter & switch	1.00	2,280.21	Ea.	2,280.21

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	162908000200	Switchboard instruments, 3 phase 4 wire, AC indicating, voltmeter & switch	1.00	2,280.21	Ea.	2,280.21
U	162908000300	Switchboard instruments, 3 phase 4 wire, AC indicating, wattmeter	1.00	4,420.12	Ea.	4,420.12
U	162908000400	Switchboard instruments, 3 phase 4 wire, AC recording, ammeter	1.00	7,919.27	Ea.	7,919.27
U	162908000500	Switchboard instruments, 3 phase 4 wire, AC recording, voltmeter	1.00	7,919.27	Ea.	7,919.27
U	162908001200	Switchboard instruments, 3 current transformers, 2000 to 4000 amp	1.00	6,079.39	Ea.	6,079.39
U	162908001300	Switchboard instruments, fused potential transformer, maximum 600 V	1.00	1,277.97	Ea.	1,277.97
U	162908600160	Voltage monitor systems, AC voltage remote, with internal modem	1.00	5,227.89	Ea.	5,227.89
U	163307600700	Load interrupter switch, 2 position, 400 kVA & above, 13.8 kV, 600 amp w/CLF fuses, NEMA 1	1.00	32,173.15	Ea.	32,173.15
U	163307601000	Pothead, one 3 conductor or three 1 conductor	1.00	3,449.83	Ea.	3,449.83
U	163307603200	Transformers, forced air cooling & temperature alarm	1.00	4,860.45	Ea.	4,860.45
U	164408403200	Switchboards, pressure switch, 4 wire, 120/208 V, 1600 amp, incl CT compartment, excl CT's or PT's	1.25	24,000.85	Ea.	30,001.06
U	164408601740	Switchboards, shunt trip for remote operation, 1200-2000 amp	1.00	5,643.92	Ea.	5,643.92
U	164408601950	Switchboards, 3 current transformer, 1600 - 2000 amp, factory installed	1.00	3,424.41	Ea.	3,424.41
U	164408602050	Switchboards, current/potential transformer metering compartment, w/watt meter, 1600 - 2000 amp	1.00	11,504.54	Ea.	11,504.54
U	164408602520	Switchboards, modifier, three distribution sections, add	2.00	11,110.64	Ea.	22,221.28
U	164408602620	Switchboards, auxiliary pull section 36", add	3.00	3,124.16	Ea.	9,372.48
U	164408603250	Switchboards, transition section between switchboard and transformer or motor control center, 4 wire alum. bus, 1600 amp	2.00	6,220.73	Ea.	12,441.46
A	D50101101160	High voltage cable, neutral & conduit included, copper 500 kcmil, 15 kV	25.00	158.49	L.F.	3,962.25
A	D50102300520	Feeder installation 600 V, including RGS conduit and XHHW wire, 1600 A	50.00	500.28	L.F.	25,014.00

All costs in USD.





## System Detail Report

by Renewal Fiscal Year

Subtotal:	319,682.91
Adjustment Factor:	1.0000
Total:	319,682.91

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5012-Low Tension Service and Dist.	Lifetime:	30
Name:	Electrical Distribution - 800A Switchboard DP-1	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	56,948.18	Year Installed:	1986
Replacement Cost:	56,948	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 71,185  
 % Renew: 125

## DESCRIPTION

Electrical distribution includes an 800A switchboard including all feeder conduit and wiring. Equipment is located in the main electrical room. The switchboard serves smaller branch circuit panelboards (included under separate system) and other large electrical loads.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	160608009000	Grounding, minimum labor/equipment charge	1.00	172.24	Job	172.24
U	161209009000	Wire, minimum labor/equipment charge	32.00	172.24	Job	5,511.68
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	8.00	172.24	Job	1,377.92
U	161367000200	Pull boxes, sheet metal, type SC, 8" W x 8" H x 4" D, NEMA 1	1.00	106.38	Ea.	106.38
U	164408000300	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 800 amp, excl breakers	1.00	4,870.53	Ea.	4,870.53
U	164408200430	Circuit breaker, 3 pole, 480 V, 125 to 400 amp, LA frame, for feeder section	5.00	3,414.62	Ea.	17,073.10
U	164408404800	Switchboards, circuit breaker, mold case, 3 pole, 4 wire, 800 amp	1.00	12,583.77	Ea.	12,583.77
U	164408601730	Switchboards, shunt trip for remote operation, 800 amp	1.00	2,745.56	Ea.	2,745.56
A	D50102300400	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	50.00	250.14	L.F.	12,507.00
<b>Subtotal:</b>						56,948.18
<b>Adjustment Factor:</b>						1.0000

All costs in USD.



## System Detail Report

by Renewal Fiscal Year

**Subtotal:** 56,948.18

**Total:** 56,948.18

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

*All costs in USD.*

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5012-Low Tension Service and Dist.	Lifetime:	30
Name:	Electrical Distribution - Panelboards	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	1,013,326.05	Year Installed:	1986
Replacement Cost:	1,013,326	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 1,266,658  
 % Renew: 125

## DESCRIPTION

Electrical distribution includes 480Y/277V panelboard(s), with dry type step down transformer(s) serving 208Y/120V panelboard(s) including all feeder conduit and wiring. Most equipment is located in electrical closets but various individual panelboards are installed in corridors and other dedicated spaces. The panelboards serve the branch circuit wiring including but not necessarily limited to telecommunication equipment, mechanical equipment, security systems, lighting and general outlets.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	160608009000	Grounding, minimum labor/equipment charge	100.00	172.24	Job	17,224.00
U	161209009000	Wire, minimum labor/equipment charge	400.00	172.24	Job	68,896.00
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	100.00	172.24	Job	17,224.00
U	161341500640	Wireway, screw cover, 12" x 12", NEMA 1, to 15' high, incl fittings and supports	200.00	133.91	L.F.	26,782.00
U	161367000200	Pull boxes, sheet metal, type SC, 8" W x 8" H x 4" D, NEMA 1	5.00	106.38	Ea.	531.90
U	161367000610	Pull boxes, sheet metal, type SC, 30" W x 30" H x 8" D, NEMA 1	5.00	567.22	Ea.	2,836.10
U	161367000620	Pull boxes, sheet metal, type SC, 36" W x 36" H x 8" D, NEMA 1	5.00	696.63	Ea.	3,483.15
U	162702003100	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 15 kVA	1.00	3,311.33	Ea.	3,311.33
U	162702003500	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 45 kVA	2.00	4,620.80	Ea.	9,241.60

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	162702003700	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 75 kVA	2.00	6,329.59	Ea.	12,659.18
U	162702003900	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 112.5 kVA	1.00	7,874.33	Ea.	7,874.33
U	162702004100	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 150 kVA	3.00	9,757.23	Ea.	29,271.69
U	162702004500	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 300 kVA	2.00	16,401.71	Ea.	32,803.42
U	162706205150	Transformer handling, add to normal labor cost in restricted areas, approximately 200 pounds, 15 kVA	1.00	510.35	Ea.	510.35
U	162706205180	Transformer handling, add to normal labor cost in restricted areas, approximately 500 pounds, 50 kVA	2.00	688.98	Ea.	1,377.96
U	162706205190	Transformer handling, add to normal labor cost in restricted areas, approximately 600 pounds, 75 kVA	2.00	765.53	Ea.	1,531.06
U	162706205210	Transformer handling, add to normal labor cost in restricted areas, approximately 800 pounds, 112.5 kVA	1.00	939.51	Ea.	939.51
U	162706205230	Transformer handling, add to normal labor cost in restricted areas, approximately 1000 pounds, 150 kVA	3.00	1,148.29	Ea.	3,444.87
U	162706205280	Transformer handling, add to normal labor cost in restricted areas, approximately 2000 pounds, 300 kVA	2.00	2,066.93	Ea.	4,133.86
U	162801000960	Automatic voltage regulators, standard grade, three phase, 460 V, 118 kVA	1.00	17,028.90	Ea.	17,028.90
U	164407202250	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 225 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	25.00	4,898.50	Ea.	122,462.50
U	164407202300	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 400 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	11.00	6,121.23	Ea.	67,333.53
U	164407202350	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 600 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1.00	8,266.46	Ea.	8,266.46

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	164407202650	Panelboards, 3 phase 4 wire, main circuit breaker, 277/480 V, 225 amp, 42 circuits, NEHB, incl 20 A 1 pole plug-in breakers	30.00	6,767.54	Ea.	203,026.20
A	D50102300240	Feeder installation 600 V, including RGS conduit and XHHW wire, 100 A	250.00	27.19	L.F.	6,797.50
A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	1,000.00	49.25	L.F.	49,250.00
A	D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	300.00	98.50	L.F.	29,550.00
A	D50102300360	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	50.00	185.10	L.F.	9,255.00
A	D50201650680	Safety switch, 100 A fused, 3 phase, 50 HP 460 V or 60 HP 575 V	5.00	1,341.55	Ea.	6,707.75
A	D50201650840	Safety switch, 200 A fused, 3 phase, 125 HP 460 V or 150 HP 575 V	1.00	2,020.97	Ea.	2,020.97
A	D50201651000	Safety switch, 400 A fused, 3 phase, 250 HP 460 V or 350 HP 575 V	55.00	4,373.03	Ea.	240,516.65
A	D50201651040	Safety switch, 600 A fused, 3 phase, 400 HP 460 V	1.00	7,034.28	Ea.	7,034.28
<b>Subtotal:</b>						1,013,326.05
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,013,326.05

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5012-Low Tension Service and Dist.	Lifetime:	30
Name:	Electrical Distribution – 1600A Switchboard	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	534,501.09	Year Installed:	1986
Replacement Cost:	534,501	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 668,126  
 % Renew: 125

## DESCRIPTION

There is a 1600A double ended switchboard in the main electrical room. The switchboard is fed at each end from two individual secondary unit substations (Included under Separate System). The switchboard is an eight section cabinet with main lug only connections and metering on each end, one 1600A bolted pressure tie switch, and five additional distribution sections equipped with fused switches serving the electrical distribution system throughout the facility.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
E	015906002700M	Rent crane truck mounted, hydraulic, 80 ton capacity	1.00	37,771.46	Ea./month	37,771.46
U	160608009000	Grounding, minimum labor/equipment charge	8.00	172.24	Job	1,377.92
U	161209009000	Wire, minimum labor/equipment charge	160.00	172.24	Job	27,558.40
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	40.00	172.24	Job	6,889.60
U	162706205320	Transformer handling, add to normal labor cost in restricted areas, approximately 5000 pounds, 1000 kVA	8.00	4,133.86	Ea.	33,070.88
U	162808400170	Transient voltage suppressor transformer, single phase, 240 V, 14.4 kVA	6.00	3,086.58	Ea.	18,519.48
U	162908000100	Switchboard instruments, 3 phase 4 wire, AC indicating, ammeter & switch	2.00	2,280.21	Ea.	4,560.42
U	162908000200	Switchboard instruments, 3 phase 4 wire, AC indicating, voltmeter & switch	2.00	2,280.21	Ea.	4,560.42

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	162908000300	Switchboard instruments, 3 phase 4 wire, AC indicating, wattmeter	2.00	4,420.12	Ea.	8,840.24
U	162908000400	Switchboard instruments, 3 phase 4 wire, AC recording, ammeter	2.00	7,919.27	Ea.	15,838.54
U	162908000500	Switchboard instruments, 3 phase 4 wire, AC recording, voltmeter	2.00	7,919.27	Ea.	15,838.54
U	162908001200	Switchboard instruments, 3 current transformers, 2000 to 4000 amp	2.00	6,079.39	Ea.	12,158.78
U	162908001300	Switchboard instruments, fused potential transformer, maximum 600 V	2.00	1,277.97	Ea.	2,555.94
U	162908600160	Voltage monitor systems, AC voltage remote, with internal modem	2.00	5,227.89	Ea.	10,455.78
U	163307601200	Switchgear, key interlocks	3.00	844.57	Ea.	2,533.71
U	164408000600	Switchboards, distribution section, aluminum bus bars, 4 W, 120/208 or 277/480 V, 1600 amp, excl breakers	8.00	6,773.94	Ea.	54,191.52
U	164408200750	Fusible switch, single, 600 V, 100 amp, for feeder section	11.00	1,445.36	Ea.	15,898.96
U	164408200800	Fusible switch, single, 600 V, 200 amp, for feeder section	8.00	2,097.13	Ea.	16,777.04
U	164408200850	Fusible switch, single, 600 V, 400 amp, for feeder section	8.00	3,766.75	Ea.	30,134.00
U	164408200900	Fusible switch, single, 600 V, 600 amp, for feeder section	1.00	4,500.06	Ea.	4,500.06
U	164408403200	Switchboards, pressure switch, 4 wire, 120/208 V, 1600 amp, incl CT compartment, excl CT's or PT's	1.25	24,000.85	Ea.	30,001.06
U	164408601740	Switchboards, shunt trip for remote operation, 1200-2000 amp	2.00	5,643.92	Ea.	11,287.84
U	164408601950	Switchboards, 3 current transformer, 1600 - 2000 amp, factory installed	2.00	3,424.41	Ea.	6,848.82
U	164408602050	Switchboards, current/potential transformer metering compartment, w/watt meter, 1600 - 2000 amp	2.00	11,504.54	Ea.	23,009.08
U	164408602520	Switchboards, modifier, three distribution sections, add	3.00	11,110.64	Ea.	33,331.92
U	164408602620	Switchboards, auxiliary pull section 36", add	8.00	3,124.16	Ea.	24,993.28
A	D50102300240	Feeder installation 600 V, including RGS conduit and XHHW wire, 100 A	250.00	27.19	L.F.	6,797.50
A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	200.00	49.25	L.F.	9,850.00

All costs in USD.





System Detail Report

by Renewal Fiscal Year

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	200.00	98.50	L.F.	19,700.00
A	D50102300360	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	25.00	185.10	L.F.	4,627.50
A	D50102300520	Feeder installation 600 V, including RGS conduit and XHHW wire, 1600 A	80.00	500.28	L.F.	40,022.40
Subtotal:						534,501.09
Adjustment Factor:						1.0000
Total:						534,501.09

LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5012-Low Tension Service and Dist.	Lifetime:	30
Name:	Motor Control Center #1	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	185,207.47	Year Installed:	1986
Replacement Cost:	185,207	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 231,509  
 % Renew: 125

## DESCRIPTION

Motor Control Center #1 is located in the main electrical room. It serves motor loads in the basement including pumps, HVAC units and other mechanical equipment.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	160608009000	Grounding, minimum labor/equipment charge	7.00	172.24	Job	1,205.68
U	161209009000	Wire, minimum labor/equipment charge	132.00	172.24	Job	22,735.68
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	33.00	172.24	Job	5,683.92
U	161367000200	Pull boxes, sheet metal, type SC, 8" W x 8" H x 4" D, NEMA 1	7.00	106.38	Ea.	744.66
U	162706205180	Transformer handling, add to normal labor cost in restricted areas, approximately 500 pounds, 50 kVA	7.00	688.98	Ea.	4,822.86
U	164406400100	Motor control center, starters, class 1, type B, comb. MCP, FVNR, with control XFMR, size 1, 10 HP, 12" high, incl starters & structures	27.00	2,097.13	Ea.	56,622.51
U	164406400350	Motor control center, starters, class 1, type B, comb. MCP, FVNR, with control XFMR, size 4, 75 HP, 24" high, incl starters & structures	4.00	5,168.13	Ea.	20,672.52
U	164406400900	Motor control center, combination of starters, up to 72" high	7.00	3,244.92	Ea.	22,714.44
U	164406401100	Motor control center, for copper bus add per structure	7.00	287.13	Ea.	2,009.91

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	164406401200	Motor control center, for NEMA 12, add per structure	7.00	165.78	Ea.	1,160.46
U	164406401300	Motor control center, for 42,000 rms, add per structure	7.00	214.53	Ea.	1,501.71
U	164406401700	Motor control center, for pilot lights, add per starter	31.00	172.00	Ea.	5,332.00
U	164406401800	Motor control center, for push button, add per starter	31.00	172.00	Ea.	5,332.00
U	164406401900	Motor control center, for auxiliary contacts, add per starter	31.00	341.02	Ea.	10,571.62
A	D50102300200	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A	750.00	19.79	L.F.	14,842.50
A	D50102300360	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	50.00	185.10	L.F.	9,255.00
<b>Subtotal:</b>						185,207.47
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						185,207.47

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5012-Low Tension Service and Dist.	Lifetime:	30
Name:	Motor Control Center #2	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	82,807.08	Year Installed:	1986
Replacement Cost:	82,807	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 103,509  
 % Renew: 125

## DESCRIPTION

Motor Control Center #2 is located in the elevator room in the Penthouse. It serves motor loads in the elevator room including pumps, HVAC units and other mechanical equipment.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	160608009000	Grounding, minimum labor/equipment charge	3.00	172.24	Job	516.72
U	161209009000	Wire, minimum labor/equipment charge	48.00	172.24	Job	8,267.52
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	12.00	172.24	Job	2,066.88
U	161367000200	Pull boxes, sheet metal, type SC, 8" W x 8" H x 4" D, NEMA 1	3.00	106.38	Ea.	319.14
U	162706205180	Transformer handling, add to normal labor cost in restricted areas, approximately 500 pounds, 50 kVA	3.00	688.98	Ea.	2,066.94
U	164406400100	Motor control center, starters, class 1, type B, comb. MCP, FVNR, with control XFMR, size 1, 10 HP, 12" high, incl starters & structures	12.00	2,097.13	Ea.	25,165.56
U	164406400900	Motor control center, combination of starters, up to 72" high	3.00	3,244.92	Ea.	9,734.76
U	164406401100	Motor control center, for copper bus add per structure	3.00	287.13	Ea.	861.39
U	164406401200	Motor control center, for NEMA 12, add per structure	3.00	165.78	Ea.	497.34
U	164406401300	Motor control center, for 42,000 rms, add per structure	3.00	214.53	Ea.	643.59

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	164406401700	Motor control center, for pilot lights, add per starter	12.00	172.00	Ea.	2,064.00
U	164406401800	Motor control center, for push button, add per starter	12.00	172.00	Ea.	2,064.00
U	164406401900	Motor control center, for auxiliary contacts, add per starter	12.00	341.02	Ea.	4,092.24
A	D50102300200	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A	300.00	19.79	L.F.	5,937.00
A	D50102300360	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	100.00	185.10	L.F.	18,510.00
<b>Subtotal:</b>						82,807.08
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						82,807.08

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5021-Branch Wiring Devices	Lifetime:	30
Name:	Branch Wiring - Equipment and Devices	Years Remaining:	6 (Observed)
Quantity:	290,000	% Used:	80 (Observed)
Unit Cost:	7.42	Year Installed:	1986
Replacement Cost:	2,151,842	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 2,689,803  
 % Renew: 125

## DESCRIPTION

Branch wiring consists of general purpose outlets and dedicated circuits for specific equipment connections throughout the facility. Other specific equipment connections include but are not necessarily limited to HVAC equipment, small pumps and motors, security systems, lighting and general outlets. All branch wiring is installed in conduit. Systems furniture is utilized in many areas.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50201200920	Receptacles and wall switches, 1000 SF, 14 receptacles	1,000.00	3.49	S.F.	3,490.00
A	D50201300360	Wall switches, 5.0 per 1000 SF	1,000.00	1.32	S.F.	1,320.00
A	D50201350520	Miscellaneous power, 3 watts	1,000.00	0.81	S.F.	810.00
A	D50201400400	Central air conditioning power, 10 watts	1,000.00	1.30	S.F.	1,300.00
A	D50201550360	Motor feeder systems, three phase, feed to 200 V 3 HP, 230 V 5 HP, 460 V 10 HP, 575 V 10 HP	5.00	11.03	L.F.	55.15
A	D50201550520	Motor feeder systems, three phase, feed to 200 V 10 HP, 230 V 10 HP, 460 V 30 HP, 575 V 30 HP	5.00	12.40	L.F.	62.00
A	D50201550680	Motor feeder systems, three phase, feed to 200 V 20 HP, 230 V 25 HP, 460 V 50 HP, 575 V 60 HP	5.00	19.63	L.F.	98.15
A	D50201650280	Safety switch, 30 A fused, 3 phase, 5 HP, 200 V or 7 1/2 HP, 230 V	0.10	484.83	Ea.	48.48
A	D50201650440	Safety switch, 60 A fused, 3 phase, 15 HP 200 V or 15 HP 230 V	0.10	726.02	Ea.	72.60
A	D50201650600	Safety switch, 100 A fused, 3 phase, 20 HP 200 V or 25 HP 230 V	0.10	1,047.06	Ea.	104.71

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50201700320	Motor connections, three phase, 200/230/460/575 V, up to 5 HP	0.10	116.72	Ea.	11.67
A	D50201700400	Motor connections, three phase, 200/230/460/575 V, up to 10 HP	0.10	181.81	Ea.	18.18
A	D50201700480	Motor connections, three phase, 200/230/460/575 V, up to 25 HP	0.10	292.02	Ea.	29.20
<b>Subtotal:</b>						7,420.14
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						7,420.14

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Branch Wiring - Insufficient Outlets - Ground Floor	Capacity/Design	1- Currently Critical	Elec	11/08/2011	24,414
Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement	Grandfathered Code	5- Grandfathered Code	Elec	-	1,088
Branch Wiring - Outlets in Kitchen Not GFCI Type	Grandfathered Code	5- Grandfathered Code	Elec	-	1,283
Branch Wiring - Receptacle in Disrepair - Room G10	Life Safety	1- Currently Critical	Elec	11/08/2011	344
Branch Wiring - Outlets Not Installed at HVAC Units	Building Code	1- Currently Critical	Elec	11/08/2011	8,592
<b>Total</b>					<b>35,721</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5092-Emergency Light and Power Systems	Lifetime:	30
Name:	Motor Control Center EMCC-1	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	80 (Observed)
Unit Cost:	32,098.52	Year Installed:	1986
Replacement Cost:	32,099	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 40,123  
 % Renew: 125

## DESCRIPTION

Motor Control Center EMCC-1 is located in Room B42. It serves essential motor loads in the basement including pumps, HVAC units and other mechanical equipment.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	160608009000	Grounding, minimum labor/equipment charge	2.00	172.24	Job	344.48
U	161209009000	Wire, minimum labor/equipment charge	20.00	172.24	Job	3,444.80
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	5.00	172.24	Job	861.20
U	161367000200	Pull boxes, sheet metal, type SC, 8" W x 8" H x 4" D, NEMA 1	2.00	106.38	Ea.	212.76
U	162706205180	Transformer handling, add to normal labor cost in restricted areas, approximately 500 pounds, 50 kVA	2.00	688.98	Ea.	1,377.96
U	164406400100	Motor control center, starters, class 1, type B, comb. MCP, FVNR, with control XFMR, size 1, 10 HP, 12" high, incl starters & structures	4.00	2,097.13	Ea.	8,388.52
U	164406400900	Motor control center, combination of starters, up to 72" high	2.00	3,244.92	Ea.	6,489.84
U	164406401100	Motor control center, for copper bus add per structure	2.00	287.13	Ea.	574.26
U	164406401200	Motor control center, for NEMA 12, add per structure	2.00	165.78	Ea.	331.56
U	164406401300	Motor control center, for 42,000 rms, add per structure	2.00	214.53	Ea.	429.06

All costs in USD.



Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	164406401700	Motor control center, for pilot lights, add per starter	4.00	172.00	Ea.	688.00
U	164406401800	Motor control center, for push button, add per starter	4.00	172.00	Ea.	688.00
U	164406401900	Motor control center, for auxiliary contacts, add per starter	4.00	341.02	Ea.	1,364.08
A	D50102300200	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A	100.00	19.79	L.F.	1,979.00
A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	100.00	49.25	L.F.	4,925.00
<b>Subtotal:</b>						32,098.52
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						32,098.52

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E-Equipment and Furnishings	Lifetime:	25
Name:	Food Service Counter - High End - 1985	Years Remaining:	6 (Observed)
Quantity:	40	% Used:	76 (Observed)
Unit Cost:	908.23	Year Installed:	1985
Replacement Cost:	36,329	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 45,411  
 % Renew: 125

## DESCRIPTION

Furnishings include deluxe quality food service tables, straight counters and curved counters at basement dining area. System life extended by Owner's maintenance program.

Note: kitchen was out of service at time of assessment.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	114301108800	Serving counter, commercial kitchen equipment, straight section	0.25	900.14	L.F.	225.04
U	114301108820	Serving counter, commercial kitchen equipment, curved section	0.25	1,119.52	L.F.	279.88
U	114301109135	Table, commercial kitchen equipment, basic, max	0.25	735.47	L.F.	183.87
U	114301109145	Table, commercial kitchen equipment, with sink, max	0.25	877.78	L.F.	219.45
<b>Subtotal:</b>						908.24
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						908.24

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E-Equipment and Furnishings	Lifetime:	20
Name:	Kitchen Equipment - Average - 1985	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	70 (Observed)
Unit Cost:	36,219.76	Year Installed:	1985
Replacement Cost:	36,220	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

### RENEWAL

Renewal FY: 2017      Renewal Cost: 45,275  
 % Renew: 125

### DESCRIPTION

Equipment and furnishings includes kitchen equipment of average quantity and quality at basement dining area. System life extended by Owner's maintenance program.

Note: kitchen was out of service at time of assessment.

### SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	E10903500110	Architectural equipment, kitchen equipment, bake oven, single deck	1.00	5,274.55	Ea.	5,274.55
A	E10903500120	Architectural equipment, kitchen equipment, broiler, without oven	1.00	4,064.55	Ea.	4,064.55
A	E10903500130	Architectural equipment, kitchen equipment, commercial dish washer, semiautomatic, 50 racks/hr	1.00	9,259.36	Ea.	9,259.36
A	E10903500150	Architectural equipment, kitchen equipment, cooler, beverage, reach-in, 6 FT long	1.00	5,300.24	Ea.	5,300.24
A	E10903500160	Architectural equipment, kitchen equipment, food warmer, counter, 1.65 KW	1.00	528.00	Ea.	528.00
A	E10903500170	Architectural equipment, kitchen equipment, fryers, with submerger, single	1.00	1,914.85	Ea.	1,914.85
A	E10903500200	Architectural equipment, kitchen equipment range, restaurant type, burners, 2 ovens & 24" griddle	1.00	4,612.74	Ea.	4,612.74
A	E10903500210	Architectural equipment, kitchen equipment, range hood, including CO2 system, economy	1.00	5,265.47	Ea.	5,265.47

All costs in USD.



## System Detail Report

by Renewal Fiscal Year

Subtotal:	36,219.76
Adjustment Factor:	1.0000
Total:	36,219.76

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E-Equipment and Furnishings	Lifetime:	25
Name:	Loading Dock Equipment - 1985	Years Remaining:	6 (Observed)
Quantity:	1	% Used:	76 (Observed)
Unit Cost:	11,528.68	Year Installed:	1985
Replacement Cost:	11,529	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 14,411  
 % Renew: 125

## DESCRIPTION

The building includes loading dock equipment (average) including levelers, bumpers, etc. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	111614000550	Dock bumpers, rubber blocks, 4 1/2" thick x 12" h x 24" long	3.00	151.37	Ea.	454.11
U	111614004700	Loading dock equipment, dock levelers, hydraulic, 10 ton capacity, 6' x 8'	1.00	11,074.57	Ea.	11,074.57
<b>Subtotal:</b>						11,528.68
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						11,528.68

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2010-Roadways	Lifetime:	25
Name:	Roadway - Loading Dock - 1985	Years Remaining:	6 (Observed)
Quantity:	800	% Used:	76 (Observed)
Unit Cost:	6.35	Year Installed:	1985
Replacement Cost:	5,080	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017      Renewal Cost: 3,175  
 % Renew: 63

## DESCRIPTION

Sloping paved roadway at loading dock, 50-ft. x 16-ft. x 5" thick pavement, 14" thick gravel base. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	G20102303400	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide	32.00	198.44	L.F.	6,350.08
<b>Subtotal:</b>						6,350.08
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,350.08

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2017

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2030-Pedestrian Paving	Lifetime:	25
Name:	Pedestrian Pavement - Concrete - 1985	Years Remaining:	6 (Observed)
Quantity:	120	% Used:	76 (Observed)
Unit Cost:	5.82	Year Installed:	1985
Replacement Cost:	698	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2017  
 % Renew: 63  
 Renewal Cost: 437

## DESCRIPTION

Sidewalks, cast-in-place concrete, 5" thick, 6x6-#10 mesh, broom finish with 4" sand bedding. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	027752750140	Sidewalks, driveways, and patios, bedding for brick or stone, sand, 4" thick, excludes base	1,000.00	0.95	S.F.	950.00
U	027752750351	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3000 psi, 5" thick, excludes base	1,000.00	4.87	S.F.	4,870.00
<b>Subtotal:</b>						5,820.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,820.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2018

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5032-Intercommunication and Paging System	Lifetime:	15
Name:	Audio Systems - Conference Rooms	Years Remaining:	7 (Observed)
Quantity:	10	% Used:	53 (Observed)
Unit Cost:	84,521.50	Year Installed:	1990
Replacement Cost:	845,215	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2018      Renewal Cost: 1,056,519  
 % Renew: 125

## DESCRIPTION

Audio systems are installed in Conference Rooms with microphones at each desk and speakers throughout the rooms. Amplifiers are installed behind walls and/or in adjacent rooms.

“System observed years remaining have been increased based on the observed condition of the systems.”

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	111366003800	Movie equipment, sound systems, Dolby/Super Sound, incl. amplifier, maximum	1.00	21,560.92	Ea.	21,560.92
U	168107501400	Microphone cable	25.00	167.93	C.L.F.	4,198.25
U	168208400200	Sound system, microphone	25.00	251.34	Ea.	6,283.50
U	168208401800	Sound system, cabinet	1.00	1,566.61	Ea.	1,566.61
U	168208402000	Intercommunication master station, 30 station capacity	1.00	3,181.03	Ea.	3,181.03
U	168208404400	House phone, combination speaker and microphone	25.00	290.90	Ea.	7,272.50
A	D50309100240	Communication and alarm systems, includes outlets, boxes, conduit and wire, sound systems, 30 outlets	1.00	40,458.69	Ea.	40,458.69
<b>Subtotal:</b>						84,521.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						84,521.50

## LINKED REQUIREMENTS

All costs in USD.





*System Detail Report*

by Renewal Fiscal Year

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

*All costs in USD.*

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2018

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5035-Television Systems	Lifetime:	15
Name:	Cable Television (CATV)	Years Remaining:	7 (Observed)
Quantity:	1	% Used:	53 (Observed)
Unit Cost:	248,320.86	Year Installed:	2002
Replacement Cost:	248,321	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2018      Renewal Cost: 310,401  
 % Renew: 125

## DESCRIPTION

Cable television (CATV) outlets are provided throughout the building which provide live coverage of Senate and House hearings and other info. The system is in house only and does not include service from outside providers. Broadcasts are provided from two production studios in the State Capital Building.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50309101040	Communication and alarm systems, includes outlets, boxes, conduit and wire, master TV antenna systems,100 outlets	2.00	124,160.43	Ea.	248,320.86
<b>Subtotal:</b>						248,320.86
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						248,320.86

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2019

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3010-Wall Finishes	Lifetime:	10
Name:	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) - 2008	Years Remaining:	8 (Observed)
Quantity:	395,782	% Used:	20 (Observed)
Unit Cost:	1.34	Year Installed:	2008
Replacement Cost:	530,348	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2019      Renewal Cost: 662,935  
 % Renew: 125

## DESCRIPTION

Interior wall finishes include standard paint finish.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C30102300080	Painting, interior on plaster and drywall, brushwork, primer & 2 coats	1,000.00	1.34	S.F.	1,340.00
<b>Subtotal:</b>						1,340.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,340.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2019

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5037-Fire Alarm Systems	Lifetime:	10
Name:	Fire Alarm System	Years Remaining:	8 (Observed)
Quantity:	1	% Used:	20 (Observed)
Unit Cost:	627,041.28	Year Installed:	2008
Replacement Cost:	627,041	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2019      Renewal Cost: 783,802  
 % Renew: 125

## DESCRIPTION

The fire alarm system is a microprocessor based addressable type system. The system is a general alarm, battery backup, electrically supervised system. Initiation devices include but are not necessarily limited to manual pull stations, smoke detectors, duct smoke detectors, heat detectors, and sprinkler flow switches. Notification devices include bells, horns and visual strobes. The system is monitored 24/7 by personnel in the basement Security Office in the State Capital. The building wide public address system is also integral to the fire alarm system.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	137200654170	Detection Systems, fire alarm control panel, addressable with voice, up to 400 points, excluding wires & conduits	5.00	11,799.19	Ea.	58,995.95
U	137200654400	Detection Systems, fire alarm control panel, battery & rack, automatic charger, excluding wires & conduits	5.00	698.55	Ea.	3,492.75
U	137200654600	Detection Systems, UPS battery charger, signal bell, excluding wires & conduits	5.00	160.10	Ea.	800.50
U	137200658200	Detection Systems, annunciator panel, 16 zone lamp, excluding wires & conduits	5.00	1,045.83	Ea.	5,229.15
U	161367009000	Electronic rack enclosures, 72" H x 30" W x 36" D	1.00	3,472.51	Ea.	3,472.51
U	167107553040	Patch panel, jack RJ-45/110 type, 96 ports	1.00	1,183.08	Ea.	1,183.08
U	167404002040	Switching and routing equipment, network switch, 10/100/1000 Mbps, 48 ports	1.00	5,921.72	Ea.	5,921.72
A	D50309100280	Communication and alarm systems, includes outlets, boxes, conduit and wire, sound systems, 100 outlets	1.00	131,242.08	Ea.	131,242.08

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	5.00	76,470.76	Ea.	382,353.80
A	D50309100459	Fire alarm control panel, 12 zone, excluding wire and conduit	5.00	4,510.11	Ea.	22,550.55
A	D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	1.00	11,799.19	Ea.	11,799.19
Subtotal:						627,041.28
Adjustment Factor:						1.0000
Total:						627,041.28

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2016-Exterior Soffits	Lifetime:	30
Name:	Plaster Veneer On GWB - 1 Coat - Loading Dock	Years Remaining:	10 (Observed)
Quantity:	400	% Used:	67 (Observed)
Unit Cost:	5.30	Year Installed:	1985
Replacement Cost:	2,120	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 2,650  
 % Renew: 125

## DESCRIPTION

GWB soffit system, on 8-ft. above floor at loading dock. Plaster veneer, taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal furring. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	092109000012	Thin coat plaster, 1 coat veneer, excl. lath	1,000.00	0.97	S.F.	970.00
A	C30301105700	Gypsum board ceilings, 5/8" fire rated gypsum board, painted and textured finish, 1-5/8" metal stud furring, 24" OC support	1,000.00	4.33	S.F.	4,330.00
<b>Subtotal:</b>						5,300.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,300.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1035-Identifying Devices	Lifetime:	10
	Fittings - Signage (Room Numbering and Identification) -		
Name:	2010	Years Remaining:	10 (Observed)
Quantity:	290,000	% Used:	0 (Observed)
Unit Cost:	0.64	Year Installed:	2010
Replacement Cost:	186,688	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 233,359  
 % Renew: 125

## DESCRIPTION

Room, door and graphic symbol signs. Adhesive backs and Braille.

Signage is in compliance with ADAAG and other building code requirements. Signage is periodically changed when political alignments dictate and care should be taken to ensure new signage is also ADAAG and code compliant.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	104402001200	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 8" x 8"	0.01	80.05	Ea.	0.40
U	104402001600	Signs, graphic symbols, adhesive back, 8" x 8"	0.01	48.70	Ea.	0.24
<b>Subtotal:</b>						0.64
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						0.64

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3010-Wall Finishes	Lifetime:	30
Name:	Raised Wood Paneling - High End - 1985	Years Remaining:	10 (Observed)
Quantity:	17,525	% Used:	67 (Observed)
Unit Cost:	45.89	Year Installed:	1985
Replacement Cost:	804,222	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 653,431  
 % Renew: 81

## DESCRIPTION

Wall finishes include high quality raised wood paneling at hearing rooms, dining room, etc. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	097707000330	Panel systems, class 1 fire rated, cherry veneer, 3/4" MDO	1,000.00	45.89	S.F.	45,890.00
<b>Subtotal:</b>						45,890.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						45,890.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3010-Wall Finishes	Lifetime:	25
Name:	Acoustic Wall Panels - 1985	Years Remaining:	10 (Observed)
Quantity:	4,380	% Used:	60 (Observed)
Unit Cost:	10.65	Year Installed:	1985
Replacement Cost:	46,647	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 58,309  
 % Renew: 125

## DESCRIPTION

Interior wall finishes include fabric covered acoustic panels at hearing rooms. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	098401000710	Sound Absorbing Panels, fiberglass panels, dacron covered, inner alum. frame, wall mounted, 4' x 8' x 1-1/2" thick	1,000.00	10.65	S.F.	10,650.00
<b>Subtotal:</b>						10,650.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						10,650.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	25
Name:	Quarry Tile - 1985	Years Remaining:	10 (Observed)
Quantity:	2,900	% Used:	60 (Observed)
Unit Cost:	22.38	Year Installed:	1985
Replacement Cost:	64,902	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 81,128  
 % Renew: 125

## DESCRIPTION

Floor finishes at kitchen areas include mudset quarry or ceramic tile. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	093101000600	Ceramic tile, cove base, mud set, 4-1/4" x 4-1/4"	250.00	16.16	L.F.	4,040.00
A	C30204101820	Tile, quarry tile, mud set, maximum	1,000.00	18.34	S.F.	18,340.00
<b>Subtotal:</b>						22,380.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						22,380.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3030-Ceiling Finishes	Lifetime:	30
Name:	GWB Taped and Finished - 1985	Years Remaining:	10 (Observed)
Quantity:	175,450	% Used:	67 (Observed)
Unit Cost:	4.33	Year Installed:	1985
Replacement Cost:	759,699	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 949,623  
 % Renew: 125

## DESCRIPTION

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to metal furring. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C30301105700	Gypsum board ceilings, 5/8" fire rated gypsum board, painted and textured finish, 1-5/8" metal stud furring, 24" OC support	1,000.00	4.33	S.F.	4,330.00
<b>Subtotal:</b>						4,330.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						4,330.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3030-Ceiling Finishes	Lifetime:	30
	Ornately Detailed Painted Plaster		
Name:	Ceilings	Years Remaining:	10 (Observed)
Quantity:	26,100	% Used:	67 (Observed)
Unit Cost:	11.76	Year Installed:	1932
Replacement Cost:	307,001	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 383,752  
 % Renew: 125

## DESCRIPTION

Ornately detailed three-coat painted plaster ceiling system on metal lath and suspended channels at original elevator lobbies and adjacent corridors.  
 System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C30301400120	Plaster, perlite, including finish, 3 coats	1,250.00	6.21	S.F.	7,762.50
A	C30301400280	Lath, gypsum, metal, diamond, 3.4 lb	1,000.00	1.38	S.F.	1,380.00
A	C30301400520	Furring, steel channels, 1-1/2" galvanized, 16" OC	1,000.00	2.62	S.F.	2,620.00
<b>Subtotal:</b>						11,762.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						11,762.50

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3030-Ceiling Finishes	Lifetime:	25
Name:	Metal Slat Ceilings - 1985	Years Remaining:	10 (Observed)
Quantity:	1,450	% Used:	60 (Observed)
Unit Cost:	15.77	Year Installed:	1985
Replacement Cost:	22,867	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 28,583  
 % Renew: 125

## DESCRIPTION

Painted aluminum slat ceiling system with suspension system and acoustic insulation pads at hearing rooms. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	091201008800	Suspended Ceiling System, 2" carriers, 24" O.C. with 1-5/8" channels, 16" O.C., incl. carriers	1,000.00	3.72	S.F.	3,720.00
U	095107601300	Complete Suspended Ceilings, metal pan with acoustic pad, painted aluminum, incl. standard susp. system, excl. 1-1/2" carrier channels	1,000.00	12.05	S.F.	12,050.00
<b>Subtotal:</b>						15,770.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						15,770.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3030-Ceiling Finishes	Lifetime:	30
Name:	Painted Concrete Surfaces - 1985	Years Remaining:	10 (Observed)
Quantity:	18,850	% Used:	67 (Observed)
Unit Cost:	0.59	Year Installed:	1985
Replacement Cost:	11,027	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 13,784  
 % Renew: 125

## DESCRIPTION

Paint finish applied to exposed cast-in-place concrete beams and deck, etc. primarily in basement and ground floor service areas. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	099109200800	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, brushwork	250.00	0.96	S.F.	240.00
U	099109200880	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, spray	750.00	0.46	S.F.	345.00
<b>Subtotal:</b>						585.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						585.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D1010-Elevators and Lifts	Lifetime:	35
Name:	Hydraulic Passenger Elevator	Years Remaining:	10 (Observed)
Quantity:	1	% Used:	71 (Observed)
Unit Cost:	69,046.20	Year Installed:	1985
Replacement Cost:	69,046	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

### RENEWAL

Renewal FY: 2021      Renewal Cost: 86,308  
 % Renew: 125

### DESCRIPTION

The conveying equipment includes a passenger hydraulic elevator. This elevator serves only the 6th and 7th floors. It has a capacity of 2,100 lb.

### SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D10101102800	Hydraulic, passenger elevator, 4000 lb, 2 floors, 100 FPM	1.00	69,046.20	Ea.	69,046.20
<b>Subtotal:</b>						69,046.20
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						69,046.20

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D1010-Elevators and Lifts	Lifetime:	35
Name:	Hydraulic Freight Elevator	Years Remaining:	10 (Observed)
Quantity:	1	% Used:	71 (Observed)
Unit Cost:	145,860.12	Year Installed:	1985
Replacement Cost:	145,860	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

### RENEWAL

Renewal FY: 2021      Renewal Cost: 182,325  
 % Renew: 125

### DESCRIPTION

The conveying equipment includes a freight hydraulic elevator. This elevator serves two floors. It has a capacity of 3,000 lb.

### SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D10101106700	Hydraulic, freight elevators (class"B"), 3000 lb, 2 floors, 50 FPM	1.00	145,860.12	Ea.	145,860.12
<b>Subtotal:</b>						145,860.12
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						145,860.12

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D40-Fire Protection	Lifetime:	35
Name:	Wet Sprinkler System	Years Remaining:	10 (Observed)
Quantity:	290,000	% Used:	71 (Observed)
Unit Cost:	5.74	Year Installed:	1985
Replacement Cost:	1,664,391	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

### RENEWAL

Renewal FY: 2021      Renewal Cost: 2,080,489  
 % Renew: 125

### DESCRIPTION

The fire protection systems includes a light hazard wet sprinkler system, which includes backflow prevention, a fire pump and standpipes.

### SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	151401001400	Backflow preventer, double check principle, corrosion resistant, automatic operation, OS&Y valves, flanged, 4" pipe size, includes valves and four test cocks	0.10	5,733.50	Ea.	573.35
A	D40104100600	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	250.00	4.74	S.F.	1,185.00
A	D40104100720	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	750.00	3.03	S.F.	2,272.50
A	D40203100560	Wet standpipe risers, class I, steel, black, sch 40, 4" diam pipe, 1 floor	0.10	7,767.60	Floor	776.76
A	D40203100580	Wet standpipe risers, class I, steel, black, sch 40, 4" diam pipe, additional floors	0.20	2,165.73	Floor	433.15
A	D40204103600	Fire pump, electric, with controller, 5" pump, 40 HP, 1000 GPM	0.02	21,955.65	Ea.	439.11
A	D40204103700	Fire pump, electric, for jockey pump system, add	0.02	2,970.52	Ea.	59.41
<b>Subtotal:</b>						5,739.28
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,739.28

### LINKED REQUIREMENTS

All costs in USD.



*System Detail Report*

by Renewal Fiscal Year

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5022-Lighting Equipment	Lifetime:	20
Name:	Exterior Lighting - HID Wallpacks	Years Remaining:	10 (Observed)
Quantity:	3	% Used:	50 (Observed)
Unit Cost:	1,463.59	Year Installed:	2000
Replacement Cost:	4,391	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 5,488  
 % Renew: 125

## DESCRIPTION

HID wallpack luminaires are installed on the exterior west end of the building.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
E	015904000150D	Rent aerial lift to 15'high 1000 lb cap scissor type	1.00	98.03	Ea./day	98.03
U	161366009000	Outlet boxes, minimum labor/equipment charge	1.00	172.24	Job	172.24
U	165203001190	Metal halide fixture, exterior, wall pack, 250 Watt, incl lamps	1.00	486.46	Ea.	486.46
U	165802000450	Photoelectric control, S.P.D.T., 208 V/277 V	1.00	316.36	Ea.	316.36
A	D50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	50.00	7.81	L.F.	390.50
<b>Subtotal:</b>						1,463.59
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,463.59

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5032-Intercommunication and Paging System	Lifetime:	15
Name:	Intercom System	Years Remaining:	10 (Observed)
Quantity:	1	% Used:	33 (Observed)
Unit Cost:	23,989.86	Year Installed:	2000
Replacement Cost:	23,990	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY:	2021	Renewal Cost:	29,987
% Renew:	125		

## DESCRIPTION

Two way intercom stations are provided on exterior doors and various office doors.

“This system is in better than expected condition for a system of its age due to good maintenance and replacement parts are still available. Based on the criteria, the observed years remaining have been adjusted to reflect the extended life expectancy of this system.”

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50309100520	Communication and alarm systems, includes outlets, boxes, conduit and wire, intercom systems, 12 stations	1.25	19,191.89	Ea.	23,989.86
<b>Subtotal:</b>						23,989.86
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						23,989.86

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5033-Telephone Systems	Lifetime:	15
Name:	Cell Phone Repeaters	Years Remaining:	10 (Observed)
Quantity:	1	% Used:	33 (Observed)
Unit Cost:	182,612.95	Year Installed:	2005
Replacement Cost:	182,613	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 228,266  
 % Renew: 125

## DESCRIPTION

There are SPRINT cell phone repeaters and coax cable backbone installed throughout the building.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	167104001420	Fiber optics repeater, digital, 1.2 mile range	100.00	914.01	Ea.	91,401.00
U	167404001100	Switching and routing equipment, network hub, dual speed, 24 ports, incl cabinet	15.00	4,811.13	Ea.	72,166.95
U	168107500950	TV antenna lead-in cable, coaxial, feeder outlet	35.00	133.10	C.L.F.	4,658.50
U	168107501000	TV antenna lead-in cable, coaxial, main riser	35.00	166.30	C.L.F.	5,820.50
U	168107503560	Coaxial connectors, BNC plug for, RG A/U #62 cable	200.00	21.28	Ea.	4,256.00
U	168107503620	Coaxial connectors, BNC jack for, RG A/U #62 cable	200.00	21.55	Ea.	4,310.00
<b>Subtotal:</b>						182,612.95
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						182,612.95

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5033-Telephone Systems	Lifetime:	15
Name:	Telephone Wiring	Years Remaining:	10 (Observed)
Quantity:	290,000	% Used:	33 (Observed)
Unit Cost:	3.73	Year Installed:	1980
Replacement Cost:	1,080,772	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 1,350,965  
 % Renew: 125

## DESCRIPTION

Standard voice wiring is installed throughout the facility with drops at workstations and desktops. Punch down blocks and data racks are located in communications closets throughout the facility. Wiring is routed through ceiling spaces using a combination of cable tray, conduits and cable hangars. The majority of the structured wiring in the facility is a mix of original and updated cabling. Wiring is continually upgraded and efforts have been made to keep wiring and connectivity to current standards.

"This system is functional and adequate for the facility due to good maintenance and wiring is continually upgraded and efforts have been made to keep wiring and connectivity to current standards. Based on this criteria; the observed years remaining has been increased to reflect expected additional life of the system."

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	161367007920	Telephone cabinet, w/wood backboard, double door, 48" H x 36" W x 6" D	0.25	1,455.08	Ea.	363.77
U	167107505600	Unshielded twisted pair (UTP) cable, solid, plenum, #24, 25 pair, category 3	3.00	351.01	C.L.F.	1,053.03
A	D50303101020	Telephone wiring for offices & laboratories, 8 jacks/MSF	1,000.00	2.31	S.F.	2,310.00
<b>Subtotal:</b>						3,726.80
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,726.80

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5039-Local Area Networks	Lifetime:	15
Name:	Data Wiring	Years Remaining:	10 (Observed)
Quantity:	290,000	% Used:	33 (Observed)
Unit Cost:	2.57	Year Installed:	2005
Replacement Cost:	746,643	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.01

## RENEWAL

Renewal FY: 2021      Renewal Cost: 933,303  
 % Renew: 125

## DESCRIPTION

Standard data systems are installed throughout the facility with drops at workstations and desktops. Punch down blocks and data racks are located in communications closets throughout the facility. Wiring is routed through ceiling spaces using a combination of cable tray, conduits and cable hangars. The majority of the structured wiring in the facility is a mix of original and updated cabling. Wiring is continually upgraded and efforts have been made to keep wiring and connectivity to current standards.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50309200110	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.00	2,574.63	M.S.F.	2,574.63
<b>Subtotal:</b>						2,574.63
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						2,574.63

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Communication Wiring - Improperly Installed - Corridor 180B	Building Code	1- Currently Critical	Elec	11/08/2011	1,380
Communication Wiring - Improperly Installed - Room 142F	Building Code	1- Currently Critical	Elec	11/08/2011	1,380
Local Area Networks – Unprotected Plumbing Pipes above Equipment – Room 132E	Building Code	1- Currently Critical	Elec	11/08/2011	1,268
<b>Total</b>					<b>4,028</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E-Equipment and Furnishings	Lifetime:	35
Name:	Fixed Theater Seating - Deluxe - 1985	Years Remaining:	10 (Observed)
Quantity:	450	% Used:	71 (Observed)
Unit Cost:	503.82	Year Installed:	1985
Replacement Cost:	226,719	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 141,699  
 % Renew: 63

## DESCRIPTION

Furnishings include deluxe, fixed theater seating at hearing rooms.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	E20105100120	Architectural equipment, movie equipment seating, painted steel, upholstered, deluxe	1.00	503.82	Ea.	503.82
<b>Subtotal:</b>						503.82
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						503.82

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E-Equipment and Furnishings	Lifetime:	25
Name:	Fixed Casework - Institutional - High End - 1985	Years Remaining:	10 (Observed)
Quantity:	200	% Used:	60 (Observed)
Unit Cost:	794.79	Year Installed:	1985
Replacement Cost:	158,958	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 198,698  
 % Renew: 125

## DESCRIPTION

Building includes deluxe railings and casework at hearing rooms and publicly accessible service counters. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	057207000700	Railing, ornamental, composite metal and wood or glass, 3'-6" high, posts @ 6' O.C., hand assembled, maximum	1.00	377.82	L.F.	377.82
U	064101009600	Custom Cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	1.00	416.97	L.F.	416.97
<b>Subtotal:</b>						794.79
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						794.79

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E-Equipment and Furnishings	Lifetime:	25
Name:	Fixed Casework - High End - 1985	Years Remaining:	10 (Observed)
Quantity:	160	% Used:	60 (Observed)
Unit Cost:	469.06	Year Installed:	1985
Replacement Cost:	75,050	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 93,812  
 % Renew: 125

## DESCRIPTION

Building includes deluxe kitchen cabinets and countertops, without appliances. System life extended by Owner's maintenance program.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	064101009600	Custom Cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances, maximum	1.00	416.97	L.F.	416.97
U	064151000100	Counter tops, stock, plastic laminate, 24" wide, includes backsplash, maximum	1.00	52.09	L.F.	52.09
<b>Subtotal:</b>						469.06
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						469.06

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2021

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2030-Pedestrian Paving	Lifetime:	25
Name:	Pedestrian Pavement - Granite and Concrete	Years Remaining:	10 (Observed)
Quantity:	1,000	% Used:	60 (Observed)
Unit Cost:	58.54	Year Installed:	1932
Replacement Cost:	58,540	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2021      Renewal Cost: 36,588  
 % Renew: 63

## DESCRIPTION

Granite paving blocks on cast-in-place concrete at exterior entrances and landings. Granite applied over cast-in-place (CIP) concrete base, 5" thick, 6x6-#10 mesh, broom finish with 4" sand bedding. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	027752750140	Sidewalks, driveways, and patios, bedding for brick or stone, sand, 4" thick, excludes base	1,000.00	0.95	S.F.	950.00
U	027752750351	Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3000 psi, 5" thick, excludes base	1,000.00	4.87	S.F.	4,870.00
U	048503002700	Granite pavers, belgian block, 8"-13" long, 4"-6" wide, 4"-6" deep	1,000.00	52.72	S.F.	52,720.00
<b>Subtotal:</b>						58,540.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						58,540.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2025

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3050-Terminal and Package Units	Lifetime:	15
Name:	Unit Heaters - Electric	Years Remaining:	14 (Observed)
Quantity:	5	% Used:	7 (Observed)
Unit Cost:	5,205.08	Year Installed:	2009
Replacement Cost:	26,025	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2025      Renewal Cost: 29,148  
 % Renew: 112

## DESCRIPTION

Heating is provided by suspended, electric unit heaters. These are found in service areas and electrical rooms.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	157602509020	Electric heating, cabinet unit heaters, ceiling mount, 208 to 480 volt, three pole, 13.5 kW	1.00	3,240.31	Ea.	3,240.31
A	D50201450520	Motor installation, three phase, 200 V, 1-1/2 HP motor size	1.00	1,964.77	Ea.	1,964.77
<b>Subtotal:</b>						5,205.08
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,205.08

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2025

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D40-Fire Protection	Lifetime:	15
Name:	FM200 System	Years Remaining:	14 (Observed)
Quantity:	16,000	% Used:	7 (Observed)
Unit Cost:	1.63	Year Installed:	2009
Replacement Cost:	26,080	Date Inspected:	11/08/2010
Unit of Measure:	CU FT	SCI:	0.00

## RENEWAL

Renewal FY: 2025      Renewal Cost: 32,600  
 % Renew: 125

## DESCRIPTION

The fire protection systems include a minimum to moderate density FM200 system. This system serves room B46.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D40909200820	Average FM200 system, minimum	1.00	1.63	C.F.	1.63
<b>Subtotal:</b>						1.63
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1.63

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2025

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D40-Fire Protection	Lifetime:	20
Name:	Kitchen Hood Suppression	Years Remaining:	14 (Observed)
Quantity:	1	% Used:	30 (Observed)
Unit Cost:	5,265.47	Year Installed:	2004
Replacement Cost:	5,265	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2025      Renewal Cost: 6,582  
 % Renew: 125

## DESCRIPTION

System includes a R-102 chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood not included.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	114251107950	Hood fire protection system, commercial kitchen equipment, min	1.00	5,265.47	Ea.	5,265.47
<b>Subtotal:</b>						5,265.47
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,265.47

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2026

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B3022-Roof Hatches	Lifetime:	40
Name:	Roof Hatch - 1985	Years Remaining:	15 (Observed)
Quantity:	1	% Used:	63 (Observed)
Unit Cost:	1,462.36	Year Installed:	1985
Replacement Cost:	1,462	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2026      Renewal Cost: 1,828  
 % Renew: 125

## DESCRIPTION

Roof hatch with insulated curb at 9th floor roof access.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	B30202100200	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", aluminum	1.00	1,462.36	Opng.	1,462.36
<b>Subtotal:</b>						1,462.36
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,462.36

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2026

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5022-Lighting Equipment	Lifetime:	20
	Interior Lighting - Recessed		
Name:	Lighting	Years Remaining:	15 (Observed)
Quantity:	290,000	% Used:	25 (Observed)
Unit Cost:	6.49	Year Installed:	1990
Replacement Cost:	1,882,100	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2026      Renewal Cost: 2,352,625  
 % Renew: 125

## DESCRIPTION

Recessed lighting is installed in many areas of the building for general lighting and also accent lighting. Lighting type includes a combination of incandescent lamps, halogen spot light lamps and compact fluorescent lamps (CFL). Locations include but are not necessarily limited to Conference Rooms, Corridors and various office spaces.

“This system is in good working order due to good maintenance. Lamps are replaced regularly as required and updated or retrofitted with energy saving lamps. The observed years remaining have been adjusted to reflect the extended life expectancy of this system.”

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50202160400	Incandescent fixtures recess mounted, type A, 5 watt per SF, 40 FC, 30 fixtures per 1000 SF	500.00	12.98	S.F.	6,490.00
<b>Subtotal:</b>						6,490.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,490.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2029

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5022-Lighting Equipment	Lifetime:	20
Name:	Interior Lighting - Compact Fluorescent Wall Sconces	Years Remaining:	18 (Observed)
Quantity:	290,000	% Used:	10 (Observed)
Unit Cost:	1.39	Year Installed:	2008
Replacement Cost:	404,043	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2029      Renewal Cost: 505,054  
 % Renew: 125

## DESCRIPTION

Brass wall sconces are installed throughout most corridors. Luminaires have been retrofitted with compact fluorescent lamps and ballasts and provide accent uplighting throughout. Install date represents approximate date of retrofit.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	161366009000	Outlet boxes, minimum labor/equipment charge	1.00	172.24	Job	172.24
U	165103000240	Fixture hangers, canopy	1.00	67.65	Ea.	67.65
U	165103000260	Fixture hangers, connecting block	1.00	21.67	Ea.	21.67
U	165103000280	Fixture hangers, cushion hanger	1.00	65.81	Ea.	65.81
U	165103000300	Fixture hangers, box hanger, with mounting strap	1.00	95.22	Ea.	95.22
U	165104405030	Incandescent fixture, interior, ceiling mounted, square, 300 W, incl lamps, mounting hardware and connections	1.00	455.98	Ea.	455.98
U	165104407630	Electronic ballast, replacement, interior lighting fixtures, for two tubes, to 15' high	2.00	125.67	Ea.	251.34
U	165856000570	Fluorescent lamp, double twin tube compact lamp	0.03	2,269.77	C	68.09
A	D50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	25.00	7.81	L.F.	195.25
<b>Subtotal:</b>						1,393.25
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,393.25

All costs in USD.



**LINKED REQUIREMENTS**

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2029

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5022-Lighting Equipment	Lifetime:	20
Name:	Interior Lighting - Pendant Lighting	Years Remaining:	18 (Observed)
Quantity:	50	% Used:	10 (Observed)
Unit Cost:	1,665.90	Year Installed:	2008
Replacement Cost:	83,295	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

### RENEWAL

Renewal FY: 2029      Renewal Cost: 104,119  
 % Renew: 125

### DESCRIPTION

Pendant type fixtures are installed in the elevator lobbies. Fixtures have been retrofitted with compact fluorescent lamps (CFL). Install date represents approximate date of retrofit.

### SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	161366009000	Outlet boxes, minimum labor/equipment charge	1.00	172.24	Job	172.24
U	165103000220	Fixture hangers, boxes hub cover	1.00	25.65	Ea.	25.65
U	165103000240	Fixture hangers, canopy	1.00	67.65	Ea.	67.65
U	165103000260	Fixture hangers, connecting block	1.00	21.67	Ea.	21.67
U	165103000280	Fixture hangers, cushion hanger	1.00	65.81	Ea.	65.81
U	165103000300	Fixture hangers, box hanger, with mounting strap	1.00	95.22	Ea.	95.22
U	165103000320	Fixture hangers, box hanger, connecting block	1.00	19.39	Ea.	19.39
U	165103000560	Fixture hangers, flexible, 3/4" diameter, 12" long	4.00	88.51	Ea.	354.04
U	165104405510	Incandescent fixture, interior, pendent, round, 100 W, incl lamps, mounting hardware and connections	1.00	205.31	Ea.	205.31
U	165104409000	Interior lighting fixtures, minimum labor/equip charge	1.00	229.66	Job	229.66
U	165856000586	Fluorescent lamp, compact, 26 watt, replaces standard 100 watt bulb	0.01	1,876.12	C	18.76
A	D50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	50.00	7.81	L.F.	390.50

All costs in USD.

<b>Subtotal:</b>	1,665.90
<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	1,665.90

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2029

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5022-Lighting Equipment	Lifetime:	20
Name:	Antique Lighting - Solid Bronze Exterior Post Candelabras	Years Remaining:	18 (Observed)
Quantity:	8	% Used:	10 (Observed)
Unit Cost:	23,584.07	Year Installed:	2008
Replacement Cost:	188,673	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.10

## RENEWAL

Renewal FY: 2029      Renewal Cost: 235,841  
 % Renew: 125

## DESCRIPTION

Original solid cast bronze exterior post type candelabras are installed at each exterior entrance. The candelabras have been retrofitted with nine compact fluorescent lamps (CFL) and plastic globes each. Install date represents approximate date of lighting retrofit.

"Bronze candelabras are 78 years old and it is expected they will last another 100 years under same environment. Observed years remaining to reflect expected years remaining of recently installed lighting retrofit."

Note: Non-Means line item used for bronze exterior post. Unit cost is based on approximate price of \$1000 as shown on original purchase order for similar fixtures at the State Capital and escalated to 2010 dollars with a 3.5% discount factor over 78 years (14.67). Original prices provided by State Capital Historical Society. Actual historical assessed value may vary.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	022102001999	Concrete core drilling, includes bit, layout and set up, minimum equipment/labor charge	1.00	278.86	Job	278.86
U	161366009000	Outlet boxes, minimum labor/equipment charge	1.00	172.24	Job	172.24
U	165103000220	Fixture hangers, boxes hub cover	9.00	25.65	Ea.	230.85
U	165103000260	Fixture hangers, connecting block	9.00	21.67	Ea.	195.03
U	165203008270	Walkway luminaire, exterior, lantern, incandescent, 300 watt	9.00	619.42	Ea.	5,574.78
U	165203009000	Exterior fixtures, minimum labor/equipment charge	9.00	183.73	Job	1,653.57
U	165856000586	Fluorescent lamp, compact, 26 watt, replaces standard 100 watt bulb	0.09	1,876.12	C	168.85
A	D50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	50.00	7.81	L.F.	390.50
N	n/a	Solid Bronze Exterior Post Candelabra	1.00	14,919.39	Each	14,919.39

All costs in USD.

<b>Subtotal:</b>	23,584.07
<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	23,584.07

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exterior Lighting - Luminaires in Disrepair	Reliability	1- Currently Critical	Elec	11/08/2011	18,841
<b>Total</b>					<b>18,841</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2029

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5092-Emergency Light and Power Systems	Lifetime:	20
Name:	Emergency Generator - 500kW	Years Remaining:	18 (Observed)
Quantity:	1	% Used:	10 (Observed)
Unit Cost:	265,525.17	Year Installed:	2008
Replacement Cost:	265,525	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2029      Renewal Cost: 331,906  
 % Renew: 125

## DESCRIPTION

There is an 500 kW diesel driven generator located outside the adjacent parking garage entrance. The generator is equipped with a 75 gallon day tank and sound proof weatherproof housing. The main storage tank is located in the parking garage and included under that asset. Feeder wiring is routed underground from the generator to the main electrical room in the State Office Building.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
E	015906002760W	Rent crane truck mounted, hydraulic, 150 ton capacity	1.00	14,368.86	Ea./week	14,368.86
U	131287006000	Pre-Eng Steel Bldg Access., pre-eng. steel doors, double leaf, glazed, 6' x 7'	2.00	2,217.59	Opng.	4,435.18
U	131287006920	Pre-Eng Steel Bldg Access., insulation, vinyl faced, rated .6 lb density, R19, 6" thick	1,100.00	1.16	S.F.	1,276.00
U	164102001000	Circuit breaker, 3 pole, 600 volt, 800 amp, enclosed (NEMA 1)	1.00	6,991.76	Ea.	6,991.76
A	A10301206800	Slab on grade, 8" thick, heavy industrial, reinforced	500.00	16.31	S.F.	8,155.00
A	D50101200360	Service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 600 A	1.25	13,060.94	Ea.	16,326.18
A	D50102400240	Switchgear installation, incl switchboard, panels & circuit breaker, 600 A	1.00	19,297.85	Ea.	19,297.85
A	D50902101040	Generator sets, w/battery, charger, muffler and transfer switch, diesel engine with fuel tank, 500 kW	500.00	256.98	kW	128,490.00

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	F10103400520	Special construction, hangar, prefabricated, galvanized roof and walls, electric bifolding doors, deluxe	500.00	22.66	S.F.	11,330.00
A	G40103121400	Electric power feed 800 Amp, 4' deep, 100', including excavation, backfill, concrete & compaction	3.00	18,284.78	Ea.	54,854.34
Subtotal:						265,525.17
Adjustment Factor:						1.0000
Total:						265,525.17

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2030

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D1013-Lifts	Lifetime:	25
Name:	Wheelchair Lift	Years Remaining:	19 (Observed)
Quantity:	1	% Used:	24 (Observed)
Unit Cost:	14,745.45	Year Installed:	2004
Replacement Cost:	14,745	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2030      Renewal Cost: 15,483  
 % Renew: 105

## DESCRIPTION

The conveying system includes a wheelchair lift. .

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	144201008000	Elevators/Lifts, residential, wheelchair lift, min	1.50	9,830.30	Ea.	14,745.45
<b>Subtotal:</b>						14,745.45
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						14,745.45

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2030

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D3050-Terminal and Package Units	Lifetime:	20
Name:	Computer Room Cooling - DX w/Air Cooled Remote Condenser	Years Remaining:	19 (Observed)
Quantity:	3	% Used:	5 (Observed)
Unit Cost:	51,027.25	Year Installed:	2009
Replacement Cost:	153,082	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2030      Renewal Cost: 191,352  
 % Renew: 125

## DESCRIPTION

The HVAC system includes three Liebert computer room cooling units with an air cooled remote condensers.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	150806007860	Insulation, pipe covering (price copper tube one size less than I.P.S.), polyethylene tubing flexible closed cell foam, UV-resistant, standard temperature, (-90 Deg.F to +212Deg.F), 3/4" wall, 1" iron pipe size	50.00	7.67	L.F.	383.50
A	D20908101280	Copper tubing, hard temper, solder, type K, 1" diameter	50.00	24.43	L.F.	1,221.50
A	D30501850660	Computer room unit, air cooled, includes remote condenser, 15 ton	1.00	49,422.25	Ea.	49,422.25
<b>Subtotal:</b>						51,027.25
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						51,027.25

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2031

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D1011-Passenger Elevators	Lifetime:	35
Name:	Passenger Elevators - Elevator #5	Years Remaining:	20 (Observed)
Quantity:	1	% Used:	43 (Observed)
Unit Cost:	372,216.88	Year Installed:	1995
Replacement Cost:	372,217	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.42

## RENEWAL

Renewal FY: 2031      Renewal Cost: 465,271  
 % Renew: 125

## DESCRIPTION

Elevators #5 is a geared traction type passenger elevator. The elevator is located on the West side of the building. The elevator is rated at 3,500 lbs maximum load capacity at 350 feet per minute. The elevator provides vertical transportation from the Basement to the Fifth Floor inclusive. The elevator has polished brass doors and trim, faux wood walls and ceiling with halogen lighting, carpet on the floor and all required emergency communications. Install date represents most recent overhaul.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	142102001625	Electric Traction Passenger Elevators, base unit, standard finish, 2000 lb, 200 fpm, 4 stop	1.00	127,306.00	Ea.	127,306.00
U	142102001700	Electric Traction Passenger Elevators, base unit, standard finish, for 3500 lb capacity, add	1.00	7,645.00	Ea.	7,645.00
U	142102001850	Electric Traction Passenger Elevators, base unit, standard finish, for increased speed, 350 fpm, geared electric, add	1.00	12,430.00	Ea.	12,430.00
U	142102002000	Electric Traction Passenger Elevators, base unit, standard finish, for travel over 40 V.L.F., add	80.00	959.52	V.L.F.	76,761.60
U	142102002025	Electric Traction Passenger Elevators, base unit, standard finish, for number of stops over 4, add	3.00	14,705.93	Stop	44,117.79
U	142702003425	Passenger Elevator Options, cab finishes (based on 3500 lb cab size), carpet flooring	1.00	627.00	Ea.	627.00
U	142702003575	Passenger Elevator Options, cab finishes (based on 3500 lb cab size), stainless steel returns at door	1.00	1,265.00	Ea.	1,265.00
U	142802003125	Elevator options, passenger, intercom service	1.00	2,048.43	Ea.	2,048.43

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	142802003275	Elevator options, passenger, automatic emergency power switching	1.00	3,896.06	Ea.	3,896.06
U	142802003650	Elevator options, passenger, cab finishes (based on 3500 lb cab size), hall finishes, stainless steel frames	7.00	1,540.00	Ea.	10,780.00
U	142802003800	Elevator options, passenger, cab finishes (based on 3500 lb cab size), variable voltage, O.H. gearless machine, min	1.00	84,230.00	Ea.	84,230.00
U	165508202210	Track lighting, spotlight, MR16 halogen, 50 W	6.00	185.00	Ea.	1,110.00
<b>Subtotal:</b>						372,216.88
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						372,216.88

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Elevator #5 Controller - Beyond Rated Life	Beyond Useful Life	3- Necessary - Not Yet Critical	Elec	11/08/2015	154,573
<b>Total</b>					<b>154,573</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2031

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2010-Plumbing Fixtures	Lifetime:	30
Name:	Kitchenette - Cabinet, Counter and Sink	Years Remaining:	20 (Observed)
Quantity:	10	% Used:	33 (Observed)
Unit Cost:	2,630.53	Year Installed:	2000
Replacement Cost:	26,305	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2031      Renewal Cost: 32,882  
 % Renew: 125

## DESCRIPTION

The plumbing fixtures include kitchenette cabinet, counter and sink units. These are typically located in break rooms.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	064101001300	Custom Cabinets, kitchen base cabinets, hardwood, prefinished, 2 top drawers, 2 doors below, 24" deep, 35" high, 48" wide, excl. countertops	1.00	609.84	Ea.	609.84
U	064151000100	Counter tops, stock, plastic laminate, 24" wide, includes backsplash, maximum	4.00	52.09	L.F.	208.36
A	D20104101760	Kitchen sink w/trim, countertop, PE on CI, 30" x 21" single bowl	1.00	1,812.33	Ea.	1,812.33
<b>Subtotal:</b>						2,630.53
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						2,630.53

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2031

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5011-High Tension Service and Dist.	Lifetime:	30
Name:	Electrical Service - 13.8kV	Years Remaining:	20 (Observed)
Quantity:	1	% Used:	33 (Observed)
Unit Cost:	222,428.73	Year Installed:	2000
Replacement Cost:	222,429	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.04

## RENEWAL

Renewal FY: 2031      Renewal Cost: 278,036  
 % Renew: 125

## DESCRIPTION

The main substation is served at 13.8kV via circuits N1 and N2 from the Capitol Complex medium voltage underground distribution system. There are a total of two feeders serving the substation. Medium voltage equipment includes one 3 gang G&W SF6 insulated switch that serves two individual secondary unit substations (Included under Separate System). The G&W switch is normally operated via remote means using web based capabilities and manually only under emergency situations if required.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
E	015906002700M	Rent crane truck mounted, hydraulic, 80 ton capacity	1.00	37,771.46	Ea./month	37,771.46
U	160608009000	Grounding, minimum labor/equipment charge	10.00	172.24	Job	1,722.40
U	161202200410	Cable splicing, 15 kV, 500 kcmil stranded, URD or similar	6.00	511.52	Ea.	3,069.12
U	161202401400	Cable terminations, indoor, insulation diameter range, 15 kV, 1.540" to 1.900", pad mount	9.00	331.06	Ea.	2,979.54
U	161209009000	Wire, minimum labor/equipment charge	38.00	172.24	Job	6,545.12
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	12.00	172.24	Job	2,066.88
U	161367000620	Pull boxes, sheet metal, type SC, 36" W x 36" H x 8" D, NEMA 1	6.00	696.63	Ea.	4,179.78
U	163307600900	Cable lugs, for 2 feeders, 4.8 kV or 13.8 kV	3.00	768.73	Ea.	2,306.19
U	163307601000	Pothead, one 3 conductor or three 1 conductor	5.00	3,449.83	Ea.	17,249.15
U	163307601200	Switchgear, key interlocks	3.00	844.57	Ea.	2,533.71

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	163608002100	Substation equipment, power circuit breakers, air, 13 to 26 kV	1.00	72,317.00	Ea.	72,317.00
U	163608009120	Conversion equipment, battery chargers	1.00	4,509.74	Ea.	4,509.74
U	163608009200	Control batteries	5.00	526.32	K.A.H.	2,631.60
U	164408601840	Switchboards, motor operated main breaker, 1200 - 2000 amp	3.00	5,725.18	Ea.	17,175.54
A	D50101101160	High voltage cable, neutral & conduit included, copper 500 kcmil, 15 kV	100.00	158.49	L.F.	15,849.00
A	G40103121100	Electric power feed 1600 Amp, 4' deep, 100', including excavation, backfill, concrete & compaction	1.00	29,522.50	Ea.	29,522.50
Subtotal:						222,428.73
Adjustment Factor:						1.0000
Total:						222,428.73

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Electrical Service – Inadequate Means of Egress from Electrical Room	Building Code	1- Currently Critical	Elec	11/08/2011	9,708
Total					9,708

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2031

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5022-Lighting Equipment	Lifetime:	20
Name:	Interior Lighting - Fluorescent Lighting	Years Remaining:	20 (Observed)
Quantity:	290,000	% Used:	0 (Observed)
Unit Cost:	8.51	Year Installed:	1990
Replacement Cost:	2,467,900	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.58

## RENEWAL

Renewal FY: 2031      Renewal Cost: 3,084,875  
 % Renew: 125

## DESCRIPTION

Fluorescent type lighting is installed throughout the Basement and in office space throughout the remainder of the building. Fixture types include 1x4 and 2x4 recessed troffers, surface mount fixtures and cove lighting in offices and corridors and industrial fluorescent and strip type fixtures in shops, maintenance areas and other non-public spaces. Fluorescent fixtures have been retrofitted with T8 lamps and electronic ballasts.

“System observed years remaining have been increased based on the requirement(s) created and linked to replace all lamps and ballasts system wide.”

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	1,000.00	8.51	S.F.	8,510.00
<b>Subtotal:</b>						8,510.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						8,510.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Fluorescent Lighting - Approaching Rated Life	Beyond Useful Life	3- Necessary - Not Yet Critical	Elec	11/08/2015	1,428,637
<b>Total</b>					<b>1,428,637</b>

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2035

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1030-Fittings	Lifetime:	25
Name:	Restroom Accessories - Average - 2009	Years Remaining:	24 (Observed)
Quantity:	290,000	% Used:	4 (Observed)
Unit Cost:	0.77	Year Installed:	2009
Replacement Cost:	223,817	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2035      Renewal Cost: 279,771  
 % Renew: 125

## DESCRIPTION

The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	108101000610	Toilet Accessories, dispenser units, towel dispenser & waste receptacle, 18 gallon capacity	0.50	347.85	Ea.	173.93
U	108101001105	Toilet Accessories, grab bars, straight, stainless steel, 42" long	0.50	75.47	Ea.	37.74
U	108101003700	Toilet Accessories, mirror, 48" x 24", with 5" stainless steel shelf & stainless steel 3/4" square frame	0.75	293.95	Ea.	220.46
U	108101004200	Toilet Accessories, sanitary napkin/tampon dispenser recessed	0.25	616.53	Ea.	154.13
U	108101004600	Toilet Accessories, soap dispenser, chrome, surface mounted, liquid	0.75	75.47	Ea.	56.60
U	108101006050	Toilet Accessories, toilet seat cover dispenser, stainless steel, surface mounted	0.75	72.03	Ea.	54.02
U	108101006200	Toilet Accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	0.75	49.14	Ea.	36.86
U	108101006290	Toilet Accessories, toilet seat	0.75	50.73	Ea.	38.05
<b>Subtotal:</b>						771.79
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						771.79

All costs in USD.



**LINKED REQUIREMENTS**

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2035

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3010-Wall Finishes	Lifetime:	25
Name:	Porcelain Tile Walls - 2009	Years Remaining:	24 (Observed)
Quantity:	8,763	% Used:	4 (Observed)
Unit Cost:	11.72	Year Installed:	2009
Replacement Cost:	102,702	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2035      Renewal Cost: 128,378  
 % Renew: 125

## DESCRIPTION

Building wall coverings at public toilets include 16-in. x 16-in. thin set porcelain ceramic decorator tiles at above average price. Tile job includes bullnose and other trim.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	093101002800	Ceramic tile, bullnose trim, thin set, 6" x 4-1/4"	250.00	11.72	L.F.	2,930.00
U	093101003370	Ceramic tile, for color group 3, add	1,000.00	0.51	S.F.	510.00
U	093101005830	Ceramic tile, walls, interior, thin set, 16" x 16"	1,000.00	6.48	S.F.	6,480.00
U	093101007000	Ceramic tile, for epoxy grout, 1/16" joints, 4-1/4" tile, add	1,000.00	1.80	S.F.	1,800.00
<b>Subtotal:</b>						11,720.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						11,720.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2035

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	25
Name:	Access Computer Room Flooring System - 2009	Years Remaining:	24 (Observed)
Quantity:	2,175	% Used:	4 (Observed)
Unit Cost:	70.66	Year Installed:	2009
Replacement Cost:	153,689	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2035      Renewal Cost: 192,111  
 % Renew: 125

## DESCRIPTION

Floor finishes at computer room B46 include raised, access type computer room flooring (plastic laminate finish) with related steps, handrails, guardrails and ramps.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	102751500400	Access floors, computer room application, aluminum floor panels, no covering, 24" x 24" panels	1,000.00	36.99	S.F.	36,990.00
U	102751500700	Access floors, particle board or steel floor panels, for vinyl floor covering, add	1,000.00	7.37	S.F.	7,370.00
U	102751500910	Access floors, particle board or steel floor panels, for snap on stringer system, add	250.00	2.75	S.F.	687.50
U	102751501050	Access floors, pedestals, 6" to 12"	196.00	22.52	Ea.	4,413.92
U	102751501150	Access floors, air conditioning grilles, 4" x 18"	75.00	141.37	Ea.	10,602.75
U	102751501300	Access floors, approach ramps, maximum	130.00	66.12	S.F.	8,595.60
U	102751501500	Access floors, handrails, aluminum, 2 rail	14.00	142.98	L.F.	2,001.72
<b>Subtotal:</b>						70,661.49
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						70,661.49

## LINKED REQUIREMENTS

All costs in USD.



*System Detail Report*

by Renewal Fiscal Year

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2035

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	25
Name:	Porcelain Tile Floors - 2009	Years Remaining:	24 (Observed)
Quantity:	5,800	% Used:	4 (Observed)
Unit Cost:	18.76	Year Installed:	2009
Replacement Cost:	108,808	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

### RENEWAL

Renewal FY: 2035      Renewal Cost: 136,010  
 % Renew: 125

### DESCRIPTION

Floor coverings at public toilets include 16-in. x 16-in. thin set porcelain ceramic decorator tiles at above average price.

### SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	093101003370	Ceramic tile, for color group 3, add	1,000.00	0.51	S.F.	510.00
U	093101004300	Ceramic tile, for floors, specialty type, decorator finish, 4-1/4" x 4-1/4" x 1/2"	1,000.00	16.28	S.F.	16,280.00
U	093101004600	Ceramic tile, 1/16" joint, 2" x 2" tile, add for epoxy grout	1,000.00	1.97	S.F.	1,970.00
<b>Subtotal:</b>						18,760.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						18,760.00

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	A-Substructure	Lifetime:	50
	Structural Slab on Grade - Loading		
Name:	Dock - 1985	Years Remaining:	25 (Observed)
Quantity:	400	% Used:	50 (Observed)
Unit Cost:	9.24	Year Installed:	1985
Replacement Cost:	3,696	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 231  
 % Renew: 6

## DESCRIPTION

The ground floor loading dock includes a light industrial type structural slab on grade.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	A10301206760	Slab on grade, 8" thick, light industrial, reinforced	1,000.00	9.24	S.F.	9,240.00
<b>Subtotal:</b>						9,240.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						9,240.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	A-Substructure	Lifetime:	50
	Structural Slab on Grade - Light		
Name:	Wells	Years Remaining:	25 (Observed)
Quantity:	1,400	% Used:	50 (Observed)
Unit Cost:	6.91	Year Installed:	1932
Replacement Cost:	9,674	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 605  
 % Renew: 6

## DESCRIPTION

The basement louver wells and ground floor light wells includes a non-industrial type structural slab on grade. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	A10301204480	Slab on grade, 6" thick, non industrial, reinforced	1,000.00	6.91	S.F.	6,910.00
<b>Subtotal:</b>						6,910.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,910.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>





# System Detail Report

by Renewal Fiscal Year

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B1015-Exterior Stairs and Fire Escapes	Lifetime:	50
Name:	Exterior Exit Steps - Granite and Concrete	Years Remaining:	25 (Observed)
Quantity:	2	% Used:	50 (Observed)
Unit Cost:	11,561.18	Year Installed:	1932
Replacement Cost:	23,122	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 8,671  
% Renew: 38

## DESCRIPTION

Exterior granite and concrete exit steps (8' wide x 7 risers) at E ground floor exits (G42 and G34) with 18 LF of side rail. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048503000350	Granite veneer, cut to size, polished, low price, gray or light gray, 1-1/2" to 2-1/2" thick	96.00	64.68	S.F.	6,209.28
U	055207000925	Railing, pipe, aluminum, wall rail, dark anodized finish, 1-1/2" dia, shop fabricated	18.00	55.13	L.F.	992.34
A	G20303102560	Stairs; concrete, cast in place, 4' wide, 2 risers	2.00	922.90	Ea.	1,845.80
A	G20303102580	Stairs; concrete, cast in place, 4' wide, 5 risers	2.00	1,256.88	Ea.	2,513.76
Subtotal:						11,561.18
Adjustment Factor:						1.0000
Total:						11,561.18

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B1015-Exterior Stairs and Fire Escapes	Lifetime:	50
Name:	Exterior Steps - Steel - Loading Dock - 1985	Years Remaining:	25 (Observed)
Quantity:	1	% Used:	50 (Observed)
Unit Cost:	1,638.92	Year Installed:	1985
Replacement Cost:	1,639	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 2,049  
 % Renew: 125

## DESCRIPTION

Exterior steel stairs (4R) with railing at loading dock.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C20101100870	Stairs, steel, pan tread & flat bar rail, pre-assembled, 12 risers, w/o landing	0.25	6,555.68	Flight	1,638.92
<b>Subtotal:</b>						1,638.92
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,638.92

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B1015-Exterior Stairs and Fire Escapes	Lifetime:	50
Name:	Exterior Monumental Steps - Granite and Concrete	Years Remaining:	25 (Observed)
Quantity:	1	% Used:	50 (Observed)
Unit Cost:	71,538.30	Year Installed:	1932
Replacement Cost:	71,538	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 26,827  
 % Renew: 38

## DESCRIPTION

Exterior granite and concrete monumental steps (50' wide x 6 risers) at E 1st floor entrance (106) with no rails. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048503000350	Granite veneer, cut to size, polished, low price, gray or light gray, 1-1/2" to 2-1/2" thick	700.00	64.68	S.F.	45,276.00
A	G20303102600	Stairs; concrete, cast in place, 5' wide, 2 risers	10.00	1,133.76	Ea.	11,337.60
A	G20303102620	Stairs; concrete, cast in place, 5' wide, 5 risers	10.00	1,492.47	Ea.	14,924.70
<b>Subtotal:</b>						71,538.30
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						71,538.30

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Exterior Stairs - Missing Handrails - Monumental Steps	Building Code	5- Grandfathered Code	Arch	-	4,056
<b>Total</b>					<b>4,056</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2013-Exterior Louvers, Screens, and Fencing	Lifetime:	50
Name:	Metal Wall Louvers - 1985	Years Remaining:	25 (Observed)
Quantity:	694	% Used:	50 (Observed)
Unit Cost:	86.39	Year Installed:	1985
Replacement Cost:	59,955	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 74,943  
 % Renew: 125

## DESCRIPTION

Metal louvers at exterior walls at basement HVAC equipment rooms.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	158506003100	Louver, aluminum, extruded, with screen, mill finish, fixed blade, continuous line, mullion type, stormproof	1,000.00	73.19	S.F.	73,190.00
U	158506005080	Louver, finishes, applied by manufacturer at additional cost, available in colors, duranodic finish, add	1,000.00	13.20	S.F.	13,200.00
<b>Subtotal:</b>						86,390.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						86,390.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B30-Roofing	Lifetime:	50
Name:	Terra Cotta and Clay Tile Roofing	Years Remaining:	25 (Observed)
Quantity:	20,198	% Used:	50 (Observed)
Unit Cost:	14.92	Year Installed:	1932
Replacement Cost:	301,310	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 376,637  
 % Renew: 125

## DESCRIPTION

The roof covering consists of terra cotta or clay tile roof covering at original building roof. System life extended by renovation work. Quantity accounts for 4/12 roof slope.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	073202001140	Clay Tiles, ASTM, C1167, GR 1, severe weathering, Mission tile, scored finish, unglazed red, 166 pieces per square, incl. accessories	10.00	1,348.33	Sq.	13,483.30
U	073202002350	Clay Tiles, ridge shingles, clay tile, incl. accessories	75.00	16.12	L.F.	1,209.00
U	073202003020	Clay Tiles, #30 felt underlayment	10.00	22.55	Sq.	225.50
<b>Subtotal:</b>						14,917.80
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						14,917.80

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B30-Roofing	Lifetime:	50
Name:	Terra Cotta and Clay Tile Roofing - 1985	Years Remaining:	25 (Observed)
Quantity:	8,669	% Used:	50 (Observed)
Unit Cost:	14.92	Year Installed:	1985
Replacement Cost:	129,322	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 161,653  
 % Renew: 125

## DESCRIPTION

The roof covering consists of terra cotta or clay tile roof covering at original atrium infill spaces plus 8th and 9th floors. Quantity accounts for 4/12 roof slope.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	073202001140	Clay Tiles, ASTM, C1167, GR 1, severe weathering, Mission tile, scored finish, unglazed red, 166 pieces per square, incl. accessories	10.00	1,348.33	Sq.	13,483.30
U	073202002350	Clay Tiles, ridge shingles, clay tile, incl. accessories	75.00	16.12	L.F.	1,209.00
U	073202003020	Clay Tiles, #30 felt underlayment	10.00	22.55	Sq.	225.50
<b>Subtotal:</b>						14,917.80
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						14,917.80

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1010-Partitions	Lifetime:	50
Name:	CMU Block Walls - Plain - 1985	Years Remaining:	25 (Observed)
Quantity:	19,915	% Used:	50 (Observed)
Unit Cost:	12.61	Year Installed:	1985
Replacement Cost:	251,128	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 156,955  
 % Renew: 63

## DESCRIPTION

Interior walls are of 8-in. hollow concrete block, light and regular weight, with no finish at basement and penthouse equipment rooms, etc.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10101046000	Concrere block (CMU) partition, light weight, hollow, 8" thick, no finish	1,000.00	12.61	S.F.	12,610.00
<b>Subtotal:</b>						12,610.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						12,610.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1010-Partitions	Lifetime:	50
Name:	CMU Block Walls - Facing 1 Side - 1985	Years Remaining:	25 (Observed)
Quantity:	35,958	% Used:	50 (Observed)
Unit Cost:	16.85	Year Installed:	1985
Replacement Cost:	605,892	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 378,683  
 % Renew: 63

## DESCRIPTION

The building interior walls are of 8-in. hollow concrete block, light or regular weight, with GWB on one side at stair and elevator towers, etc.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10101046200	Concrere block (CMU) partition, light weight, hollow, 8" thick, portland - 3 coat, 1 side	1,000.00	16.85	S.F.	16,850.00
<b>Subtotal:</b>						16,850.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						16,850.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1010-Partitions	Lifetime:	50
Name:	Plaster Walls - 3 Coats - Ornamental	Years Remaining:	25 (Observed)
Quantity:	11,064	% Used:	50 (Observed)
Unit Cost:	15.63	Year Installed:	1932
Replacement Cost:	172,930	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 108,081  
 % Renew: 63

## DESCRIPTION

The building interior walls are of three coats of ornamental and detailed gypsum plaster on 3.4 lbs ribbed lath on masonry backup at original elevator lobbies, etc. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10101404030	Metal partitions, standard, 3 coat gypsum plaster, 2-1/2" @ 16"OC, 3.4 lb diamond lath, no opposite faceace	1,500.00	10.42	S.F.	15,630.00
<b>Subtotal:</b>						15,630.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						15,630.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1010-Partitions	Lifetime:	50
	GWB Walls - Standard (Unpainted)		
Name:	- 1985	Years Remaining:	25 (Observed)
Quantity:	152,129	% Used:	50 (Observed)
Unit Cost:	5.15	Year Installed:	1985
Replacement Cost:	783,464	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 489,665  
 % Renew: 63

## DESCRIPTION

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10101241202	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul	1,000.00	5.15	S.F.	5,150.00
<b>Subtotal:</b>						5,150.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,150.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1010-Partitions	Lifetime:	50
Name:	GWB Partitions On Furring - 1985	Years Remaining:	25 (Observed)
Quantity:	63,867	% Used:	50 (Observed)
Unit Cost:	3.95	Year Installed:	1985
Replacement Cost:	252,275	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 157,672  
 % Renew: 63

## DESCRIPTION

The building interior includes 5/8-in. GWB partitions on 7/8-in. furring over other substrate, such as CMU (refer to other partition or exterior walls types for substrate).

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	092507002150	Gypsum wallboard, on walls, fire resistant, taped & finished (level 4 finish), 5/8" thick	1,000.00	1.76	S.F.	1,760.00
U	092701000901	Accessories, Gypsum Board, furring channel, galvanized steel, standard, 7/8" deep	750.00	2.92	L.F.	2,190.00
<b>Subtotal:</b>						3,950.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,950.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1017-Interior Windows and Storefronts	Lifetime:	50
Name:	Butt Joint Clerestories - 1985	Years Remaining:	25 (Observed)
Quantity:	1,660	% Used:	50 (Observed)
Unit Cost:	42.21	Year Installed:	1985
Replacement Cost:	70,068	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 87,585  
 % Renew: 125

## DESCRIPTION

Building interior includes butt joint tempered glazing clerestories at some interior office banks.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10107105440	Interior glazed opening, concealed frame butt glazed, 1/4" tempered glass, 9' x 4', 2 intermediate mullions	27.78	1,519.43	Opng.	42,209.77
<b>Subtotal:</b>						42,209.77
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						42,209.77

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1017-Interior Windows and Storefronts	Lifetime:	50
Name:	Bronze Windows - 1985	Years Remaining:	25 (Observed)
Quantity:	553	% Used:	50 (Observed)
Unit Cost:	105.95	Year Installed:	1932
Replacement Cost:	58,590	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 73,238  
 % Renew: 125

## DESCRIPTION

The building interior includes original construction fixed and operable bronze framed exterior units with tempered or wire glass. These windows were retained, repaired and reglazed during the 1985 renovation.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	085201002101	Windows, aluminum sash, custom, grade HC, excl. glazing, max	1,000.00	73.80	S.F.	73,800.00
U	088102601800	Float Glass, tempered, clear, 3/8" thick	1,000.00	32.15	S.F.	32,150.00
<b>Subtotal:</b>						105,950.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						105,950.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Revolving Door - Manual Operation	Years Remaining:	25 (Observed)
Quantity:	3	% Used:	50 (Observed)
Unit Cost:	75,442.09	Year Installed:	1932
Replacement Cost:	226,326	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 282,908  
 % Renew: 125

## DESCRIPTION

The inxterior doors include original construction, revolving glazed wood and bronze storefront leafs plus glazed transom, ornamental bronze frame and hardware. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	084706001101	Doors, revolving, solid bronze, stock units, 6'-6" to 7'-0" dia., 6'-10" to 7' high	1.00	75,442.09	Opng.	75,442.09
<b>Subtotal:</b>						75,442.09
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						75,442.09

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Swinging Doors - 3 x 7 HM - Rated - 1985	Years Remaining:	25 (Observed)
Quantity:	15	% Used:	50 (Observed)
Unit Cost:	4,493.67	Year Installed:	1985
Replacement Cost:	67,405	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 84,256  
 % Renew: 125

## DESCRIPTION

Interior doors include rated 3 x 7 steel door and steel frame with hinges, lockset (lever), panic hardware and closer. Includes painted door and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101502600	Door hardware, school, single, classroom, ANSI F88, incl. lever	1.00	1,035.58	Door	1,035.58
A	C10201168220	Labeled metal door/metal frame, mineral core, 1.5 hr, 20 ga vision, 3'-0" x 7'-0", welded frame, 8-3/4"	1.20	1,993.89	Ea.	2,392.67
A	C10203100980	Panic devices, narrow stile, touch bar, exit only	1.00	1,065.42	Ea.	1,065.42
<b>Subtotal:</b>						4,493.67
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						4,493.67

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Swinging Doors - 3 x 7 Wd - NR - 1985	Years Remaining:	25 (Observed)
Quantity:	992	% Used:	50 (Observed)
Unit Cost:	2,221.55	Year Installed:	1985
Replacement Cost:	2,203,780	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 2,754,724  
 % Renew: 125

## DESCRIPTION

Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset (lever) and closer. Includes stained door and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101502600	Door hardware, school, single, classroom, ANSI F88, incl. lever	1.00	1,035.58	Door	1,035.58
A	C10201226400	Labeled wood door/metal frame, 1 hr/flush, walnut face, 2'-8" x 6'-8", drywall KD frame, 4-7/8"	1.20	988.31	Ea.	1,185.97
<b>Subtotal:</b>						2,221.55
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						2,221.55

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Swinging Doors - 3 x 7 Wd - Rated - 1985	Years Remaining:	25 (Observed)
Quantity:	41	% Used:	50 (Observed)
Unit Cost:	3,500.15	Year Installed:	1985
Replacement Cost:	143,506	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 179,383  
 % Renew: 125

## DESCRIPTION

Interior doors include rated 3 x 7 wood door and steel frame with hinges, lockset (lever), panic hardware and closer. Includes stained door and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101502600	Door hardware, school, single, classroom, ANSI F88, incl. lever	1.00	1,035.58	Door	1,035.58
A	C10201226420	Labeled wood door/metal frame, 1 hr/flush, walnut face, 2'-8" x 6'-8", butt weld frame, 8-3/4"	1.20	1,165.96	Ea.	1,399.15
A	C10203100980	Panic devices, narrow stile, touch bar, exit only	1.00	1,065.42	Ea.	1,065.42
<b>Subtotal:</b>						3,500.15
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,500.15

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Swinging Doors - Pair - 6 x 7 HM - Rated - 1985	Years Remaining:	25 (Observed)
Quantity:	6	% Used:	50 (Observed)
Unit Cost:	6,960.22	Year Installed:	1985
Replacement Cost:	41,761	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 52,202  
 % Renew: 125

## DESCRIPTION

Interior doors include pr. rated 3 x 7 steel doors and steel frame with hinges, locksets (lever), panic hardware and closers. Includes painted doors and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101502600	Door hardware, school, single, classroom, ANSI F88, incl. lever	2.00	1,035.58	Door	2,071.16
A	C10201168180	Labeled metal door/metal frame, mineral core, 1.5 hr, 20 ga full panel, 6'-0" x 7'-0", welded frame, 8-3/4"	1.00	2,758.22	Ea.	2,758.22
A	C10203100980	Panic devices, narrow stile, touch bar, exit only	2.00	1,065.42	Ea.	2,130.84
<b>Subtotal:</b>						6,960.22
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,960.22

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Swinging Doors - Pair - 6 x 7 Wd - NR - 1985	Years Remaining:	25 (Observed)
Quantity:	23	% Used:	50 (Observed)
Unit Cost:	3,932.99	Year Installed:	1985
Replacement Cost:	90,459	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 113,073  
 % Renew: 125

## DESCRIPTION

Interior doors include pr. non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes stained doors and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101502600	Door hardware, school, single, classroom, ANSI F88, incl. lever	2.00	1,035.58	Door	2,071.16
A	C10201226560	Labeled wood door/metal frame, 1 hr/flush, walnut face, 6'-0" x 7'-0", drywall KD frame, 4-7/8"	1.00	1,861.83	Ea.	1,861.83
<b>Subtotal:</b>						3,932.99
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						3,932.99

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Swinging Doors - Pair - 6 x 7 Wd - Rated - 1985	Years Remaining:	25 (Observed)
Quantity:	52	% Used:	50 (Observed)
Unit Cost:	6,773.13	Year Installed:	1985
Replacement Cost:	352,203	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 440,253  
 % Renew: 125

## DESCRIPTION

Interior doors include pr. rated 3 x 7 wood doors and steel frame with hinges, locksets (lever), panic hardware, closers and electronic holdopens. Includes stained doors and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	087101502600	Door hardware, school, single, classroom, ANSI F88, incl. lever	2.00	1,035.58	Door	2,071.16
U	087101506020	Door hardware, add for fire alarm door holder, electro-magnetic	2.00	304.30	Ea.	608.60
A	C10201228180	Labeled wood door/metal frame, 1-1/2 hr/flush, walnut face, 6'-0" x 7'-0", weld frame, 8-3/4"	1.00	1,962.53	Ea.	1,962.53
A	C10203100980	Panic devices, narrow stile, touch bar, exit only	2.00	1,065.42	Ea.	2,130.84
<b>Subtotal:</b>						6,773.13
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						6,773.13

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1020-Interior Doors	Lifetime:	50
Name:	Bi-Fold Doors - Pair - 6 x 7 Wd - NR - 1985	Years Remaining:	25 (Observed)
Quantity:	64	% Used:	50 (Observed)
Unit Cost:	1,264.30	Year Installed:	1985
Replacement Cost:	80,915	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 101,144  
 % Renew: 125

## DESCRIPTION

Interior doors at corridor electrical closets include two (2) pr. non-rated 3 x 7 wood doors and wood frame with bi-fold hinges and lockset at each closet. Includes painted doors and painted frame.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10201205160	Wood door/wood frame, solid core/flush type, birch face, 6'-0" x 7'-0", pine frame, 3-5/8"	1.00	1,060.17	Ea.	1,060.17
A	C10203100100	Hinges, full mortise, low frequency, steel base, 4-1/2" x 4-1/2", USP	6.00	6.43	Ea.	38.58
A	C10203100400	Locksets, heavy duty cylindrical, keyed, single cylinder function	1.00	165.55	Ea.	165.55
<b>Subtotal:</b>						1,264.30
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,264.30

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3010-Wall Finishes	Lifetime:	50
Name:	Marble Panel Walls	Years Remaining:	25 (Observed)
Quantity:	17,525	% Used:	50 (Observed)
Unit Cost:	82.65	Year Installed:	1932
Replacement Cost:	1,448,441	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 1,810,552  
 % Renew: 125

## DESCRIPTION

Wall finishes include marble panels at original elevator lobbies, monumental stairs and adjacent corridors. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048505001500	Marble facing, polished finish, cut to size, 2" thick, average	1,000.00	82.65	S.F.	82,650.00
<b>Subtotal:</b>						82,650.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						82,650.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	50
Name:	Terrazzo Floors - Cast-in-Place	Years Remaining:	25 (Observed)
Quantity:	20,880	% Used:	50 (Observed)
Unit Cost:	36.03	Year Installed:	1932
Replacement Cost:	752,254	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 940,318  
 % Renew: 125

## DESCRIPTION

Floor finishes include cast-in-place terrazzo and related base at original elevator lobbies and adjacent corridors. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	094101000020	Portland cement terrazzo, cast in place, cove base, zinc, 6" high, 16 ga.	250.00	34.13	L.F.	8,532.50
U	094101000400	Portland cement terrazzo, cast in place, divider strip for floors, brass, 14 ga., 1-1/4" deep	500.00	4.15	L.F.	2,075.00
U	094101001900	Portland cement terrazzo, cast in place, floor, not bonded, white cement, mud set, 3" total thickness	1,000.00	25.42	S.F.	25,420.00
<b>Subtotal:</b>						36,027.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						36,027.50

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C3020-Floor Finishes	Lifetime:	50
Name:	Marble Floors	Years Remaining:	25 (Observed)
Quantity:	5,220	% Used:	50 (Observed)
Unit Cost:	59.45	Year Installed:	1932
Replacement Cost:	310,303	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 387,879  
 % Renew: 125

## DESCRIPTION

Floor finishes include marble panels and related base at original elevator lobbies and adjacent corridors. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	094101000400	Portland cement terrazzo, cast in place, divider strip for floors, brass, 14 ga., 1-1/4" deep	500.00	4.15	L.F.	2,075.00
U	096351000200	Marble flooring, white Carara, thin set, 12" x 12" x 3/8"	2,000.00	24.76	S.F.	49,520.00
U	096351000300	Marble flooring, thin set, walls, 12" x 12" x 3/8"	250.00	31.40	S.F.	7,850.00
<b>Subtotal:</b>						59,445.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						59,445.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2030-Sanitary Waste	Lifetime:	50
Name:	Sanitary Waste - Gravity Disch	Years Remaining:	25 (Observed)
Quantity:	290,000	% Used:	50 (Observed)
Unit Cost:	2.21	Year Installed:	1985
Replacement Cost:	642,340	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 802,926  
 % Renew: 125

## DESCRIPTION

The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	151508001100	Traps, cast iron, service weight, running P trap, 2", excluding vent	0.50	209.33	Ea.	104.67
U	151508002080	Traps, cast iron, service weight, running P trap, single hub, 3" pipe size, 3" vent, includes vent	0.50	195.63	Ea.	97.82
A	D20908101060	Pipe cast iron, soil, B & S, no hub, 2" diameter	5.00	30.48	L.F.	152.40
A	D20908101080	Pipe cast iron, soil, B & S, no hub, 3" diameter	10.00	34.84	L.F.	348.40
A	D20908101100	Pipe cast iron, soil, B & S, no hub, 4" diameter	5.00	40.84	L.F.	204.20
A	D20908101140	Pipe cast iron, soil, B & S, no hub, 6" diameter	1.50	55.94	L.F.	83.91
A	D20908101340	Copper tubing, hard temper, solder, type K, 2" diameter	5.00	50.25	L.F.	251.25
A	D20908200970	Cast iron, soil, no hub, 1/4 bend, 2" diameter	25.00	9.63	Ea.	240.75
A	D20908200980	Cast iron, soil, no hub, 1/4 bend, 3" diameter	0.50	13.48	Ea.	6.74
A	D20908200990	Cast iron, soil, no hub, 1/4 bend, 4" diameter	0.25	19.97	Ea.	4.99
A	D20908201010	Cast iron, soil, no hub, 1/4 bend, 6" diameter	0.08	48.40	Ea.	3.87

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	D20908201090	Cast iron, soil, no hub, sanitary tee, 2" diameter	0.25	13.26	Ea.	3.32
A	D20908201110	Cast iron, soil, no hub, sanitary tee, 3" diameter	0.50	16.50	Ea.	8.25
A	D20908201120	Cast iron, soil, no hub, sanitary tee, 4" diameter	0.25	30.80	Ea.	7.70
A	D20908201140	Cast iron, soil, no hub, sanitary tee, 6" diameter	0.06	74.25	Ea.	4.46
A	D20908201310	Cast iron, soil, no hub, coupling clamp & gasket, 2" diameter	1.00	40.11	Ea.	40.11
A	D20908201320	Cast iron, soil, no hub, coupling clamp & gasket, 3" diameter	2.00	46.75	Ea.	93.50
A	D20908201330	Cast iron, soil, no hub, coupling clamp & gasket, 4" diameter	1.00	56.35	Ea.	56.35
A	D20908201350	Cast iron, soil, no hub, coupling clamp & gasket, 6" diameter	0.25	80.41	Ea.	20.10
A	D20908202350	Copper, wrought, solder joints, 45< elbow, 2" diameter	1.00	117.66	Ea.	117.66
A	D20908202550	Copper, wrought, solder joints, 90< elbow, 2" diameter	3.00	121.51	Ea.	364.53
Subtotal:						2,214.98
Adjustment Factor:						1.0000
Total:						2,214.98

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D2040-Rain Water Drainage	Lifetime:	50
Name:	Roof Drainage - Gravity	Years Remaining:	25 (Observed)
Quantity:	290,000	% Used:	50 (Observed)
Unit Cost:	1.77	Year Installed:	1985
Replacement Cost:	514,140	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 642,675  
 % Renew: 125

## DESCRIPTION

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	151503002320	Drain, floor, X-heavy duty, cast iron, 15" diameter anti-tilt grate, 4", 5", 6" and 8" pipe size	0.10	1,253.56	Ea.	125.36
A	D20402106120	Roof drain, steel galv sch 40 threaded, 3" diam piping, 10' high	0.15	2,586.55	Ea.	387.98
A	D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	0.15	3,529.51	Ea.	529.43
A	D20908101080	Pipe cast iron, soil, B & S, no hub, 3" diameter	10.00	34.84	L.F.	348.40
A	D20908101100	Pipe cast iron, soil, B & S, no hub, 4" diameter	5.00	40.84	L.F.	204.20
A	D20908200980	Cast iron, soil, no hub, 1/4 bend, 3" diameter	0.50	13.48	Ea.	6.74
A	D20908200990	Cast iron, soil, no hub, 1/4 bend, 4" diameter	0.25	19.97	Ea.	4.99
A	D20908201110	Cast iron, soil, no hub, sanitary tee, 3" diameter	0.50	16.50	Ea.	8.25
A	D20908201120	Cast iron, soil, no hub, sanitary tee, 4" diameter	0.25	30.80	Ea.	7.70
A	D20908201320	Cast iron, soil, no hub, coupling clamp & gasket, 3" diameter	2.00	46.75	Ea.	93.50
A	D20908201330	Cast iron, soil, no hub, coupling clamp & gasket, 4" diameter	1.00	56.35	Ea.	56.35

All costs in USD.



## System Detail Report

by Renewal Fiscal Year

Subtotal:	1,772.90
Adjustment Factor:	1.0000
Total:	1,772.90

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	E10-Equipment	Lifetime:	50
Name:	Ship Ladder - Roof Access - 1985	Years Remaining:	25 (Observed)
Quantity:	1	% Used:	50 (Observed)
Unit Cost:	4,260.36	Year Installed:	1985
Replacement Cost:	4,260	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 4,260  
 % Renew: 100

## DESCRIPTION

Steel ship ladder (interior) is installed at HVAC penthouse roof access.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055177003900	Stair, industrial ships ladder, steel, grating treads, 24" wide, incl 2 line pipe rail, per riser	12.00	355.03	Riser	4,260.36
<b>Subtotal:</b>						4,260.36
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						4,260.36

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2040-Site Development	Lifetime:	50
Name:	Retaining Walls - Concrete - 12 Ft. - Light Wells	Years Remaining:	25 (Observed)
Quantity:	260	% Used:	50 (Observed)
Unit Cost:	647.52	Year Installed:	1932
Replacement Cost:	168,355	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 210,444  
 % Renew: 125

## DESCRIPTION

Retaining walls at S and E ground floor light wells: 12-ft. high reinforced cast-in-place (CIP) concrete on concrete footings with waterproofing. Granite facing on exposed surfaces. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048503000350	Granite veneer, cut to size, polished, low price, gray or light gray, 1-1/2" to 2-1/2" thick	2.00	64.68	S.F.	129.36
U	071101000100	Bituminous Asphalt Coating, for foundation, below grade, brushed on, 2 coat	12.00	1.73	S.F.	20.76
A	G20402101800	Concrete retaining wall, reinforced, level backfill, 12' high, 6'-6" base, 14" thick	1.00	497.40	L.F.	497.40
<b>Subtotal:</b>						647.52
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						647.52

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2040-Site Development	Lifetime:	50
Name:	Retaining Walls - Concrete - 24 Ft. - Louver Wells	Years Remaining:	25 (Observed)
Quantity:	160	% Used:	50 (Observed)
Unit Cost:	1,159.56	Year Installed:	1932
Replacement Cost:	185,530	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 231,912  
 % Renew: 125

## DESCRIPTION

Retaining walls at N basement HVAC louver wells: 24-ft. high reinforced cast-in-place (CIP) concrete on concrete footings with waterproofing. Granite facing on exposed surfaces. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048503000350	Granite veneer, cut to size, polished, low price, gray or light gray, 1-1/2" to 2-1/2" thick	3.00	64.68	S.F.	194.04
U	071101000100	Bituminous Asphalt Coating, for foundation, below grade, brushed on, 2 coat	20.00	1.73	S.F.	34.60
A	G20402102600	Concrete retaining wall, reinforced, level backfill, 20' high, 10'-5" base, 18" thick	1.00	930.92	L.F.	930.92
<b>Subtotal:</b>						1,159.56
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,159.56

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2040-Site Development	Lifetime:	50
Name:	Retaining Walls - Concrete - 4 Ft. - Loading Dock - 1985	Years Remaining:	25 (Observed)
Quantity:	16	% Used:	50 (Observed)
Unit Cost:	497.40	Year Installed:	1985
Replacement Cost:	7,958	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 9,948  
 % Renew: 125

## DESCRIPTION

Retaining walls at ground floor loading dock: 4-ft. high (exposed) reinforced cast-in-place (CIP) concrete on concrete footings.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	G20402101400	Concrete retaining wall, reinforced, level backfill, 8' high, 4'-3" base, 10" thick	0.00	289.96	L.F.	0.00
A	G20402101800	Concrete retaining wall, reinforced, level backfill, 12' high, 6'-6" base, 14" thick	1.00	497.40	L.F.	497.40
<b>Subtotal:</b>						497.40
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						497.40

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G2040-Site Development	Lifetime:	50
Name:	Retaining Walls - Concrete - 12 Ft. - Loading Dock - 1985	Years Remaining:	25 (Observed)
Quantity:	24	% Used:	50 (Observed)
Unit Cost:	599.26	Year Installed:	1985
Replacement Cost:	14,382	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 17,978  
 % Renew: 125

## DESCRIPTION

Retaining wall at loading dock driveway: 12-ft. high reinforced cast-in-place (CIP) concrete on concrete footings with waterproofing and upper guard rail.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000620	Railing, pipe, steel, galvanized, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/4" dia, shop fabricated	1.00	81.10	L.F.	81.10
U	071101000100	Bituminous Asphalt Coating, for foundation, below grade, brushed on, 2 coat	12.00	1.73	S.F.	20.76
A	G20402101800	Concrete retaining wall, reinforced, level backfill, 12' high, 6'-6" base, 14" thick	1.00	497.40	L.F.	497.40
<b>Subtotal:</b>						599.26
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						599.26

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2036

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	G9013-Pedestrian Tunnels	Lifetime:	50
Name:	Pedestrian Tunnels - 1985	Years Remaining:	25 (Observed)
Quantity:	400	% Used:	50 (Observed)
Unit Cost:	149.69	Year Installed:	1985
Replacement Cost:	59,877	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2036      Renewal Cost: 7,485  
 % Renew: 13

## DESCRIPTION

Underground pedestrian access tunnel shell assembly to 10 LF beyond building perimeter. Precast and cast-in-place concrete structure, waterproofed. Includes foundations, drainage and roof membrane system. Does not include interior finishes and roof planting. Tunnels run to SOB parking Ramp (W) Capitol (N) and Transportation Building (S) at ground floor.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	034508500650	Precast wall panel, smooth, gray, uninsulated, high rise, 8' x 8' x 4" thick, 3000 psi	1,200.00	47.79	S.F.	57,348.00
A	A10101103100	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide	100.00	48.90	L.F.	4,890.00
A	A10103103000	Foundation underdrain, outside and inside, PVC, 4" diameter	200.00	22.40	L.F.	4,480.00
A	A10103206800	Foundation dampproofing, asphalt coated board and mastic, 1/2" thick, 12' high	1,200.00	47.44	L.F.	56,928.00
A	A10301204520	Slab on grade, 6" thick, light industrial, reinforced	1,000.00	8.67	S.F.	8,670.00
A	B10102290920	Precast concrete plank, 6" thick, 20' span, 100 PSF superimposed load, 150 PSF total load	1,000.00	12.16	S.F.	12,160.00
A	B30101206500	Roofing, single ply membrane, reinforced, PVC, 60 mils, fully adhered, adhesive	1,000.00	2.86	S.F.	2,860.00
N	U 034804001450	Precast lintel, to 19' long, 8" high, 12" wide U-Shape	5.00	471.06	Ea.	2,355.30
<b>Subtotal:</b>						149,691.30
<b>Adjustment Factor:</b>						1.0000

All costs in USD.



## System Detail Report

by Renewal Fiscal Year

**Subtotal:** 149,691.30

**Total:** 149,691.30

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Total					0

*All costs in USD.*

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2039

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D5092-Emergency Light and Power Systems	Lifetime:	30
Name:	Emergency Power Distribution	Years Remaining:	28 (Observed)
Quantity:	1	% Used:	7 (Observed)
Unit Cost:	467,823.14	Year Installed:	2008
Replacement Cost:	467,823	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.15

## RENEWAL

Renewal FY: 2039      Renewal Cost: 584,779  
 % Renew: 125

## DESCRIPTION

Emergency power is provided from a dedicated emergency generator located adjacent to the parking garage. Power is provided underground to emergency power equipment room in the basement. Emergency power is supplied for essential building and life safety systems including security systems, exit and emergency lighting, the fire pump, elevators and various emergency panelboards in dedicated spaces throughout the building. Automatic transfer switches (ATS) and associated equipment is located in the basement. Emergency power is provided at 480Y/277V. Dry type transformers are utilized to step down voltage as required.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	160608009000	Grounding, minimum labor/equipment charge	50.00	172.24	Job	8,612.00
U	161205001400	Mineral insulated cable, 1 conductor, 600 volt, 4/0	3.00	3,597.06	C.L.F.	10,791.18
U	161209009000	Wire, minimum labor/equipment charge	200.00	172.24	Job	34,448.00
U	161322059990	Conduit, to 15' high, minimum labor/equipment charge	50.00	172.24	Job	8,612.00
U	161367000200	Pull boxes, sheet metal, type SC, 8" W x 8" H x 4" D, NEMA 1	5.00	106.38	Ea.	531.90
U	161367000610	Pull boxes, sheet metal, type SC, 30" W x 30" H x 8" D, NEMA 1	5.00	567.22	Ea.	2,836.10
U	161367000620	Pull boxes, sheet metal, type SC, 36" W x 36" H x 8" D, NEMA 1	5.00	696.63	Ea.	3,483.15
U	162702003500	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 45 kVA	5.00	4,620.80	Ea.	23,104.00
U	162702003700	Transformer, dry-type, ventilated, 3 phase 480 V primary 120/208 V secondary, 75 kVA	1.00	6,329.59	Ea.	6,329.59

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	162702003900	Transformer, dry-type, 3 phase 480 V primary 120/208 V secondary, 112.5 kVA	1.00	7,874.33	Ea.	7,874.33
U	162706205180	Transformer handling, add to normal labor cost in restricted areas, approximately 500 pounds, 50 kVA	5.00	688.98	Ea.	3,444.90
U	162706205190	Transformer handling, add to normal labor cost in restricted areas, approximately 600 pounds, 75 kVA	1.00	765.53	Ea.	765.53
U	162706205210	Transformer handling, add to normal labor cost in restricted areas, approximately 800 pounds, 112.5 kVA	1.00	939.51	Ea.	939.51
U	162908600160	Voltage monitor systems, AC voltage remote, with internal modem	4.00	5,227.89	Ea.	20,911.56
U	164151000200	Non-automatic transfer switch, enclosed, manual operated, 3 pole, 480 volt, 100 amp	2.00	1,938.53	Ea.	3,877.06
U	164156000300	Automatic transfer switches, enclosed, 3 pole, 480 volt, 100 amp	1.00	3,509.61	Ea.	3,509.61
U	164156000700	Automatic transfer switches, enclosed, 3 pole, 480 volt, 400 amp	1.00	7,958.15	Ea.	7,958.15
U	164156000800	Automatic transfer switches, enclosed, 3 pole, 480 volt, 600 amp	1.00	11,210.71	Ea.	11,210.71
U	164156001600	Automatic transfer switches, time delay on engine starting	3.00	232.95	Ea.	698.85
U	164156001700	Automatic transfer switches, adjustable time delay on retransfer	3.00	232.95	Ea.	698.85
U	164156001800	Automatic transfer switches, shunt trips for customer connections	3.00	417.15	Ea.	1,251.45
U	164156001900	Automatic transfer switches, maintenance select switch	3.00	94.81	Ea.	284.43
U	164156002000	Automatic transfer switches, auxiliary contact when normal fails	3.00	109.43	Ea.	328.29
U	164156002100	Automatic transfer switches, pilot light-emergency	3.00	94.81	Ea.	284.43
U	164156002200	Automatic transfer switches, pilot light-normal	3.00	94.81	Ea.	284.43
U	164156002300	Automatic transfer switches, auxiliary contact-closed on normal	3.00	109.43	Ea.	328.29
U	164156002400	Automatic transfer switches, auxiliary contact-closed on emergency	3.00	109.43	Ea.	328.29
U	164156002500	Automatic transfer switches, frequency relay	3.00	482.16	Ea.	1,446.48

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	164407202100	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 100 amp, 30 circuits, NQOD, incl 20 A 1 pole plug-in breakers	6.00	3,049.73	Ea.	18,298.38
U	164407202250	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 225 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	6.00	4,898.50	Ea.	29,391.00
U	164407202550	Panelboards, 3 phase 4 wire, main circuit breaker, 277/480 V, 100 amp, 30 circuits, NEHB, incl 20 A 1 pole plug-in breakers	6.00	4,603.11	Ea.	27,618.66
U	164407202700	Panelboards, 3 phase 4 wire, main circuit breaker, 277/480 V, 400 amp, 42 circuits, NEHB, incl 20 A 1 pole plug-in breakers	1.00	8,169.26	Ea.	8,169.26
U	164407202750	Panelboards, 3 phase 4 wire, main circuit breaker, 277/480 V, 600 amp, 42 circuits, NEHB, incl 20 A 1 pole plug-in breakers	1.00	10,723.11	Ea.	10,723.11
U	164408200430	Circuit breaker, 3 pole, 480 V, 125 to 400 amp, LA frame, for feeder section	9.00	3,414.62	Ea.	30,731.58
U	164408404600	Switchboards, circuit breaker, mold case, 3 pole, 4 wire, 600 amp	1.00	10,594.39	Ea.	10,594.39
A	D50102300240	Feeder installation 600 V, including RGS conduit and XHHW wire, 100 A	1,500.00	27.19	L.F.	40,785.00
A	D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	600.00	49.25	L.F.	29,550.00
A	D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	200.00	98.50	L.F.	19,700.00
A	D50102300360	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	100.00	185.10	L.F.	18,510.00
A	D50201650680	Safety switch, 100 A fused, 3 phase, 50 HP 460 V or 60 HP 575 V	12.00	1,341.55	Ea.	16,098.60
A	D50201650840	Safety switch, 200 A fused, 3 phase, 125 HP 460 V or 150 HP 575 V	2.00	2,020.97	Ea.	4,041.94
A	D50201651000	Safety switch, 400 A fused, 3 phase, 250 HP 460 V or 350 HP 575 V	3.00	4,373.03	Ea.	13,119.09
A	D50201651040	Safety switch, 600 A fused, 3 phase, 400 HP 460 V	1.00	7,034.28	Ea.	7,034.28
A	G40103121400	Electric power feed 800 Amp, 4' deep, 100', including excavation, backfill, concrete & compaction	1.00	18,284.78	Ea.	18,284.78

All costs in USD.

<b>Subtotal:</b>	467,823.14
<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	467,823.14

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Emergency Panelboards - Approaching Rated Life	Beyond Useful Life	3- Necessary - Not Yet Critical	Elec	11/08/2015	71,532
<b>Total</b>					<b>71,532</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2041

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D40-Fire Protection	Lifetime:	30
Name:	Fire Extinguishers - Dry Chem w/Cabinet	Years Remaining:	30 (Observed)
Quantity:	290,000	% Used:	0 (Observed)
Unit Cost:	0.03	Year Installed:	2010
Replacement Cost:	8,796	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2041      Renewal Cost: 9,236  
 % Renew: 105

## DESCRIPTION

Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	105252001100	Fire equipment cabinets, portable extinguisher, single, steel box, recessed, D.S. glass in door, steel door & frame, 8" x 12" x 27", excludes equipment	0.09	260.56	Ea.	23.45
U	105253001080	Fire extinguishers, dry chemical, pressurized, standard type, portable, painted, 10 lb	0.09	76.45	Ea.	6.88
<b>Subtotal:</b>						30.33
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						30.33

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2046

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2010-Exterior Walls	Lifetime:	60
Name:	Bronze Spandrel Panels - High Quality	Years Remaining:	35 (Observed)
Quantity:	694	% Used:	42 (Observed)
Unit Cost:	49.97	Year Installed:	1932
Replacement Cost:	34,679	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2046      Renewal Cost: 43,349  
 % Renew: 125

## DESCRIPTION

The exterior wall construction at 2nd and 3rd floor window spandrels is of high quality embossed decorative bronze panels with masonry backup. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	B20101091560	Concrete block (CMU) wall, regular weight, hollow, 12 x 8 x 16, 4500 PSI, styrofoam core fill	1,000.00	19.88	S.F.	19,880.00
A	B30101354150	Formed roofing, zinc-copper alloy, flat seam, 1/4" min slope, .040" thick, 1.67 PSF	1,000.00	30.09	S.F.	30,090.00
<b>Subtotal:</b>						49,970.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						49,970.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2046

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	D1011-Passenger Elevators	Lifetime:	50
Name:	Passenger Elevators - Elevator #1, #2, #3, #4	Years Remaining:	35 (Observed)
Quantity:	4	% Used:	30 (Observed)
Unit Cost:	595,082.24	Year Installed:	1995
Replacement Cost:	2,380,329	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2046      Renewal Cost: 2,975,411  
 % Renew: 125

## DESCRIPTION

Elevators #1, #2, #3 and #4 are gearless traction type passenger elevators. The elevators are located in the central core of the building. Each elevator is rated at 3,000 lbs maximum load capacity at 625 feet per minute. The elevators provide vertical transportation from the Basement to the Sixth Floor inclusive. The elevators have polished brass doors and trim, wood walls, halogen lights, carpet on the floor and all required emergency communications. Install date represents most recent overhaul.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	142102001925	Electric Traction Passenger Elevators, base unit, standard finish, for increased speed, 600 fpm, gearless electric, add	1.00	35,970.00	Ea.	35,970.00
U	142102002000	Electric Traction Passenger Elevators, base unit, standard finish, for travel over 40 V.L.F., add	80.00	959.52	V.L.F.	76,761.60
U	142702003375	Passenger Elevator Options, cab finishes (based on 3500 lb cab size), aluminum eggcrate ceiling	1.00	1,265.00	Ea.	1,265.00
U	142702003425	Passenger Elevator Options, cab finishes (based on 3500 lb cab size), carpet flooring	1.00	627.00	Ea.	627.00
U	142702003575	Passenger Elevator Options, cab finishes (based on 3500 lb cab size), stainless steel returns at door	1.00	1,265.00	Ea.	1,265.00
U	142802003050	Elevator options, passenger, automatic controls, 4 car group	0.25	33,092.12	Ea.	8,273.03
U	142802003125	Elevator options, passenger, intercom service	1.00	2,048.43	Ea.	2,048.43
U	142802003275	Elevator options, passenger, automatic emergency power switching	1.00	3,896.06	Ea.	3,896.06

All costs in USD.

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	142802003625	Elevator options, passenger, cab finishes (based on 3500 lb cab size), hall finishes, stainless steel doors	7.00	2,117.50	Ea.	14,822.50
U	142802003650	Elevator options, passenger, cab finishes (based on 3500 lb cab size), hall finishes, stainless steel frames	7.00	1,540.00	Ea.	10,780.00
U	142802004865	Elevator options, hospital, cab finishes (based on 3500 lb cab size), variable voltage, O.H. gearless machine, max	1.00	132,575.71	Ea.	132,575.71
U	165104409000	Interior lighting fixtures, minimum labor/equip charge	2.00	229.66	Job	459.32
A	D10101502000	Traction gearless elevators, passenger, 3000 lb, 10 floors, 200 FPM	0.70	437,626.55	Ea.	306,338.59
<b>Subtotal:</b>						595,082.24
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						595,082.24

**LINKED REQUIREMENTS**

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2050

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C1030-Fittings	Lifetime:	40
Name:	Toilet Partitions - Average - 2009	Years Remaining:	39 (Observed)
Quantity:	290,000	% Used:	3 (Observed)
Unit Cost:	0.81	Year Installed:	2009
Replacement Cost:	233,847	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2050      Renewal Cost: 292,309  
 % Renew: 125

## DESCRIPTION

Restrooms are equipped with standard quality, floor mounted, overhead braced solid phenolic resin partitions.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	C10301100860	Toilet partitions, cubicless, floor mounted, headrail braced, plastic laminate	0.75	1,075.16	Unit	806.37
<b>Subtotal:</b>						806.37
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						806.37

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	A-Substructure	Lifetime:	75
Name:	Caissons (Drilled Pier) in Stable Ground	Years Remaining:	50 (Observed)
Quantity:	33,914	% Used:	33 (Observed)
Unit Cost:	9.37	Year Installed:	1932
Replacement Cost:	317,907	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 19,869  
 % Renew: 6

## DESCRIPTION

This substructure includes concrete caissons, 50-ft. deep in wet or stable ground. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	A10203105200	Caisson, wet ground, 3000 PSI concrete, 10 KSF bearing, 400K load, 2' - 6" x 50' - 0"	1.60	5,858.69	Ea.	9,373.90
<b>Subtotal:</b>						9,373.90
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						9,373.90

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	A-Substructure	Lifetime:	75
Name:	Foundation Wall and Footings - 20 Ft. - Full Basement	Years Remaining:	50 (Observed)
Quantity:	810	% Used:	33 (Observed)
Unit Cost:	695.79	Year Installed:	1932
Replacement Cost:	563,586	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 35,224  
 % Renew: 6

## DESCRIPTION

Full basement wall and foundation with a 20-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	071101000400	Bituminous Asphalt Coating, for foundation, below grade, 20.5 S.F./gal., sprayed on, 2 coat	20.00	1.72	S.F.	34.40
A	A10101104300	Strip footing, concrete, reinforced, load 25.8 KLF, soil bearing capacity 6 KSF, 12" deep x 56" wide	1.00	72.99	L.F.	72.99
A	A10103101650	Foundation underdrain, outside only, corrugated metal, 8" diameter	1.00	30.67	L.F.	30.67
A	A20201109500	Foundation wall, CIP, 16' wall height, crane & bucket, 788 CY/LF, 38.38 PLF, 16"thk	1.25	446.18	L.F.	557.73
<b>Subtotal:</b>						695.79
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						695.79

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	A-Substructure	Lifetime:	75
Name:	Structural Slab on Grade - Light Industrial - 1985	Years Remaining:	50 (Observed)
Quantity:	33,914	% Used:	33 (Observed)
Unit Cost:	9.24	Year Installed:	1985
Replacement Cost:	313,365	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.08

## RENEWAL

Renewal FY: 2061      Renewal Cost: 19,585  
 % Renew: 6

## DESCRIPTION

The building substructure includes a light industrial type structural slab on grade.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	A10301206760	Slab on grade, 8" thick, light industrial, reinforced	1,000.00	9.24	S.F.	9,240.00
<b>Subtotal:</b>						9,240.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						9,240.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Substructure - Basement Slab Cracks	Reliability	3- Necessary - Not Yet Critical	Arch	11/08/2015	25,151
<b>Total</b>					<b>25,151</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	A-Substructure	Lifetime:	75
Name:	Grade Beams - Large	Years Remaining:	50 (Observed)
Quantity:	33,914	% Used:	33 (Observed)
Unit Cost:	29.32	Year Installed:	1932
Replacement Cost:	994,443	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

### RENEWAL

Renewal FY: 2061      Renewal Cost: 62,153  
 % Renew: 6

### DESCRIPTION

The substructure includes grade beams with a span of 30-feet and 52-inches deep. System life extended by renovation work.

### SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	A10202104640	Grade beam, 30' span, 52" deep, 20" wide, 16 KLF load	126.80	231.25	L.F.	29,322.50
<b>Subtotal:</b>						29,322.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						29,322.50

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B10-Superstructure	Lifetime:	75
Name:	Multi-Story - Concrete	Years Remaining:	50 (Observed)
Quantity:	203,000	% Used:	33 (Observed)
Unit Cost:	31.90	Year Installed:	1932
Replacement Cost:	6,474,726	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 404,670  
 % Renew: 6

## DESCRIPTION

Multi-story lightweight structure with reinforced cast-in-place concrete construction at original building. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	B10102033400	Cast-in-place concrete column, 24" square, tied, 900K load, 10' story height, 560 lbs/LF, 4000PSI	48.00	201.15	V.L.F.	9,655.20
A	B10102267500	Joist slab, cast-in-place concrete, multi-span, 16" deep rib, 20" column, 35'x35' bay, 75 PSF superimposed load, 172 PSF total load	1,000.00	22.24	S.F.	22,240.00
<b>Subtotal:</b>						31,895.20
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						31,895.20

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B10-Superstructure	Lifetime:	75
Name:	Multi-Story - Steel - 1985	Years Remaining:	50 (Observed)
Quantity:	87,000	% Used:	33 (Observed)
Unit Cost:	33.88	Year Installed:	1985
Replacement Cost:	2,947,950	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

### RENEWAL

Renewal FY: 2061      Renewal Cost: 184,247  
 % Renew: 6

### DESCRIPTION

Multi-story steel building includes steel columns, beams, floor pans, and roof structure at original atrium infill spaces plus 8th and 9th floors plus rooftop HVAC equipment penthouses.

### SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
A	B10102083000	Steel column, W8, 100 KIPS, 16' unsupported height, 31 PLF	48.00	41.76	V.L.F.	2,004.48
A	B10102544000	Floor, composite metal deck, 5" slab, 35'x35' bay, 41" total depth, 125 PSF superimposed load, 184 PSF total load	1,000.00	31.88	S.F.	31,880.00
<b>Subtotal:</b>						33,884.48
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						33,884.48

### LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B10-Superstructure	Lifetime:	75
Name:	Fireproofing - Fiber Encasement - 1985	Years Remaining:	50 (Observed)
Quantity:	87,000	% Used:	33 (Observed)
Unit Cost:	4.65	Year Installed:	1985
Replacement Cost:	404,745	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 505,931  
 % Renew: 125

## DESCRIPTION

1-hour fire resistance rated sprayed on fiber encasement fireproofing for structural components at original atrium infill spaces plus 8th and 9th floors plus rooftop HVAC equipment penthouses.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	078126000400	Sprayed cementitious fireproofing, sprayed mineral fiber or cementitious for fireproofing, beams, 1 hour rated, 1-3/8" thick, excl. tamping or canvas protection	620.00	2.04	S.F.	1,264.80
U	078126000500	Sprayed cementitious fireproofing, sprayed mineral fiber or cementitious for fireproofing, corrugated or fluted decks, 1" thick, excl. tamping or canvas protection	1,000.00	2.63	S.F.	2,630.00
U	078126000700	Sprayed cementitious fireproofing, sprayed mineral fiber or cementitious for fireproofing, columns, 1-1/8" thick, excl. tamping or canvas protection	288.00	2.63	S.F.	757.44
<b>Subtotal:</b>						4,652.24
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						4,652.24

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B1014-Ramps	Lifetime:	75
Name:	Accessible Ramps - Basement - 1985	Years Remaining:	50 (Observed)
Quantity:	64	% Used:	33 (Observed)
Unit Cost:	901.25	Year Installed:	1985
Replacement Cost:	57,680	Date Inspected:	11/08/2010
Unit of Measure:	LF	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 7,210  
 % Renew: 13

## DESCRIPTION

Cast-in-place (CIP) concrete handicap access (or equipment access) ramp w/cheek walls & rails both sides, 5' wide. Locations noted: Hearing Room B02, Corridor B09, Corridor B10, Dining Area B11 and HVAC Equip. Rooms B32 and B33.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	033102404535	Structural concrete, in place, handicap access ramp (4000 psi), w/ 6" curb, railing both sides, 5' wide, includes forms(4 uses), reinforcing steel, concrete, placing and finishing	1.00	901.25	L.F.	901.25
<b>Subtotal:</b>						901.25
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						901.25

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2010-Exterior Walls	Lifetime:	75
Name:	Granite Veneer Walls - Deluxe	Years Remaining:	50 (Observed)
Quantity:	41,652	% Used:	33 (Observed)
Unit Cost:	162.89	Year Installed:	1932
Replacement Cost:	6,784,840	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 424,053  
 % Renew: 6

## DESCRIPTION

The exterior walls are of high quality, high cost granite veneer with masonry, concrete masonry unit (CMU) or cast-in-place (CIP) concrete backup wall. Includes round columns, quoins, belts and other architectural trim elements. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048503001900	Granite carving or bas-relief, from templates or plaster molds, maximum	50.00	744.21	C.F.	37,210.50
U	048503004100	Granite soffits, granite, 2" thick, maximum	100.00	253.93	S.F.	25,393.00
A	B20101287300	Stone wall, granite, grey or pink, 4" thick, 8' high, 12" CMU back-up	1,000.00	100.29	S.F.	100,290.00
<b>Subtotal:</b>						162,893.50
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						162,893.50

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	B2016-Exterior Soffits	Lifetime:	75
Name:	Granite Veneer Soffits - Deluxe	Years Remaining:	50 (Observed)
Quantity:	1,692	% Used:	33 (Observed)
Unit Cost:	297.87	Year Installed:	1932
Replacement Cost:	504,001	Date Inspected:	11/08/2010
Unit of Measure:	SF	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 31,500  
 % Renew: 6

## DESCRIPTION

The exterior soffits are of high quality, high cost granite veneer with suspension system. Includes dentil moldings, carvings and other architectural trim elements. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1,000.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	048503001900	Granite carving or bas-relief, from templates or plaster molds, maximum	50.00	744.21	C.F.	37,210.50
U	048503004100	Granite soffits, granite, 2" thick, maximum	1,000.00	253.93	S.F.	253,930.00
U	051202201200	Ceiling support, structural framing, lintels or shelf angles for exterior perimeter, hung, shop fabricated, incl galvanizing	250.00	26.93	L.F.	6,732.50
<b>Subtotal:</b>						297,873.00
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						297,873.00

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Unenclosed Access Stairs - Ground Floor	Years Remaining:	50 (Observed)
Quantity:	2	% Used:	33 (Observed)
Unit Cost:	17,610.84	Year Installed:	1932
Replacement Cost:	35,222	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.36

## RENEWAL

Renewal FY: 2061      Renewal Cost: 13,208  
 % Renew: 38

## DESCRIPTION

The unenclosed (2 stories - Gnd-1st at G18 and G74) interior access stairs include 20 risers per flight without landing and 1 flight per story and are part of the original construction. Stair construction consists of cast-in-place (CIP) concrete treads and risers with cast terrazzo finish. Approximately 22 LF of wall rail and 48 LF of side rail per flight included in cost estimate. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000140	Railing, pipe, aluminum, satin finish, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/4" dia, shop fabricated	48.00	85.50	L.F.	4,104.00
U	055207000900	Railing, pipe, aluminum, wall rail, satin finish, 1-1/4" dia, shop fabricated	22.00	40.78	L.F.	897.16
A	C20101100590	Stairs, CIP concrete, w/landing, 20 risers, w/o nosing	1.00	6,901.28	Flight	6,901.28
A	C30204101920	Terrazzo precast, non-slip, maximum	120.00	47.57	S.F.	5,708.40
<b>Subtotal:</b>						17,610.84
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						17,610.84

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs	Building Code	1- Currently Critical	Arch	11/08/2011	12,618
<b>Total</b>					<b>12,618</b>

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Enclosed Exit Stairs - Full Height - SW and SE Towers - 1985	Years Remaining:	50 (Observed)
Quantity:	48	% Used:	33 (Observed)
Unit Cost:	7,376.30	Year Installed:	1985
Replacement Cost:	354,063	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 132,773  
 % Renew: 38

## DESCRIPTION

The enclosed full height (9 stories - B-7th floors) interior exit stairs (SE and SW stair towers) include 7 risers per flight with landing and 3 flights per story. Stair construction consists of structural steel channels and risers plus steel pan and concrete treads. Approximately 8 LF of center rail plus 8 LF of wall rail per flight included in cost estimate.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000580	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/4" dia, shop fabricated	8.00	67.35	L.F.	538.80
U	055207000930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	8.00	35.00	L.F.	280.00
A	C20101100720	Stairs, steel, cement filled metal pan & picket rail, 12 risers, with landing	0.60	10,929.17	Flight	6,557.50
<b>Subtotal:</b>						7,376.30
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						7,376.30

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Enclosed Exit Stairs - Partial Height - S Tower - 1985	Years Remaining:	50 (Observed)
Quantity:	15	% Used:	33 (Observed)
Unit Cost:	7,376.30	Year Installed:	1985
Replacement Cost:	110,645	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 41,492  
 % Renew: 38

## DESCRIPTION

The enclosed partial height (5 stories - 1st-5th floors) interior exit stairs (S stair tower) includes 7 risers per flight with landing and 3 flights per story. Stair construction consists of structural steel channels and risers plus steel pan and concrete treads. Approximately 8 LF of center rail plus 8 LF of wall rail per flight included in cost estimate.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000580	Railing, pipe, steel, primed, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/4" dia, shop fabricated	8.00	67.35	L.F.	538.80
U	055207000930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	8.00	35.00	L.F.	280.00
A	C20101100720	Stairs, steel, cement filled metal pan & picket rail, 12 risers, with landing	0.60	10,929.17	Flight	6,557.50
<b>Subtotal:</b>						7,376.30
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						7,376.30

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Enclosed Access Stairs - 6th Floor - 1985	Years Remaining:	50 (Observed)
Quantity:	4	% Used:	33 (Observed)
Unit Cost:	11,909.17	Year Installed:	1985
Replacement Cost:	47,637	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 17,864  
 % Renew: 38

## DESCRIPTION

The enclosed partial height (3 stories - 6th-Rooftop HVAC penthouse) interior access stairs include 12 risers per flight with landing and 2 flights per story. Stair construction consists of structural steel channels and risers plus steel pan and concrete treads. Approximately 28 LF of wall rail per flight included in cost estimate.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	28.00	35.00	L.F.	980.00
A	C20101100720	Stairs, steel, cement filled metal pan & picket rail, 12 risers, with landing	1.00	10,929.17	Flight	10,929.17
<b>Subtotal:</b>						11,909.17
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						11,909.17

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Unenclosed Monumental Stairs - Partial Height - N Tower	Years Remaining:	50 (Observed)
Quantity:	21	% Used:	33 (Observed)
Unit Cost:	11,260.05	Year Installed:	1932
Replacement Cost:	236,461	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.08

## RENEWAL

Renewal FY: 2061      Renewal Cost: 88,673  
 % Renew: 38

## DESCRIPTION

The partial height (8 stories - B-6th floors) interior unenclosed monumental stairs (N stair tower) includes 7 risers per flight with landing and 3 flights per story and is part of the original construction. Stair construction consists of cast-in-place (CIP) concrete treads and risers with marble finish throughout. Gypsum board soffits throughout. Approximately 12 LF of ornate metal center rail plus 8 LF of ornate metal wall rail per flight included in cost estimate. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000965	Railing, pipe, stainless steel, wall rail, mirror polish, 1-1/2" diam., shop fabricated	12.00	240.97	L.F.	2,891.64
U	057207000100	Railing, ornamental, bronze or stainless, 3'-6" high, posts @ 6' O.C., hand-forged, maximum	8.00	286.12	L.F.	2,288.96
U	096351000200	Marble flooring, white Carara, thin set, 12" x 12" x 3/8"	128.00	24.76	S.F.	3,169.28
A	C20101100550	Stairs, CIP concrete, w/landing, 12 risers, w/o nosing	0.60	4,619.35	Flight	2,771.61
A	C30301105700	Gypsum board ceilings, 5/8" fire rated gypsum board, painted and textured finish, 1-5/8" metal stud furring, 24" OC support	32.00	4.33	S.F.	138.56
<b>Subtotal:</b>						11,260.05
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						11,260.05

## LINKED REQUIREMENTS

All costs in USD.

Name	Category	Priority	Inspector	Action Date	Cost
Guardrails - Non-Compliant Heights - Monumental Stairs	Building Code	1- Currently Critical	Arch	11/08/2011	17,777
				<b>Total</b>	<b>17,777</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Corridor Steps - Ground Floor	Years Remaining:	50 (Observed)
Quantity:	2	% Used:	33 (Observed)
Unit Cost:	5,307.11	Year Installed:	1932
Replacement Cost:	10,614	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 3,980  
 % Renew: 38

## DESCRIPTION

The (1/4 story - Gnd at G34 and G41) interior corridor steps to E exits include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers with cast terrazzo finish. Approximately 12 LF of wall rail per flight included in cost estimate. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000900	Railing, pipe, aluminum, wall rail, satin finish, 1-1/4" dia, shop fabricated	12.00	40.78	L.F.	489.36
A	C20101100470	Stairs, CIP concrete, w/o landing, 12 risers, w/o nosing	0.66	3,839.99	Flight	2,534.39
A	C30204101920	Terrazzo precast, non-slip, maximum	48.00	47.57	S.F.	2,283.36
<b>Subtotal:</b>						5,307.11
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						5,307.11

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Access Steps - Ground Floor - 1985	Years Remaining:	50 (Observed)
Quantity:	4	% Used:	33 (Observed)
Unit Cost:	1,756.56	Year Installed:	1985
Replacement Cost:	7,026	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 2,635  
 % Renew: 38

## DESCRIPTION

The (1/4 story - Gnd at G05 and G10) interior access steps include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers. Approximately 12 LF of wall rail per flight included in cost estimate.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000900	Railing, pipe, aluminum, wall rail, satin finish, 1-1/4" dia, shop fabricated	12.00	40.78	L.F.	489.36
A	C20101100470	Stairs, CIP concrete, w/o landing, 12 risers, w/o nosing	0.33	3,839.99	Flight	1,267.20
<b>Subtotal:</b>						1,756.56
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,756.56

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Access Steps - 2nd Floor - 1985	Years Remaining:	50 (Observed)
Quantity:	2	% Used:	33 (Observed)
Unit Cost:	1,756.56	Year Installed:	1985
Replacement Cost:	3,513	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 1,317  
 % Renew: 38

## DESCRIPTION

The (1/4 story - 2nd at 200) interior access steps include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers. Approximately 12 LF of wall rail per flight included in cost estimate.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000900	Railing, pipe, aluminum, wall rail, satin finish, 1-1/4" dia, shop fabricated	12.00	40.78	L.F.	489.36
A	C20101100470	Stairs, CIP concrete, w/o landing, 12 risers, w/o nosing	0.33	3,839.99	Flight	1,267.20
<b>Subtotal:</b>						1,756.56
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,756.56

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>

**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Access Steps - Basement - 1985	Years Remaining:	50 (Observed)
Quantity:	5	% Used:	33 (Observed)
Unit Cost:	1,756.56	Year Installed:	1985
Replacement Cost:	8,783	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 3,294  
 % Renew: 38

## DESCRIPTION

The (1/4 story - Basement at B01B, B10, B11, B17 and B32) interior access steps include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers. Approximately 12 LF of wall rail per flight included in cost estimate.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	055207000900	Railing, pipe, aluminum, wall rail, satin finish, 1-1/4" dia, shop fabricated	12.00	40.78	L.F.	489.36
A	C20101100470	Stairs, CIP concrete, w/o landing, 12 risers, w/o nosing	0.33	3,839.99	Flight	1,267.20
<b>Subtotal:</b>						1,756.56
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						1,756.56

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



**Agency:** Administration  
**Location:** Capital Complex  
**Fiscal Year:** 2061

**Asset Name :** State Office Building  
**Asset Number :** 2

System:	C20-Stairs	Lifetime:	75
Name:	Entrance Steps - 1st Floor	Years Remaining:	50 (Observed)
Quantity:	1	% Used:	33 (Observed)
Unit Cost:	7,595.86	Year Installed:	1932
Replacement Cost:	7,596	Date Inspected:	11/08/2010
Unit of Measure:	Each	SCI:	0.00

## RENEWAL

Renewal FY: 2061      Renewal Cost: 2,848  
 % Renew: 38

## DESCRIPTION

The (1/4 story - 1st at 106) 8-ft. wide interior entrance steps to E main entrance include 4 risers per flight without landing. Step construction consists of cast-in-place (CIP) concrete treads and risers with marble finish. No rails present. System life extended by renovation work.

## SYSTEM COSTS

Unit Cost Basis: 1.00

Class	Code Label	Description	Quantity	Unit Cost	Unit	Total Cost
U	096351000200	Marble flooring, white Carara, thin set, 12" x 12" x 3/8"	100.00	24.76	S.F.	2,476.00
A	C20101100470	Stairs, CIP concrete, w/o landing, 12 risers, w/o nosing	1.33	3,839.99	Flight	5,119.86
<b>Subtotal:</b>						7,595.86
<b>Adjustment Factor:</b>						1.0000
<b>Total:</b>						7,595.86

## LINKED REQUIREMENTS

Name	Category	Priority	Inspector	Action Date	Cost
<b>Total</b>					<b>0</b>



# **Requirement Detail Report**

**By Asset Name and Priority**

**State Office Building (02)**

Administration	1
Capital Complex	1
State Office Building	1
1- Currently Critical	1
Branch Wiring - Insufficient Outlets - Ground Floor	1
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Branch Wiring – Outlets Not Installed at HVAC Units	4
Central AHU - VAV System w/Distribution Renewal	6
Communication Wiring - Improperly Installed - Corridor 180B	7
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DDC/Pneumatic System - Hybrid Renewal	9
Electrical Service – Inadequate Means of Egress from Electrical Room	10
Emergency Eyewash and Shower Units Renewal	12
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**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

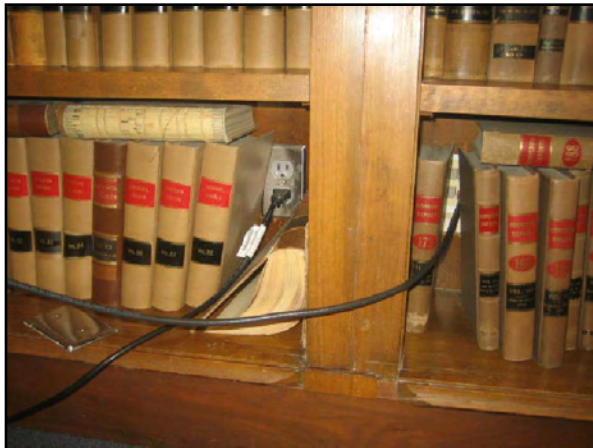
**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Branch Wiring - Insufficient Outlets - Ground Floor		
<b>Linked System</b>	Branch Wiring Devices	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Branch Wiring Devices	<b>Finish Date</b>	-
<b>Category</b>	Capacity/Design	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	24,414

## REQUIREMENT DESCRIPTION

There are an insufficient number of receptacle outlets in many areas of the Ground Floor resulting in widespread use of extension cords and power strips. Specific locations include but are not necessarily limited to Room G13.

## PHOTOS



Branch Wiring - Insufficient Outlets - Ground Floor

Branch Wiring - Insufficient Outlets - Ground Floor

## ACTION DESCRIPTION

Provide additional receptacle outlets in areas identified on the Ground Floor as required to eliminate the use of extension cords and power strips. Unit count is based on approximately 25% increase in number of outlets and is for budget purposes only. Actual count may vary. Areas identified include but are not necessarily limited to Room G18.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50201200920	Receptacles and wall switches, 1000 SF, 14 receptacles	4,000.00	S.F.	3.49	13,960
U092801009000	Gypsum wallboard, repairs, minimum labor/equipment charge	20.00	Job	348.48	6,970
U095109009000	Ceiling Tiles, minimum labor/equipment charge	20.00	Job	174.24	3,485
				<b>Subtotal:</b>	<b>24,414</b>

All costs in USD.



*Requirement Detail Report*

**By Asset Name and Priority**

<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	24,414

*All costs in USD.*

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Branch Wiring - Receptacle in Disrepair - Room G10		
<b>Linked System</b>	Branch Wiring Devices	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Branch Wiring Devices	<b>Finish Date</b>	-
<b>Category</b>	Life Safety	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	344

## REQUIREMENT DESCRIPTION

There is a receptacle outlet in Room G10 that is broken.

## PHOTOS



Branch Wiring - Receptacle in Disrepair - Room G10

Branch Wiring - Receptacle in Disrepair - Room G10

## ACTION DESCRIPTION

Replace the broken receptacle outlet in Room G10.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U160553009000	Electrical demolition, minimum labor/equipment charge	1.00	Job	172.24	172
U161409109000	Wiring devices, minimum labor/equipment charge	1.00	Job	172.24	172
				<b>Subtotal:</b>	344
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	344

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Branch Wiring – Outlets Not Installed at HVAC Units		
<b>Linked System</b>	Branch Wiring Devices	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Branch Wiring Devices	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	8,592

## REQUIREMENT DESCRIPTION

Receptacle outlets are not installed in accessible locations or within 25 feet of HVAC units on the roof and around the exterior for use by workers servicing the equipment in violation of NFPA 70 (2005) Article 210.63.

## PHOTOS



Branch Wiring – Outlets Not Installed at HVAC Units

Branch Wiring – Outlets Not Installed at HVAC Units

## ACTION DESCRIPTION

Provide receptacle outlets in accessible locations on the roof and within 25 feet of all HVAC equipment for use by workers servicing the equipment. Provide roof penetrations as required. Unit counts for budget purposes only. Actual counts may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	500.00	L.F.	7.81	3,905
AD50201250640	Receptacle duplex G.F.I. 20 A with box, plate, 3/4" EMT & wire	10.00	Ea.	315.32	3,153
U073203004040	Roof tiles, pipe flashing tile w/rubber boot, 100% recycled copper, for 1-1/2" pipe	5.00	Ea.	89.10	446

All costs in USD.





## Requirement Detail Report

By Asset Name and Priority

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U073203009000	Concrete Tiles, minimum labor/equipment charge	5.00	Job	217.71	1,089
				<b>Subtotal:</b>	8,592
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	8,592

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Central AHU - VAV System w/Distribution Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	4,081,221

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Central AHU - VAV System w/Distribution. System Description: The HVAC system includes central system AHUs with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return. The air handlers are located on the roof, in the penthouse and basement mechanical rooms.

## PHOTOS



Central AHU - VAV System w/Distribution Renewal

Central AHU - VAV System w/Distribution Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Central AHU - VAV System w/Distribution Renewal	1.00	Ea.	4,081,220.63	4,081,221
				<b>Subtotal:</b>	4,081,221
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	4,081,221

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Communication Wiring - Improperly Installed - Corridor 180B		
<b>Linked System</b>	Local Area Networks	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Local Area Networks	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	1,380

## REQUIREMENT DESCRIPTION

Communications wiring in the corridor outside of Room 180B is taped to the floor in violation of NFPA 70 (2005) Article 800.24.

## PHOTOS



Communication Wiring - Improperly Installed - Corridor 180B

Communication Wiring - Improperly Installed - Corridor 180B

## ACTION DESCRIPTION

Remove communication wiring from the floor in the Corridor outside of Room 180B and provide proper installation of communication cables.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50309200102	Internet wiring, 2 data/voice outlets per 1000 S.F.	2.00	M.S.F.	690.24	1,380
				<b>Subtotal:</b>	1,380
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	1,380

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

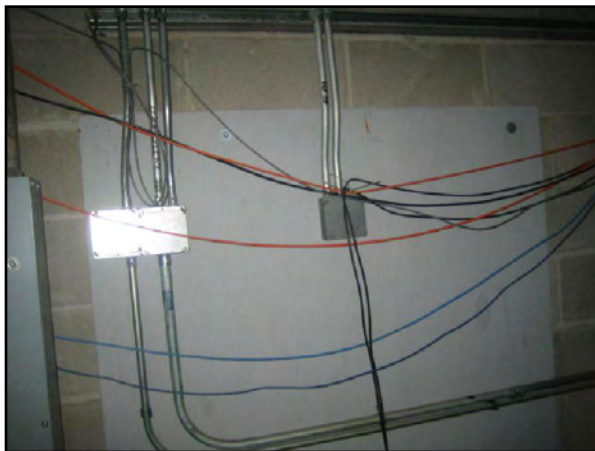
**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Communication Wiring - Improperly Installed - Room 142F		
<b>Linked System</b>	Local Area Networks	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Local Area Networks	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	1,380

## REQUIREMENT DESCRIPTION

Communications wiring in Room 142F is hanging loosely without any support in violation of NFPA 70 (2005) Article 800.24.

## PHOTOS



Communication Wiring - Improperly Installed - Room 142F

Communication Wiring - Improperly Installed - Room 142F

## ACTION DESCRIPTION

Remove communication wiring drapped across the walls in Room 142F and provide proper installation of communication cables.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50309200102	Internet wiring, 2 data/voice outlets per 1000 S.F.	2.00	M.S.F.	690.24	1,380
<b>Subtotal:</b>					1,380
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					1,380

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	DDC/Pneumatic System - Hybrid Renewal		
<b>Linked System</b>	Controls and Instrumentation	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Controls and Instrumentation	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	1,809,384

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for DDC/Pneumatic System - Hybrid. System Description: HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities. System includes pneumatic activation of control valves and dampers.

## PHOTOS



DDC/Pneumatic System - Hybrid Renewal

DDC/Pneumatic System - Hybrid Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for DDC/Pneumatic System - Hybrid Renewal	1.00	Ea.	1,809,384.35	1,809,384
<b>Subtotal:</b>					1,809,384
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					1,809,384

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Electrical Service – Inadequate Means of Egress from Electrical Room		
<b>Linked System</b>	High Tension Service and Dist.	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	High Tension Service and Dist.	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	9,708

## REQUIREMENT DESCRIPTION

The Main Electrical Room B72A contains equipment rated greater than 1200A and greater than 600V. The existing door opens into the room in lieu of in the direction of the means of egress and also lacks panic hardware in violation of NFPA 70 (2005) Article 110.26(C)(2) and 110.33(A).

## PHOTOS



Electrical Service – Inadequate Means of Egress from Electrical Room

Electrical Service – Inadequate Means of Egress from Electrical Room

## ACTION DESCRIPTION

Replace the door at Electrical Room B72A such that it opens in the direction of egress and is equipped with panic hardware. Also provide panic hardware on the second door leading into Room B71. Unit counts for budget purposes only. Actual counts may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AC10201167220	Labeled metal door/metal frame, hollow, 3 hr, 18 ga full panel, 3'-0" x 7'-0", welded frame, 8-3/4"	2.00	Ea.	1,494.20	2,988
RC10131100040	Replace 8" concrete block wall painted	1.00	C.S.F.	1,801.68	1,802
U022203500600	Selective demolition, rubbish handling, dumpster, 6 C.Y., 2 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	1.00	Week	326.04	326

All costs in USD.

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U080601109000	Door demolition, minimum labor/equipment charge	3.00	Job	181.64	545
U081102509000	Door frames, minimum labor/equipment charge	3.00	Job	1,058.53	3,176
U087107509000	Door hardware, panic device, minimum labor/equipment charge	3.00	Job	290.62	872
				<b>Subtotal:</b>	9,708
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	9,708

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Emergency Eyewash and Shower Units Renewal		
<b>Linked System</b>	Plumbing Fixtures	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Plumbing Fixtures	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	7,342

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Emergency Eyewash and Shower Units. System Description: Plumbing fixtures include emergency safety shower and eyewash units.

## PHOTOS



Emergency Eyewash and Shower Units Renewal

Emergency Eyewash and Shower Units Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Emergency Eyewash and Shower Units Renewal	1.00	Ea.	7,341.60	7,342
				<b>Subtotal:</b>	7,342
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	7,342

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exhaust System - General Building - In-Line Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	55,901

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Exhaust System - General Building - In-Line. System Description: The HVAC ventilation system includes duct mounted in-line exhaust fans with ducting.

## PHOTOS



Exhaust System - General Building - In-Line Renewal

Exhaust System - General Building - In-Line Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exhaust System - General Building - In-Line Renewal	1.00	Ea.	55,900.95	55,901
				<b>Subtotal:</b>	55,901
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	55,901

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exhaust System - General Building - Rooftop Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	44,446

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Exhaust System - General Building - Rooftop. System Description: The HVAC ventilation system includes roof-mounted exhaust fans with ducting.

## PHOTOS



Exhaust System - General Building - Centrifugal Renewal

Exhaust System - General Building - Centrifugal Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exhaust System - General Building - Rooftop Renewal	1.00	Ea.	44,446.13	44,446
<b>Subtotal:</b>					44,446
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					44,446

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exhaust System - General Building - Wall Exhaust Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	1,189

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Exhaust System - General Building - Wall Exhaust. System Description: The HVAC ventilation system includes a wall mounted propeller exhaust fan.

## PHOTOS



Exhaust System - General Building - Wall Exhaust Renewal

Exhaust System - General Building - Wall Exhaust Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exhaust System - General Building - Wall Exhaust Renewal	1.00	Ea.	1,188.68	1,189
				<b>Subtotal:</b>	1,189
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	1,189

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exhaust System - Restroom Fan Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	16,535

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Exhaust System - Restroom Fan. System Description: HVAC ventilation system includes centrifugal restroom exhaust fans with ducting.

## PHOTOS



Exhaust System - Restroom w/Roof Fan Renewal

Exhaust System - Restroom w/Roof Fan Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exhaust System - Restroom Fan Renewal	1.00	Ea.	16,535.35	16,535
				<b>Subtotal:</b>	16,535
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	16,535

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exit Signs – Not Properly Illuminated		
<b>Linked System</b>	Emergency Light and Power Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Emergency Light and Power Systems	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	4,639

## REQUIREMENT DESCRIPTION

Non-illuminated exit signs are installed in Room G28 and Corridor B43 in violation of NFPA 101 (2006) Article 7.10.5.

## PHOTOS



Exit Signs – Not Properly Illuminated

Exit Signs – Not Properly Illuminated

## ACTION DESCRIPTION

Remove the non-illuminated exits signs in Room G28 and Corridor B43 and provide illuminated exit signs

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50102301240	Branch installation 600 V, including EMT conduit and THW wire, 20 A	300.00	L.F.	7.81	2,343
E015904000150D	Rent aerial lift to 15'high 1000 lb cap scissor type	1.00	Ea./day	98.03	98
U018323601030	Electrical Facilities Maintenance, distribution systems and equipment, reset breaker or replace fuse	3.00	Ea.	36.65	110
U095109009000	Ceiling Tiles, minimum labor/equipment charge	3.00	Job	174.24	523
U160555005310	Exit light, electrical demolition, remove	3.00	Ea.	28.71	86
U161366009000	Outlet boxes, minimum labor/equipment charge	3.00	Job	172.24	517

All costs in USD.



## Requirement Detail Report

By Asset Name and Priority

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U165303200260	Exit lighting, L.E.D. w/ battery unit, double face, ceiling or wall mount	3.00	Ea.	320.68	962
				<b>Subtotal:</b>	4,639
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	4,639

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exterior Lighting - Luminaires in Disrepair		
<b>Linked System</b>	Lighting Equipment	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Lighting Equipment	<b>Finish Date</b>	-
<b>Category</b>	Reliability	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	18,841

## REQUIREMENT DESCRIPTION

Plastic globes on the exterior antique solid bronze post candelabras at the South Entrance are broken and in disrepair.

## PHOTOS



Exterior Lighting - Luminaires in Disrepair

Exterior Lighting - Luminaires in Disrepair

## ACTION DESCRIPTION

Replace the broken globes and lamps on the exterior antique solid bronze post candelabras at the South Entrance. For appearance purposes, all globes should be replaced at the same time around the perimeter if exact globes are not available. Estimate assumes replacement of all globes. Unit counts for budget purposes only. Actual counts may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
E015904000150D	Rent aerial lift to 15'high 1000 lb cap scissor type	5.00	Ea./day	98.03	490
U018323602520	Electrical Facilities Maintenance, remove and replace or maintain, incandescent fixture	54.00	Ea.	134.26	7,250
U018323602530	Electrical Facilities Maintenance, remove and replace or maintain, lamp, incandescent or fluorescent fixture	54.00	Ea.	16.17	873
U018323602545	Electrical Facilities Maintenance, remove and replace or maintain, replace other lighting parts	54.00	Ea.	85.20	4,601

All costs in USD.



## Requirement Detail Report

By Asset Name and Priority

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U160553009000	Electrical demolition, minimum labor/equipment charge	6.00	Job	172.24	1,033
U160555003160	Walkway luminaire, electrical demolition, remove	54.00	Ea.	85.06	4,593
				<b>Subtotal:</b>	18,841
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	18,841

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Guardrails - Non-Compliant Heights - Monumental Stairs		
<b>Linked System</b>	Stairs	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Stairs	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Arch	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	17,777

## REQUIREMENT DESCRIPTION

According to 2009 IBC Section 1013 code compliant guardrails are required at all vertical drops that exceed 30 inches in height.

1013.1 Where required. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Where glass is used to provide a guard or as a portion of the guard system, the guard shall also comply with Section 2407. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7.

1013.2 Height. Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

Guardrails facing corridors at all floors at unenclosed monumental stairs do not meet height requirements and present a potential fall hazard. Guardrails are original construction and thus historic in character. Historically sensitive repair is required.

## PHOTOS



Guardrails - Non-Compliant Heights - Monumental Stairs

Guardrails - Non-Compliant Heights - Monumental Stairs

## ACTION DESCRIPTION

Modify existing non-compliant guardrails to provide new code-compliant guardrails that respect historical character of original units. Recommend providing a new top rail at proper height on existing guardrail units.

Est. 7 guardrail units @ 8 LF each = 56 LF

*All costs in USD.*

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCARPJ	Carpenters	28.00	hour	81.24	2,275
LSSWLJ	Welders, Structural Steel	14.00	hour	105.47	1,477
U055207000965	Railing, pipe, stainless steel, wall rail, mirror polish, 1-1/2" diam., shop fabricated	56.00	L.F.	240.97	13,494
U055207009000	Railing, pipe, steel, shop fabricated, minimum labor/equipment charge	1.00	Job	531.31	531
				<b>Subtotal:</b>	17,777
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	17,777

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs		
<b>Linked System</b>	Stairs	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Stairs	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Arch	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	12,618

## REQUIREMENT DESCRIPTION

According to 2009 IBC Section 1013 code compliant guardrails are required at all vertical drops that exceed 30 inches in height.

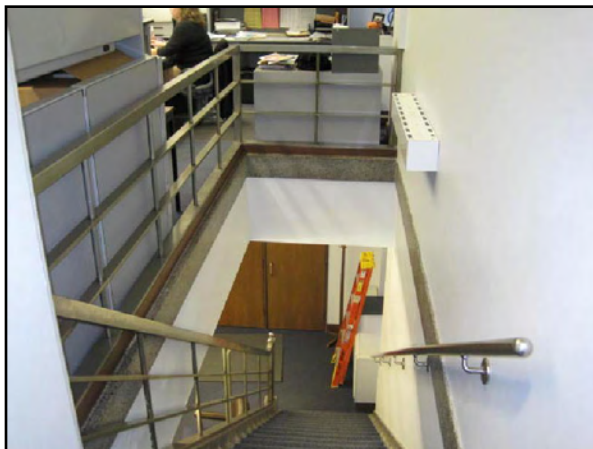
1013.1 Where required. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with Section 1607.7. Where glass is used to provide a guard or as a portion of the guard system, the guard shall also comply with Section 2407. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in Section 1607.7.

1013.2 Height. Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

1013.3 Opening limitations. Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

Upper guardrails at unenclosed (1st at 142J and 174B) interior access stairs do not meet either height or spacing requirements and present a potential fall hazard. Replacement is required.

## PHOTOS



Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs

Guardrails - Non-Compliant Heights or Spacing

## ACTION DESCRIPTION

*All costs in USD.*

Replace (or modify) existing non-compliant guardrails with new code-compliant units.

Est. 2 guardrail units @ 24 LF each = 48 LF

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCARPJ	Carpenters	8.00	hour	81.24	650
LCLABJ	Common Building Laborers	4.00	hour	64.82	259
LSSWLJ	Welders, Structural Steel	4.00	hour	105.47	422
U022203300100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	0.50	Ton	89.12	45
U022203500600	Selective demolition, rubbish handling, dumpster, 6 C.Y., 2 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	0.13	Week	326.04	41
U050601100380	Selective metals demolition, manufactured or fabricated specialty item, 121 - 500 lb, remove whole or cut up into smaller pieces, excl shoring, bracing, cutting, loading, hauling, dumping	2.00	Ea.	85.04	170
U055207002010	2-line pipe rail with pickets and attached handrail, aluminum, satin finish, 1-1/2" pipe, 1/2" pickets @ 4-1/2" O.C., 42" high, shop fabricated, straight & level	48.00	L.F.	229.83	11,032
<b>Subtotal:</b>					12,618
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					12,618

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	546,177

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Heat Exchanger - Liquid/Liquid - Plate and Frame. System Description: The HVAC system includes two plate and frame, liquid to liquid, heat exchangers. These are used to produce heating hot water from utility supplied hot water.

## PHOTOS



Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal

Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal	1.00	Ea.	546,177.03	546,177
				<b>Subtotal:</b>	546,177
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	546,177

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

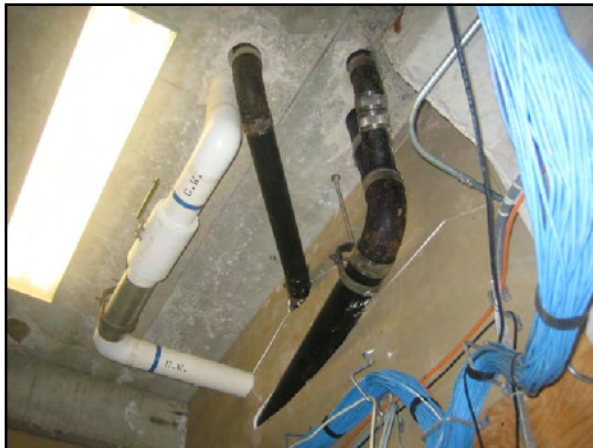
**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Local Area Networks – Unprotected Plumbing Pipes above Equipment – Room 132E		
<b>Linked System</b>	Local Area Networks	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Local Area Networks	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2011	<b>Estimated Cost</b>	1,268

## REQUIREMENT DESCRIPTION

Unprotected plumbing piping is located above the local area network equipment in Room 132E in violation of NFPA 70 (2005) Article 110.26(F)(1)(b). A leak in the piping will cause extensive damage to the data equipment.

## PHOTOS



Local Area Networks – Unprotected Plumbing Pipes above Equipment – Room 132E

Local Area Networks – Unprotected Plumbing Pipes above Equipment – Room 132E

## ACTION DESCRIPTION

Provide a metal drip pan under the plumbing piping in Room 132E to protect the data equipment from potential leaks.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U076506009950	Sheet metal flashing, minimum labor and equipment charge	2.00	Job	184.17	368
U158101009990	Metal Ductwork, minimum labor/equipment charge	2.00	Job	257.00	514
U158203009900	Duct accessories, minimum labor/equipment charge	2.00	Job	192.75	386
				<b>Subtotal:</b>	1,268
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	1,268

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Natural Gas Service to Bldg Renewal		
<b>Linked System</b>	Gas Supply System	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Gas Supply System	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	2,209

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Natural Gas Service to Bldg. System Description: The building includes a natural gas supply to the kitchen.

## PHOTOS



Natural Gas Service to Bldg Renewal

Natural Gas Service to Bldg Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Natural Gas Service to Bldg Renewal	1.00	Ea.	2,209.03	2,209
				<b>Subtotal:</b>	2,209
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	2,209

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Unit Heaters - Hot Water Renewal		
<b>Linked System</b>	Terminal and Package Units	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Terminal and Package Units	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	24,330

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Unit Heaters - Hot Water. System Description: Heating is provided by suspended, forced hot water unit heaters. These units are found in mechanical and service areas.

## PHOTOS



Unit Heaters - Hot Water Renewal

Unit Heaters - Hot Water Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Unit Heaters - Hot Water Renewal	1.00	Ea.	24,330.33	24,330
				<b>Subtotal:</b>	24,330
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	24,330

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	VCT - Average - 1985 Renewal		
<b>Linked System</b>	Floor Finishes	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Floor Finishes	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	14,255

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for VCT - Average - 1985. System Description: Floor finishes include areas of standard VCT flooring and related base at ground floor maintenance areas.

## PHOTOS



VCT - Average - 1985 Renewal

VCT - Average - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for VCT - Average - 1985 Renewal	1.00	Ea.	14,255.31	14,255
				<b>Subtotal:</b>	14,255
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	14,255

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Water Heater - Elec - 10 Gal - 1985 Renewal		
<b>Linked System</b>	Domestic Water Distribution	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Domestic Water Distribution	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	4,442

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Water Heater - Elec - 10 Gal - 1985. System Description: The domestic hot water system is supplemented by 10 gallon electric water heaters located near their point of use, typically in janitorial closets. This system is for the water heater installed in 1985.

## PHOTOS



Water Heater - Elec - 10 Gal - 1985 Renewal

Water Heater - Elec - 10 Gal - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Heater - Elec - 10 Gal - 1985 Renewal	1.00	Ea.	4,442.26	4,442
				<b>Subtotal:</b>	4,442
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	4,442

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 1- Currently Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Water Heater - Hot Water Heat Exchanger and Tank Renewal		
<b>Linked System</b>	Domestic Water Distribution	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Domestic Water Distribution	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2010	<b>Estimated Cost</b>	68,142

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Water Heater - Hot Water Heat Exchanger and Tank. System Description: The domestic hot water is produced by a shell and tube heat exchanger that utilizes heated water from District Energy to produce domestic hot water. This system also includes a separate expansion tank.

Note: Hot water heat transfer package not available in RS Means. A similar steam system has been selected for budgetary purposes.

## PHOTOS



Water Heater - Hot Water Heat Exchanger and Tank Renewal

Water Heater - Hot Water Heat Exchanger and Tank Renewal



Water Heater - Hot Water Heat Exchanger and Tank Renewal

Water Heater - Hot Water Heat Exchanger and Tank Renewal

All costs in USD.

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Heater - Hot Water Heat Exchanger and Tank Renewal	1.00	Ea.	68,142.04	68,142
				<b>Subtotal:</b>	68,142
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	68,142

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 2- Potentially Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Access Control System Renewal		
<b>Linked System</b>	Security and Detection Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Security and Detection Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2012	<b>Estimated Cost</b>	232,588

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Access Control System. System Description: Access control points include card swipes at exterior doors and selected interior office spaces and intrusion detection monitoring via magnetic switches and other electronic monitoring devices on doors and windows. The system is monitored by Capital Security from the security office in the State Capital Building.

## PHOTOS



Access Control System Renewal

Access Control System Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Access Control System Renewal	1.00	Ea.	232,587.51	232,588
<b>Subtotal:</b>					232,588
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					232,588

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 2- Potentially Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exit Signs Renewal		
<b>Linked System</b>	Emergency Light and Power Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Emergency Light and Power Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2012	<b>Estimated Cost</b>	279,816

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Exit Signs. System Description: Exit signs are generally older signs that have been retrofitted with LED lamps. Most units do not have emergency battery backup. It is assumed exit signs are connected to emergency power panels. Several signs are not illuminated.

“This system is functional but lamps are starting to burn out in accordance with maintenance personnel and should be upgraded or replaced in the near future as replacement parts become obsolete. The observed years remaining have been adjusted to reflect a slight extended life expectancy of this system.”

## PHOTOS



Exit Signs Renewal

Exit Signs Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Exit Signs Renewal	1.00	Ea.	279,815.56	279,816
<b>Subtotal:</b>					279,816
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					279,816

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 2- Potentially Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Security Cameras Renewal		
<b>Linked System</b>	Security and Detection Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Security and Detection Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2012	<b>Estimated Cost</b>	427,971

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Security Cameras. System Description: Closed circuit television (CCTV) security cameras are located in the facility and are monitored by Capital Security in the State Capital Building.

## PHOTOS



Security Cameras Renewal

Security Cameras Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Security Cameras Renewal	1.00	Ea.	427,971.29	427,971
<b>Subtotal:</b>					427,971
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					427,971

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 2- Potentially Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Site Lighting Renewal		
<b>Linked System</b>	Site Lighting	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Site Lighting	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2012	<b>Estimated Cost</b>	265,951

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Site Lighting. System Description: Site lighting includes architectural type steel pole site lighting around the perimeter along sidewalks and roadways. Poles have recently been retrofitted with compact fluorescent lamps (CFL). Luminaires include one compact fluorescent lamp with plastic globe per pole. System includes all feeder wiring and controls.

"Although recently retrofitted with new lamps, several poles have broken lenses or lamps, and steel poles are aged and showing signs of rust damage on bases and risers. Condition does not warrant an immediate need and observed years have been increased slightly to compensate for recent retrofit but poles should be replaced or reconditioned in the near future."

## PHOTOS



Site Lighting Renewal

Site Lighting Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Site Lighting Renewal	1.00	Ea.	265,950.53	265,951
<b>Subtotal:</b>					265,951
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					265,951

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	ACT System - Standard - 1985 Renewal		
<b>Linked System</b>	Ceiling Finishes	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Ceiling Finishes	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	359,600

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for ACT System - Standard - 1985. System Description: Standard suspended ACT ceiling system with 2 x 2 regular tiles in 9/16-in. grids. System life extended by Owner's maintenance program.

## PHOTOS



ACT System - Standard - 1985 Renewal

ACT System - Standard - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for ACT System - Standard - 1985 Renewal	1.00	Ea.	359,600.00	359,600
<b>Subtotal:</b>					359,600
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					359,600

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Aluminum Windows - 1985 Renewal		
<b>Linked System</b>	Exterior Windows	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Exterior Windows	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	1,703,517

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Aluminum Windows - 1985. System Description: The building includes fixed and operable aluminum framed exterior units with insulating glass.

## PHOTOS



Aluminum Windows - 1985 Renewal

Aluminum Windows - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Aluminum Windows - 1985 Renewal	1.00	Ea.	1,703,517.20	1,703,517
<b>Subtotal:</b>					1,703,517
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					1,703,517

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Automatic Openers - Pair - 1985 Renewal		
<b>Linked System</b>	Exterior Doors	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Exterior Doors	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	24,093

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Automatic Openers - Pair - 1985. System Description: Door hardware add-ons, automatic openers, commercial, electronic door opener, for single swing doors, pair, per opening, incl. motion sensor, 12V control box, motor, handicap actuator buttons and wiring at north and south elevations.

## PHOTOS



Automatic Openers - Pair - 1985 Renewal

Automatic Openers - Pair - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Automatic Openers - Pair - 1985 Renewal	1.00	Ea.	24,092.83	24,093
<b>Subtotal:</b>					24,093
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					24,093

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Boiler Steam - Humidification Renewal		
<b>Linked System</b>	Heat Generating Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Heat Generating Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	103,016

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Boiler Steam - Humidification. System Description: The building has two 240kW electric steam boilers used for humidification.

Note - the exact size boiler could not be matched in RS Means. A similar boiler was selected and the quantity adjusted for budgetary purposes.

## PHOTOS



Boiler Steam - Humidification Renewal

Boiler Steam - Humidification Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Boiler Steam - Humidification Renewal	1.00	Ea.	103,016.39	103,016
<b>Subtotal:</b>					103,016
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					103,016

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Custodial/Utility Sinks Renewal		
<b>Linked System</b>	Plumbing Fixtures	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Plumbing Fixtures	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	35,783

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Custodial/Utility Sinks. System Description: The plumbing fixtures include floor mounted cast in place custodial/utility sinks. Includes rough-in and faucet. These are located on each floor.

## PHOTOS



Custodial/Utility Sinks Renewal

Custodial/Utility Sinks Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Custodial/Utility Sinks Renewal	1.00	Ea.	35,783.10	35,783
<b>Subtotal:</b>					35,783
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					35,783

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Door Assembly - 6 x 7 Bronze - Storefront Renewal		
<b>Linked System</b>	Exterior Doors	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Exterior Doors	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	106,786

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Door Assembly - 6 x 7 Bronze - Storefront. System Description: The exterior doors include pr. of original construction, swinging glazed bronze storefront leafs plus glazed transom, ornamental bronze frame, hardware including closers. System life extended by renovation work.

## PHOTOS



Door Assembly - 6 x 7 Bronze - Storefront Renewal

Door Assembly - 6 x 7 Bronze - Storefront Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Door Assembly - 6 x 7 Bronze - Storefront Renewal	1.00	Ea.	106,785.75	106,786
				<b>Subtotal:</b>	106,786
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	106,786

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Door Assembly - 6 x 7 HM - 1985 Renewal		
<b>Linked System</b>	Exterior Doors	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Exterior Doors	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	4,950

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Door Assembly - 6 x 7 HM - 1985. System Description: Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers at loading dock. Includes painted doors and painted frame.

## PHOTOS



Door Assembly - 6 x 7 HM - 1985 Renewal

Door Assembly - 6 x 7 HM - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Door Assembly - 6 x 7 HM - 1985 Renewal	1.00	Ea.	4,950.18	4,950
				<b>Subtotal:</b>	4,950
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	4,950

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

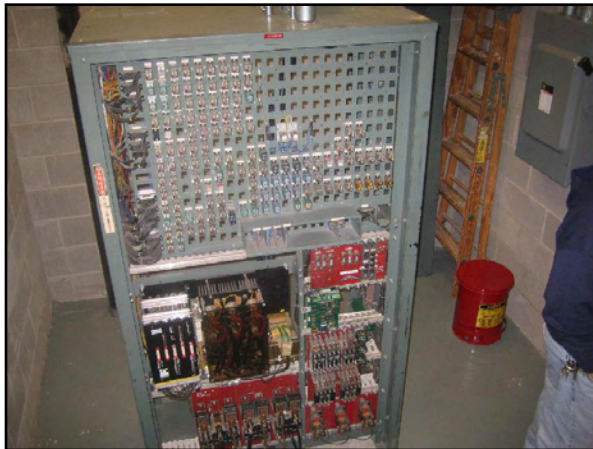
**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Elevator #5 Controller - Beyond Rated Life		
<b>Linked System</b>	Passenger Elevators	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Passenger Elevators	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	154,573

## REQUIREMENT DESCRIPTION

The controller for Elevator #5 is aged and at or beyond its rated life. The controller utilizes old relay technology and replacement parts are or will soon be obsolete.

## PHOTOS



Elevator #5 Controller - Beyond Rated Life

Elevator #5 Controller - Beyond Rated Life

## ACTION DESCRIPTION

Replace the aged Elevator #5 controller. Unit counts for budget purposes only. Actual counts may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U022203500600	Selective demolition, rubbish handling, dumpster, 6 C.Y., 2 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	4.00	Week	326.04	1,304
U142802003150	Elevator options, passenger, duplex car selective collective	1.00	Ea.	15,556.06	15,556
U142802003800	Elevator options, passenger, cab finishes (based on 3500 lb cab size), variable voltage, O.H. gearless machine, min	1.00	Ea.	84,230.00	84,230
U160553009000	Electrical demolition, minimum labor/equipment charge	10.00	Job	172.24	1,722

All costs in USD.

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U160553501230	Variable frequency drive, 460 V, for 50 HP motor size, electrical demolition, remove	1.00	Ea.	656.17	656
U160553506050	Isolation panel, 15 kVA, electrical demolition, remove	1.00	Ea.	492.13	492
U160553507100	Automatic voltage regulator, electrical demolition, remove	1.00	Ea.	229.66	230
U161209009000	Wire, minimum labor/equipment charge	40.00	Job	172.24	6,890
U161322059990	Conduit, to 15' high, minimum labor/equipment charge	10.00	Job	172.24	1,722
U161367008320	Cabinet, double door, 72" H x 72" W x 24" D, NEMA 12, floor mounted	1.00	Ea.	3,858.21	3,858
U161367009360	Enclosure panels, 60" x 36", NEMA 12 & 4	1.00	Ea.	299.04	299
U161367009620	Wiring trough, steel, clamp cover, 6" x 6", 60" long, J.I.C.	1.00	Ea.	411.92	412
U162209001190	Variable frequency drives, custom-engineered, 460 volt, 50 HP motor size	1.00	Ea.	11,904.62	11,905
U162706205320	Transformer handling, add to normal labor cost in restricted areas, approximately 5000 pounds, 1000 kVA	2.00	Ea.	4,133.86	8,268
U162801000960	Automatic voltage regulators, standard grade, three phase, 460 V, 118 kVA	1.00	Ea.	17,028.90	17,029
				<b>Subtotal:</b>	154,573
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	154,573

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Emergency Panelboards - Approaching Rated Life		
<b>Linked System</b>	Emergency Light and Power Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Emergency Light and Power Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	71,532

## REQUIREMENT DESCRIPTION

Various emergency panelboards were not replaced with the recent emergency system upgrade and are approaching their rated life in accordance with BOMA (2003) recommendations. Equipment is dated and replacement parts are becoming obsolete. Panelboards observed include but may not necessarily be limited to LV002C, EM-101, EM-301, EM-601 and G014. Replacing these panelboards will bring all emergency power equipment up to date.

## PHOTOS



Emergency Panelboards - Approaching Rated Life

Emergency Panelboards - Approaching Rated Life

## ACTION DESCRIPTION

Replace the aged emergency panelboards as indicated including all feeder conduit and wiring back to source as applicable. Panelboards include but may not necessarily be limited to LV002C, EM-101, EM-301, EM-601 and G014. Unit counts for budget purposes only. Actual counts may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
AD50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	500.00	L.F.	49.25	24,625
AD50201650840	Safety switch, 200 A fused, 3 phase, 125 HP 460 V or 150 HP 575 V	1.00	Ea.	2,020.97	2,021

All costs in USD.

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U022203500600	Selective demolition, rubbish handling, dumpster, 6 C.Y., 2 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	5.00	Week	326.04	1,630
U092801009000	Gypsum wallboard, repairs, minimum labor/equipment charge	5.00	Job	348.48	1,742
U160553000120	Conduit, rigid galvanized steel, 1-1/4" to 2" diameter, electrical demolition, remove conduit to 15' high, incl fittings & hangers	500.00	L.F.	3.44	1,720
U160553001160	Safety switches, 250 or 600 V, 200 amp, electrical demolition, remove, incl disconnection	1.00	Ea.	137.80	138
U160553001260	Panelboards, 4 wire, 120/208 V, 125 amp, to 20 circuits, electrical demolition, remove, incl removal of all breakers, conduit terminations & wire connections	2.00	Ea.	287.07	574
U160553001270	Panelboards, 4 wire, 120/208 V, 200 amp, to 42 circuits, electrical demolition, remove, incl removal of all breakers, conduit terminations & wire connections	3.00	Ea.	574.15	1,722
U160553001680	Pull boxes & cabinets, sheet metal, 24" x 24" x 6", electrical demolition, remove, incl removal of supports and terminations	5.00	Ea.	56.01	280
U160553001940	Wire, THW-THWN-THHN, 4/0, electrical demolition, removed from in place conduit, to 15' high	40.00	C.L.F.	62.63	2,505
U160553009000	Electrical demolition, minimum labor/equipment charge	5.00	Job	172.24	861
U160608009000	Grounding, minimum labor/equipment charge	5.00	Job	172.24	861
U161209009000	Wire, minimum labor/equipment charge	48.00	Job	172.24	8,268
U161322059990	Conduit, to 15' high, minimum labor/equipment charge	12.00	Job	172.24	2,067
U161367009990	Pull boxes & cabinets, minimum labor/equipment charge	5.00	Job	344.49	1,722
U164407202100	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 100 amp, 30 circuits, NQOD, incl 20 A 1 pole plug-in breakers	2.00	Ea.	3,049.73	6,099
U164407202250	Panelboards, 3 phase 4 wire, main circuit breaker, 120/208 V, 225 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	3.00	Ea.	4,898.50	14,696
				<b>Subtotal:</b>	71,532
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	71,532

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Fluorescent Lighting - Approaching Rated Life		
<b>Linked System</b>	Lighting Equipment	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Lighting Equipment	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	1,428,637

## REQUIREMENT DESCRIPTION

Fluorescent lamps and ballasts throughout are approaching their rated life in accordance with BOMA (2003) recommendations. Units are replaced individually as they fail but it is recommended all lamps and ballasts be replaced as a group in the near future.

## PHOTOS



Fluorescent Lighting - Approaching Rated Life

Fluorescent Lighting - Approaching Rated Life

## ACTION DESCRIPTION

Replace the fluorescent ballasts and lamps building wide. Existing luminaires to remain in place to the extent possible. Estimate assumes 10% replacement of luminaires as required. Hazardous waste costs included for lamp disposal. Unit counts for budget purposes only. Actual counts may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
E015904000150M	Rent aerial lift to 15'high 1000 lb cap scissor type	6.00	Ea./month	1,247.96	7,488
RD50232600010	Replace fluor. ballast for fluorescent lighting fixture, 80 W	8,000.00	Ea.	129.19	1,033,520
RD50232600020	Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	8,000.00	Ea.	35.46	283,680
RD50232600030	Replace fixture fluorescent lighting fixture, 80 W	400.00	Ea.	236.27	94,508

All costs in USD.

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U021103001120	Hazardous waste cleanup/pickup/disposal, solid pickup, bulk material, minimum	5.00	Ton	192.85	964
U022203500600	Selective demolition, rubbish handling, dumpster, 6 C.Y., 2 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	26.00	Week	326.04	8,477
				<b>Subtotal:</b>	1,428,637
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	1,428,637

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Four Pipe Distribution System w/Pump Renewal		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	5,698,959

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Four Pipe Distribution System w/Pump. System Description: HVAC distribution is provided by a four-pipe distribution system. This system distributes heating hot water and chilled water to perimeter terminal units.

## PHOTOS



Four Pipe Distribution System w/Pump Renewal

Four Pipe Distribution System w/Pump Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Four Pipe Distribution System w/Pump Renewal	1.00	Ea.	5,698,959.47	5,698,959
<b>Subtotal:</b>					5,698,959
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					5,698,959

All costs in USD.



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	HVAC Equipment - Abandoned		
<b>Linked System</b>	Distribution Systems	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Distribution Systems	<b>Finish Date</b>	-
<b>Category</b>	Obsolescence	<b>Status</b>	Open
<b>Inspector</b>	Mech	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	1,915

## REQUIREMENT DESCRIPTION

There was abandoned HVAC equipment and piping found in a storage room off the main conference room. This equipment should be removed to make room for other equipment.

## PHOTOS



HVAC Equipment - Abandoned

HVAC Equipment - Abandoned

## ACTION DESCRIPTION

Remove abandoned pump, piping and tank from the storage room off the main conference room.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCLAMJ	Common Maintenance Laborer	20.00	hour	45.57	911
LCLNRJ	Cleaner	10.00	hour	63.59	636
U150556002000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	20.00	L.F.	3.78	76
U150556002180	Pump, all fractional H.P., selective demolition	1.00	Ea.	113.38	113
U150556003130	Tank/water heater/liquid container, 130 thru 240 gallons, selective demolition	1.00	Ea.	179.01	179
				<b>Subtotal:</b>	1,915

All costs in USD.



*Requirement Detail Report*

**By Asset Name and Priority**

<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	1,915

*All costs in USD.*

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Restroom Fixtures Renewal		
<b>Linked System</b>	Plumbing Fixtures	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Plumbing Fixtures	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	333,376

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Restroom Fixtures. System Description: The restroom fixtures include vitreous china urinals, water closets, and lavatories. They also include built-in shower units in the locker room. The fixture selections are for a building with a standard density of high quality fixtures.

## PHOTOS



Restroom Fixtures Renewal

Restroom Fixtures Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Restroom Fixtures Renewal	1.00	Ea.	333,376.35	333,376
<b>Subtotal:</b>					333,376
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					333,376

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Single-Ply EPDM with Pavers on Roof - 1985 Renewal		
<b>Linked System</b>	Roofing	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Roofing	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	205,487

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Single-Ply EPDM with Pavers on Roof - 1985. System Description: The roof covering includes concrete paver ballast on a plaza which is also the roof of the structure below at 8th and 9th floors. System life extended by Owner's maintenance program.

## PHOTOS



Single-Ply EPDM with Pavers on Roof - 1985 Renewal

Single-Ply EPDM with Pavers on Roof - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Single-Ply EPDM with Pavers on Roof - 1985 Renewal	1.00	Ea.	205,486.87	205,487
				<b>Subtotal:</b>	205,487
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	205,487

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Skylights - Kalwall Types - 1985 Renewal		
<b>Linked System</b>	Glazed Roof Openings	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Glazed Roof Openings	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	86,638

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Skylights - Kalwall Types - 1985. System Description: Sloping unit skylights, insulated curbs, double Kalwall type glazing.

## PHOTOS



Skylights - Kalwall Types - 1985 Renewal

Skylights - Kalwall Types - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Skylights - Kalwall Types - 1985 Renewal	1.00	Ea.	86,638.16	86,638
<b>Subtotal:</b>					86,638
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					86,638

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Skylights - Monumental - 1985 Renewal		
<b>Linked System</b>	Glazed Roof Openings	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Glazed Roof Openings	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	54,783

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Skylights - Monumental - 1985. System Description: Skylights, fixed frame units with insulating solar glazing at 9th floor (library) atrium. Quantity accounts for 6/12 sloped glazing.

## PHOTOS



Skylights - Monumental - 1985 Renewal

Skylights - Monumental - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Skylights - Monumental - 1985 Renewal	1.00	Ea.	54,782.50	54,783
<b>Subtotal:</b>					54,783
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					54,783

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Skylights - Unit Types - 1985 Renewal		
<b>Linked System</b>	Glazed Roof Openings	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Glazed Roof Openings	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	242,071

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Skylights - Unit Types - 1985. System Description: Sloping unit skylights, flat glass, insulated curbs, double glazing.

## PHOTOS



Skylights - Unit Types - 1985 Renewal

Skylights - Unit Types - 1985 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Skylights - Unit Types - 1985 Renewal	1.00	Ea.	242,071.49	242,071
<b>Subtotal:</b>					242,071
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					242,071

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Substructure - Basement Slab Cracks		
<b>Linked System</b>	Substructure	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Substructure	<b>Finish Date</b>	-
<b>Category</b>	Reliability	<b>Status</b>	Open
<b>Inspector</b>	Arch	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	25,151

## REQUIREMENT DESCRIPTION

Exposed concrete floor slab has numerous small cracks in basement HVAC equipment areas. Cracks do not appear to be evidence of slab failure but if left unattended will eventually allow unwanted ground water penetration into HVAC areas.

Locations observed: B71, B32A, B35 and B47. There may be other locations.

Crack repair is recommended.

## PHOTOS



Substructure - Basement Slab Cracks

Substructure - Basement Slab Cracks

## ACTION DESCRIPTION

Repair concrete floor slab cracks with epoxy grout at locations indicated and as required.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCLABJ	Common Building Laborers	48.00	hour	64.82	3,111
U039303000100	Crack repair, epoxy injection, 1/8" wide, 12" deep, includes chipping, sand blasting and cleaning	200.00	L.F.	44.99	8,998

All costs in USD.





## Requirement Detail Report

By Asset Name and Priority

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U039303000110	Crack repair, epoxy injection, 1/4" wide, 12" deep, includes chipping, sand blasting and cleaning	200.00	L.F.	65.21	13,042
				<b>Subtotal:</b>	25,151
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	25,151

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Water Coolers - Wall-Mount Dual-Height Renewal		
<b>Linked System</b>	Plumbing Fixtures	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Plumbing Fixtures	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	41,094

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Water Coolers - Wall-Mount Dual-Height. System Description: Plumbing fixtures include dual-height water coolers.

## PHOTOS



Water Coolers - Wall-Mount Dual-Height Renewal

Water Coolers - Wall-Mount Dual-Height Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Coolers - Wall-Mount Dual-Height Renewal	1.00	Ea.	41,093.63	41,094
				<b>Subtotal:</b>	41,094
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	41,094

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Water Dist Complete Renewal		
<b>Linked System</b>	Domestic Water Distribution	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Domestic Water Distribution	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2015	<b>Estimated Cost</b>	671,965

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Water Dist Complete. System Description: The building domestic water distribution system includes a three inch main line, water meter, rpz backflow preventer, with rough ins included. This system does not include a water heater.

## PHOTOS



Water Dist Complete Renewal

Water Dist Complete Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Dist Complete Renewal	1.00	Ea.	671,964.59	671,965
<b>Subtotal:</b>					671,965
<b>Adjustment Factor:</b>					1.0000
<b>Total:</b>					671,965

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 3- Necessary - Not Yet Critical

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Water Heater - Elec - 10 Gal - 2004 Renewal		
<b>Linked System</b>	Domestic Water Distribution	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Domestic Water Distribution	<b>Finish Date</b>	-
<b>Category</b>	Beyond Useful Life	<b>Status</b>	Open
<b>Inspector</b>	System Renewal	<b>Actual Cost</b>	0
<b>Action Date</b>	11/08/2014	<b>Estimated Cost</b>	4,442

## REQUIREMENT DESCRIPTION

Auto generated renewal requirement for Water Heater - Elec - 10 Gal - 2004. System Description: The domestic hot water system is supplemented by 10 gallon electric water heaters located near their point of use, typically in janitorial closets. This system is for the water heater installed in 2004.

## PHOTOS



Water Heater - Elec - 10 Gal - 2004 Renewal

Water Heater - Elec - 10 Gal - 2004 Renewal

## ACTION DESCRIPTION

Estimated Cost= (System.Replacement Cost \* System.Percent Renew)/100

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
X-	Sum for Water Heater - Elec - 10 Gal - 2004 Renewal	1.00	Ea.	4,442.26	4,442
				<b>Subtotal:</b>	4,442
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	4,442

All costs in USD.

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 5- Grandfathered Code

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement		
<b>Linked System</b>	Branch Wiring Devices	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Branch Wiring Devices	<b>Finish Date</b>	-
<b>Category</b>	Grandfathered Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	-	<b>Estimated Cost</b>	1,088

## REQUIREMENT DESCRIPTION

Outlets serving vending machines in the Elevator Lobby B01 and Room B13 are not GFCI type as required by NFPA 70 (2005) Article 422.51.

Note: Vending machines may already have factory installed internal GFCI protection. This could not be determined during site assessment. If field verified, this requirement should be deleted.

## PHOTOS



Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement

Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement

## ACTION DESCRIPTION

Provide GFCI type outlets for vending machines in Elevator Lobby B01 and Room B13. Unit count for budget purposes only, actual count may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U018323601030	Electrical Facilities Maintenance, distribution systems and equipment, reset breaker or replace fuse	6.00	Ea.	36.65	220
U018401007040	Moving Equipment, remove and reset, 100' distance, no obstructions, assembly or leveling unless noted, storage cabinet, metal, large	6.00	Ea.	41.49	249

All costs in USD.

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U160553001780	Receptacle & switch plates, electrical demolition, remove	6.00	Ea.	2.68	16
U160553001790	Receptacle & switches, 15 to 30 amp, electrical demolition, remove	6.00	Ea.	5.10	31
U160553009000	Electrical demolition, minimum labor/equipment charge	1.00	Job	172.24	172
U161409102482	Duplex receptacle, ground fault interrupting, 20 amp	6.00	Ea.	66.69	400
				<b>Subtotal:</b>	1,088
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	1,088

**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 5- Grandfathered Code

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Branch Wiring - Outlets in Kitchen Not GFCI Type		
<b>Linked System</b>	Branch Wiring Devices	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Branch Wiring Devices	<b>Finish Date</b>	-
<b>Category</b>	Grandfathered Code	<b>Status</b>	Open
<b>Inspector</b>	Elec	<b>Actual Cost</b>	0
<b>Action Date</b>	-	<b>Estimated Cost</b>	1,283

## REQUIREMENT DESCRIPTION

Outlets in the Cafeteria kitchen in the Basement are not GFCI type as required by NFPA 70 (2005) Article 210.8.B (2).

## PHOTOS



Branch Wiring - Outlets in Kitchen Not GFCI Type

Branch Wiring - Outlets in Kitchen Not GFCI Type

## ACTION DESCRIPTION

Provide GFCI type outlets for all outlets in the Cafeteria kitchen. Unit count for budget purposes only, actual count may vary.

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U018323601030	Electrical Facilities Maintenance, distribution systems and equipment, reset breaker or replace fuse	10.00	Ea.	36.65	367
U160553001780	Receptacle & switch plates, electrical demolition, remove	10.00	Ea.	2.68	27
U160553001790	Receptacle & switches, 15 to 30 amp, electrical demolition, remove	10.00	Ea.	5.10	51
U160553009000	Electrical demolition, minimum labor/equipment charge	1.00	Job	172.24	172
U161409102482	Duplex receptacle, ground fault interrupting, 20 amp	10.00	Ea.	66.69	667

All costs in USD.



*Requirement Detail Report*

**By Asset Name and Priority**

<b>Subtotal:</b>	1,283
<b>Adjustment Factor:</b>	1.0000
<b>Total:</b>	1,283



**Agency:** Administration  
**Location:** Capital Complex  
**Priority:** 5- Grandfathered Code

**Asset Name:** State Office Building  
**Asset Number:** 2

<b>Requirement Name</b>	Exterior Stairs - Missing Handrails - Monumental Steps		
<b>Linked System</b>	Exterior Stairs and Fire Escapes	<b>Inspection Date</b>	11/08/2010
<b>Prime System</b>	Exterior Stairs and Fire Escapes	<b>Finish Date</b>	-
<b>Category</b>	Building Code	<b>Status</b>	Open
<b>Inspector</b>	Arch	<b>Actual Cost</b>	0
<b>Action Date</b>	-	<b>Estimated Cost</b>	4,056

## REQUIREMENT DESCRIPTION

According to 2009 IBC, Section 1003.3.3.6, stairways shall have handrails on each side, or where the width exceeds 88-inches must be equipped with an intermediate rail. Rails must be provided with the required extensions, and meet the handgrip dimensional requirements.

The exterior monumental steps at the East elevation of the building are not equipped with compliant handrails at the required locations.

Handrail installation is required.

## PHOTOS



Exterior Stairs - Missing Handrails - Monumental Steps

Exterior Stairs - Missing Handrails

## ACTION DESCRIPTION

Provide IBC compliant handrails at the indicated locations. Drill mounting pockets into granite steps and grout new guardrails in place.

Est. 3 guardrail units @ 9 LF each = 27 LF

## ESTIMATE

Code	Description	Quantity	Unit	Unit Cost	Total Cost
LCARPJ	Carpenters	12.00	hour	81.24	975
LSSWLJ	Welders, Structural Steel	6.00	hour	105.47	633

All costs in USD.

Code	Description	Quantity	Unit	Unit Cost	Total Cost
U036104000350	Grout, non-shrink, for column and machine bases, non-metallic, 2" deep	3.00	S.F.	42.17	127
U050903400900	Concrete impact drilling, for anchors, up to 4" D, 1-1/2" dia, in concrete or brick walls and floors, incl bit & layout, excl anchor	9.00	Ea.	20.52	185
U055207000100	Railing, pipe, aluminum, dark anodized finish, 2 rails, 3'-6" high, posts @ 5' O.C., 1-1/2" dia, shop fabricated	27.00	L.F.	79.15	2,137
				<b>Subtotal:</b>	4,056
				<b>Adjustment Factor:</b>	1.0000
				<b>Total:</b>	4,056

All costs in USD.