## Facility Condition Assessment For:

# State of Minnesota
# State Office Building

## St. Paul, Minnesota

Submitted by:

**VFA, Inc.**

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# 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.

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

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 Requriement 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

- 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

State Office Building

## Background Info

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

## 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

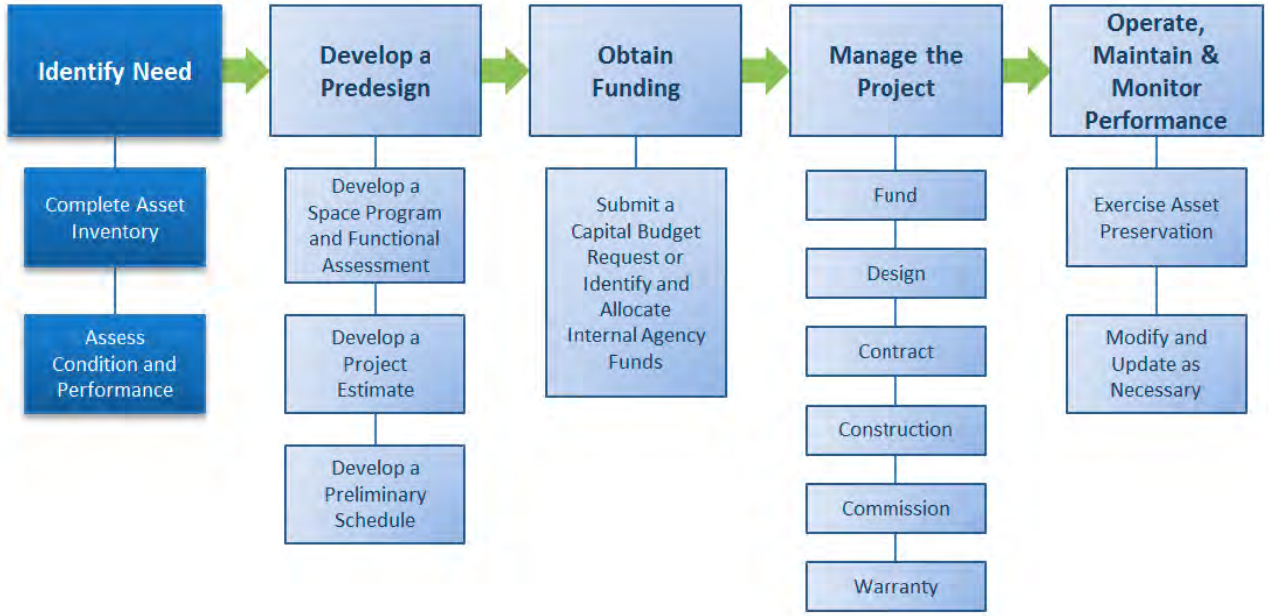
Beyond rated life and energy inefficient windows are the building's largest exterior shell need. This need includes the vertical perimter windows and the glazed roof openings (under separate line items in detail report).

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 | |

State of Minnesota

# 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

| | | | |
|---|---|---|---|
| **FCI Cost:** | 19,316,817 | **FCI:** | 0.28 |
| **Total Requirements Cost:** | 19,347,659 | **RI:** | 0.28 |

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

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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.***

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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.***

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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 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.

**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.

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**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.

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**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**

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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 fulll 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.

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**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 - Ornately Detailed Painted Plaster Ceilings**

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.

**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**

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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.

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**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.

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**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**

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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.

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"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.

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**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.***

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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.

***All costs in USD.***

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**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.***

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| Uniformat | 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 |

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| 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 |

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| 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 |

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| 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 |

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| Uniformat | 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 |

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| Uniformat | 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 |

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| 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 |

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| 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 |

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| Uniformat | 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 |
| | | | | | | **Subtotal** | **69,886,366** |
| | | | | | **Total Replacement Value** | | 69,886,366 |

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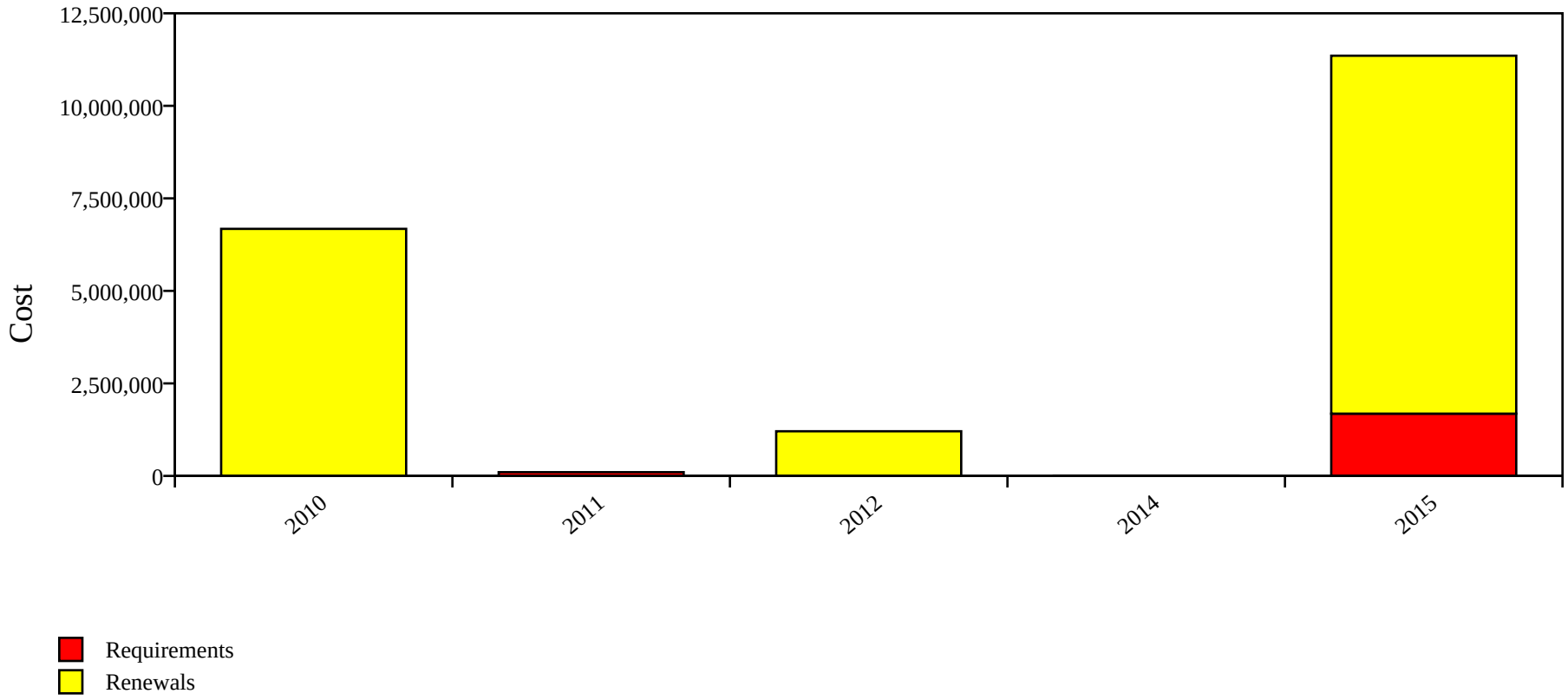
**REQUIREMENTS AND RENEWALS**

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| 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 |
| | | | | **2010 Subtotal** | **6,675,573** |
| 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.***

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| 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 |
| | | | | **2011 Subtotal** | **100,961** |
| 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 |
| | | | | **2012 Subtotal** | **1,206,326** |

***All costs in USD.***

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| 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 |
| | | | | **2014 Subtotal** | **4,442** |
| 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.***

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| 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 |
| | | | | **2015 Subtotal** | **11,353,926** |

***All costs in USD.***

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State of Minnesota

# 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 |
| | | | | | **Subtotal:** | 3,932.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **14,255** |

**Linked Photos**

***All costs in USD.***

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VCT - Average - 1985 Renewal

VCT - Average - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 2,936.64 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **7,342** |

**Linked Photos**

***All costs in USD.***

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Emergency Eyewash and Shower Units Renewal

Emergency Eyewash and Shower Units Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 60,841.11 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **68,142** |

**Linked Photos**

***All costs in USD.***

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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.***

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**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 |
| | | | | | **Subtotal:** | 1,983.15 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **4,442** |

**Linked Photos**

***All costs in USD.***

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Water Heater - Elec - 10 Gal - 1985 Renewal

Water Heater - Elec - 10 Gal - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,767.22 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **2,209** |

***All costs in USD.***

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**Linked Photos**

Natural Gas Service to Bldg Renewal

Natural Gas Service to Bldg Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 6,614.14 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **16,535** |

**Linked Photos**

***All costs in USD.***

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Exhaust System - Restroom w/Roof Fan Renewal

Exhaust System - Restroom w/Roof Fan Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 7,111.38 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **44,446** |

**Linked Photos**

***All costs in USD.***

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Exhaust System - General Building - Centrifugal Renewal

Exhaust System - General Building - Centrifugal Renewal

***All costs in USD.***

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**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.***

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| | |
|---|---|
| **Subtotal:** | 11,258.54 |
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 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 |
| | | | | **Total** | **4,083,136** |

**Linked Photos**

Central AHU - VAV System w/Distribution Renewal

Central AHU - VAV System w/Distribution Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,506.70 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **546,177** |

**Linked Photos**

***All costs in USD.***

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Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal

Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 6,388.68 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **55,901** |

**Linked Photos**

***All costs in USD.***

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Exhaust System - General Building - In-Line Renewal

Exhaust System - General Building - In-Line Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 950.94 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **1,189** |

**Linked Photos**

***All costs in USD.***

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Exhaust System - General Building - Wall Exhaust Renewal

Exhaust System - General Building - Wall Exhaust Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,551.68 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **24,330** |

**Linked Photos**

***All costs in USD.***

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Unit Heaters - Hot Water Renewal

Unit Heaters - Hot Water Renewal

***All costs in USD.***

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**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.***

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| 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.***

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| 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 |
| | | | | | **Subtotal:** | 4,991.43 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 4,991.43 |

***All costs in USD.***

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**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 |
| | | | | **Total** | **1,809,384** |

**Linked Photos**

DDC/Pneumatic System - Hybrid Renewal

DDC/Pneumatic System - Hybrid Renewal

***All costs in USD.***

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**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.***

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| 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 |
| | | | | | **Subtotal:** | 342,377.03 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **427,971** |

**Linked Photos**

D5038 - Security Cameras

D5038 - Security Cameras

***All costs in USD.***

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**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.***

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| | |
|---|---|
| **Subtotal:** | 186,070.01 |
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 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 |
| | | | | **Total** | **232,588** |

**Linked Photos**

D5038 - Access Control System

D5038 - Access Control System

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 771.91 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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.***

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| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **284,455** |

**Linked Photos**

D5092 - Exit Signs

D5092 - Exit Signs

***All costs in USD.***

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**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.***

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| 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 |
| | | | | | **Subtotal:** | 12,515.32 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **265,951** |

**Linked Photos**

G4020 - Site Lighting

G4020 - Site Lighting

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,983.15 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **4,442** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 109,060.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **1,703,517** |

**Linked Photos**

***All costs in USD.***

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Aluminum Windows - 1985 Renewal

Aluminum Windows - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 9,637.13 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **24,093** |

**Linked Photos**

***All costs in USD.***

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Automatic Openers - Pair - 1985 Renewal

Automatic Openers - Pair - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 10,678.58 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **106,786** |

**Linked Photos**

***All costs in USD.***

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Door Assembly - 6 x 7 Bronze - Storefront Renewal

Door Assembly - 6 x 7 Bronze - Storefront Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 3,960.14 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **4,950** |

**Linked Photos**

***All costs in USD.***

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Door Assembly - 6 x 7 HM - 1985 Renewal

Door Assembly - 6 x 7 HM - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 41,252.07 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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.***

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| 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

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 108,370.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **242,071** |

**Linked Photos**

***All costs in USD.***

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Skylights - Unit Types - 1985 Renewal

Skylights - Unit Types - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 128,900.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **54,783** |

**Linked Photos**

***All costs in USD.***

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Skylights - Monumental - 1985 Renewal

Skylights - Monumental - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 136,170.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **86,638** |

**Linked Photos**

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Skylights - Kalwall Types - 1985 Renewal

Skylights - Kalwall Types - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 4,960.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **359,600** |

**Linked Photos**

***All costs in USD.***

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ACT System - Standard - 1985 Renewal

ACT System - Standard - 1985 Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 919.67 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **333,376** |

**Linked Photos**

***All costs in USD.***

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Restroom Fixtures Renewal

Restroom Fixtures Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 3,180.72 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **35,783** |

**Linked Photos**

***All costs in USD.***

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Custodial/Utility Sinks Renewal

Custodial/Utility Sinks Renewal

***All costs in USD.***

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

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

| | | | |
|---|---|---|---|
| System: | D2010-Plumbing Fixtures | Lifetime: | 20 |
| Name: | Water Coolers - Wall-Mount 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 |
| | | | | | **Subtotal:** | 2,191.66 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **41,094** |

**Linked Photos**

***All costs in USD.***

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Water Coolers - Wall-Mount Dual-Height Renewal

Water Coolers - Wall-Mount Dual-Height Renewal

***All costs in USD.***

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**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.***

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| 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 |
| | | | | | **Subtotal:** | 2,059.68 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **671,965** |

**Linked Photos**

***All costs in USD.***

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Water Dist Complete Renewal

Water Dist Complete Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 41,206.55 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **103,016** |

**Linked Photos**

***All costs in USD.***

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Boiler Steam - Humidification Renewal

Boiler Steam - Humidification Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 15,721.27 |
| | | | | | **Adjustment Factor:** | 1.0000 |

***All costs in USD.***

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| | |
|---|---|
| **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 |
| | | | | **Total** | **5,698,959** |

**Linked Photos**

Four Pipe Distribution System w/Pump Renewal

Four Pipe Distribution System w/Pump Renewal

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 9,162.76 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 9,162.76 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 128,900.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 128,900.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 12,820.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 12,820.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 7,302.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 7,302.50 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 16,741.80 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 16,741.80 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 18,582.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 18,582.50 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| 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.***

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| | |
|---|---|
| **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.***

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**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 |
| | | | | | **Subtotal:** | 56,948.18 |
| | | | | | **Adjustment Factor:** | 1.0000 |

***All costs in USD.***

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| | |
|---|---|
| **Subtotal:** | 56,948.18 |
| **Total:** | 56,948.18 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| 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 |

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| 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 |
| | | | | | **Subtotal:** | 1,013,326.05 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,013,326.05 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| 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.***

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| 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** |

***All costs in USD.***

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**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.***

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| 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 |
| | | | | | **Subtotal:** | 185,207.47 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 185,207.47 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| 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 |
| | | | | | **Subtotal:** | 82,807.08 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 82,807.08 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |

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| 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 |
| | | | | | **Subtotal:** | 7,420.14 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **35,721** |

***All costs in USD.***

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**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 |

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| 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 |
| | | | | | **Subtotal:** | 32,098.52 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 32,098.52 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 908.24 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 908.24 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| | |
|---|---|
| **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.***

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**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 |
| | | | | | **Subtotal:** | 11,528.68 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 11,528.68 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 6,350.08 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 6,350.08 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 | Renewal Cost: | 437 |
| % Renew: | 63 | | |

**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 |
| | | | | | **Subtotal:** | 5,820.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,820.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 84,521.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 84,521.50 |

**LINKED REQUIREMENTS**

***All costs in USD.***

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| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 248,320.86 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 248,320.86 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,340.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,340.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |

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| 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** |

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**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 |
| | | | | | **Subtotal:** | 5,300.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,300.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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

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

| | | | |
|---|---|---|---|
| System: | C1035-Identifying Devices | Lifetime: | 10 |
| Name: | Fittings - Signage (Room Numbering and Identification) - 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 |
| | | | | | **Subtotal:** | 0.64 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 0.64 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 45,890.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 45,890.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 10,650.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 10,650.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 22,380.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 22,380.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 4,330.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 4,330.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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

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

| | | | |
|---|---|---|---|
| System: | C3030-Ceiling Finishes | Lifetime: | 30 |
| Name: | Ornately Detailed Painted Plaster 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 |
| | | | | | **Subtotal:** | 11,762.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 11,762.50 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 15,770.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 15,770.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 585.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 585.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 69,046.20 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 69,046.20 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 145,860.12 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 145,860.12 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 5,739.28 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,739.28 |

**LINKED REQUIREMENTS**

***All costs in USD.***

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| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,463.59 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,463.59 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 23,989.86 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 23,989.86 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 182,612.95 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 182,612.95 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 3,726.80 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 3,726.80 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 2,574.63 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **4,028** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 503.82 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 503.82 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 794.79 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 794.79 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 469.06 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 469.06 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 58,540.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 58,540.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 5,205.08 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,205.08 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1.63 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1.63 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 5,265.47 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,265.47 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,462.36 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,462.36 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Fiscal Year:** 2026

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

| | | | |
|---|---|---|---|
| System: | D5022-Lighting Equipment | Lifetime: | 20 |
| Name: | Interior Lighting - Recessed 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 |
| | | | | | **Subtotal:** | 6,490.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 6,490.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,393.25 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,393.25 |

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**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |

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| | |
|---|---|
| **Subtotal:** | 1,665.90 |
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 1,665.90 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| | |
|---|---|
| **Subtotal:** | 23,584.07 |
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 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 |
| | | | | **Total** | **18,841** |

***All costs in USD.***

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**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.***

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| 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** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 14,745.45 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 14,745.45 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 51,027.25 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 51,027.25 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| 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 |
| | | | | | **Subtotal:** | 372,216.88 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **154,573** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 2,630.53 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 2,630.53 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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.***

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| 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** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 8,510.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **1,428,637** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 771.79 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 771.79 |

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**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 11,720.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 11,720.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 70,661.49 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 70,661.49 |

**LINKED REQUIREMENTS**

***All costs in USD.***

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| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 18,760.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 18,760.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Fiscal Year:** 2036

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

| | | | |
|---|---|---|---|
| System: | A-Substructure | Lifetime: | 50 |
| Name: | Structural Slab on Grade - Loading 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 |
| | | | | | **Subtotal:** | 9,240.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 9,240.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**Agency:** Administration
**Location:** Capital Complex
**Fiscal Year:** 2036

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

| | | | |
|---|---|---|---|
| System: | A-Substructure | Lifetime: | 50 |
| Name: | Structural Slab on Grade - Light 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 |
| | | | | | **Subtotal:** | 6,910.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 6,910.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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.***

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**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 |
| | | | | | **Subtotal:** | 1,638.92 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,638.92 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 71,538.30 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **4,056** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 86,390.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 86,390.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 14,917.80 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 14,917.80 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 14,917.80 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 14,917.80 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 12,610.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 12,610.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 16,850.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 16,850.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 15,630.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 15,630.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**Agency:** Administration
**Location:** Capital Complex
**Fiscal Year:** 2036

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

| | | | |
|---|---|---|---|
| System: | C1010-Partitions | Lifetime: | 50 |
| Name: | GWB Walls - Standard (Unpainted) - 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 |
| | | | | | **Subtotal:** | 5,150.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,150.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 3,950.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 3,950.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 42,209.77 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 42,209.77 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 105,950.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 105,950.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 75,442.09 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 75,442.09 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 4,493.67 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 4,493.67 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 2,221.55 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 2,221.55 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 3,500.15 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 3,500.15 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 6,960.22 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 6,960.22 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 3,932.99 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 3,932.99 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 6,773.13 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 6,773.13 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,264.30 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,264.30 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 82,650.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 82,650.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 36,027.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 36,027.50 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 59,445.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 59,445.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |

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| 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** |

***All costs in USD.***

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**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.***

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| | |
|---|---|
| **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.***

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**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 |
| | | | | | **Subtotal:** | 4,260.36 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 4,260.36 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 647.52 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 647.52 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 1,159.56 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,159.56 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 497.40 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 497.40 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 599.26 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 599.26 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 149,691.30 |
| | | | | | **Adjustment Factor:** | 1.0000 |

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| | |
|---|---|
| **Subtotal:** | 149,691.30 |
| **Total:** | 149,691.30 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |

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| 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 |

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| 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.***

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| | |
|---|---|
| **Subtotal:** | 467,823.14 |
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 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 |
| | | | | **Total** | **71,532** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 30.33 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 30.33 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 49,970.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 49,970.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |

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| 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 |
| | | | | | **Subtotal:** | 595,082.24 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 595,082.24 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 806.37 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 806.37 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 9,373.90 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 9,373.90 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 695.79 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 695.79 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 9,240.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **25,151** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 29,322.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 29,322.50 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 31,895.20 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 31,895.20 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 33,884.48 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 33,884.48 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 4,652.24 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 4,652.24 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 901.25 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 901.25 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 162,893.50 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 162,893.50 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 297,873.00 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 297,873.00 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 17,610.84 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 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 |
| | | | | **Total** | **12,618** |

***All costs in USD.***

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**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 fulll 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 |
| | | | | | **Subtotal:** | 7,376.30 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 7,376.30 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 7,376.30 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 7,376.30 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 11,909.17 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 11,909.17 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 11,260.05 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 11,260.05 |

**LINKED REQUIREMENTS**

***All costs in USD.***

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| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| Guardrails - Non-Compliant Heights - Monumental Stairs | Building Code | 1- Currently Critical | Arch | 11/08/2011 | 17,777 |
| | | | | **Total** | **17,777** |

***All costs in USD.***

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**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 |
| | | | | | **Subtotal:** | 5,307.11 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 5,307.11 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 1,756.56 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,756.56 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 1,756.56 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,756.56 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 1,756.56 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 1,756.56 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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**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 |
| | | | | | **Subtotal:** | 7,595.86 |
| | | | | | **Adjustment Factor:** | 1.0000 |
| | | | | | **Total:** | 7,595.86 |

**LINKED REQUIREMENTS**

| Name | Category | Priority | Inspector | Action Date | Cost |
|---|---|---|---|---|---|
| | | | | **Total** | **0** |

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State of Minnesota

# Requirement Detail Report

## By Asset Name and Priority

### State Office Building (02)

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Capital Complex 1
State Office Building 1
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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Branch Wiring - Insufficient Outlets - Ground Floor | | |
| **Linked System** | Branch Wiring Devices | **Inspection Date** | 11/08/2010 |
| **Prime System** | Branch Wiring Devices | **Finish Date** | - |
| **Category** | Capacity/Design | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 24,414 |

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| | |
|---|---|
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 24,414 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Branch Wiring - Receptacle in Disrepair - Room G10 | | |
| **Linked System** | Branch Wiring Devices | **Inspection Date** | 11/08/2010 |
| **Prime System** | Branch Wiring Devices | **Finish Date** | - |
| **Category** | Life Safety | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 344 |

**REQUIREMENT DESCRIPTION**

There is a recepticle 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 |
| | | | | **Subtotal:** | 344 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 344 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Branch Wiring – Outlets Not Installed at HVAC Units | | |
| **Linked System** | Branch Wiring Devices | **Inspection Date** | 11/08/2010 |
| **Prime System** | Branch Wiring Devices | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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 |

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| Code | Description | Quantity | Unit | Unit Cost | Total Cost |
|---|---|---|---|---|---|
| U073203009000 | Concrete Tiles, minimum labor/equipment charge | 5.00 | Job | 217.71 | 1,089 |
| | | | | **Subtotal:** | 8,592 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 8,592 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Central AHU - VAV System w/Distribution Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 4,081,221 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 4,081,221 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Communication Wiring - Improperly Installed - Corridor 180B | | |
| **Linked System** | Local Area Networks | **Inspection Date** | 11/08/2010 |
| **Prime System** | Local Area Networks | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 1,380 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,380 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Communication Wiring - Improperly Installed - Room 142F | | |
| **Linked System** | Local Area Networks | **Inspection Date** | 11/08/2010 |
| **Prime System** | Local Area Networks | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 1,380 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,380 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | DDC/Pneumatic System - Hybrid Renewal | | |
| **Linked System** | Controls and Instrumentation | **Inspection Date** | 11/08/2010 |
| **Prime System** | Controls and Instrumentation | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 1,809,384 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,809,384 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Electrical Service – Inadequate Means of Egress from Electrical Room | | |
| **Linked System** | High Tension Service and Dist. | **Inspection Date** | 11/08/2010 |
| **Prime System** | High Tension Service and Dist. | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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.***

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| 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 |
| | | | | **Subtotal:** | 9,708 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 9,708 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Emergency Eyewash and Shower Units Renewal | | |
| **Linked System** | Plumbing Fixtures | **Inspection Date** | 11/08/2010 |
| **Prime System** | Plumbing Fixtures | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 7,342 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 7,342 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exhaust System - General Building - In-Line Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 55,901 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 55,901 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exhaust System - General Building - Rooftop Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 44,446 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 44,446 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exhaust System - General Building - Wall Exhaust Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 1,189 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,189 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exhaust System - Restroom Fan Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 16,535 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 16,535 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exit Signs – Not Properly Illuminated | | |
| **Linked System** | Emergency Light and Power Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Emergency Light and Power Systems | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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.***

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| 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 |
| | | | | **Subtotal:** | 4,639 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 4,639 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exterior Lighting - Luminaires in Disrepair | | |
| **Linked System** | Lighting Equipment | **Inspection Date** | 11/08/2010 |
| **Prime System** | Lighting Equipment | **Finish Date** | - |
| **Category** | Reliability | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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 |

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| 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 |
| | | | | **Subtotal:** | 18,841 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 18,841 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Guardrails - Non-Compliant Heights - Monumental Stairs | | |
| **Linked System** | Stairs | **Inspection Date** | 11/08/2010 |
| **Prime System** | Stairs | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Arch | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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.***

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**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 |
| | | | | **Subtotal:** | 17,777 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 17,777 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Guardrails - Non-Compliant Heights or Spacing - Unenclosed Access Stairs | | |
| **Linked System** | Stairs | **Inspection Date** | 11/08/2010 |
| **Prime System** | Stairs | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Arch | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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.***

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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 |
| | | | | **Subtotal:** | 12,618 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 12,618 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Heat Exchanger - Liquid/Liquid - Plate and Frame Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 546,177 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 546,177 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

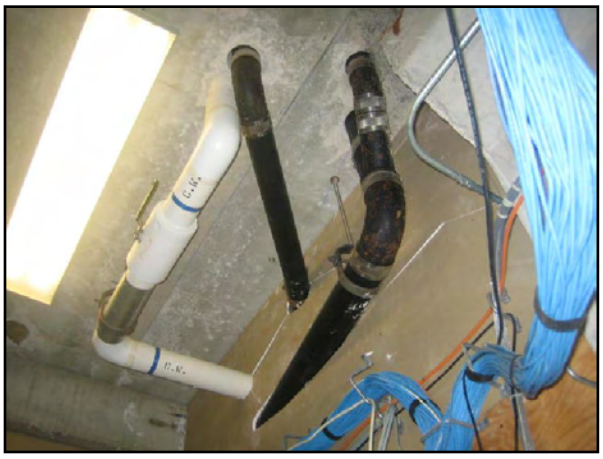
**Asset Name:** State Office Building
**Asset Number:** 2

| | | | |
|---|---|---|---|
| **Requirement Name** | Local Area Networks – Unprotected Plumbing Pipes above Equipment – Room 132E | | |
| **Linked System** | Local Area Networks | **Inspection Date** | 11/08/2010 |
| **Prime System** | Local Area Networks | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2011 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 1,268 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,268 |

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***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Natural Gas Service to Bldg Renewal | | |
| **Linked System** | Gas Supply System | **Inspection Date** | 11/08/2010 |
| **Prime System** | Gas Supply System | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 2,209 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 2,209 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Unit Heaters - Hot Water Renewal | | |
| **Linked System** | Terminal and Package Units | **Inspection Date** | 11/08/2010 |
| **Prime System** | Terminal and Package Units | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 24,330 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 24,330 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | VCT - Average - 1985 Renewal | | |
| **Linked System** | Floor Finishes | **Inspection Date** | 11/08/2010 |
| **Prime System** | Floor Finishes | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 14,255 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 14,255 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Water Heater - Elec - 10 Gal - 1985 Renewal | | |
| **Linked System** | Domestic Water Distribution | **Inspection Date** | 11/08/2010 |
| **Prime System** | Domestic Water Distribution | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 4,442 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 4,442 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 1- Currently Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Water Heater - Hot Water Heat Exchanger and Tank Renewal | | |
| **Linked System** | Domestic Water Distribution | **Inspection Date** | 11/08/2010 |
| **Prime System** | Domestic Water Distribution | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2010 | **Estimated Cost** | 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

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**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 |
| | | | | **Subtotal:** | 68,142 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 68,142 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 2- Potentially Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Access Control System Renewal | | |
| **Linked System** | Security and Detection Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Security and Detection Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2012 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 232,588 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 232,588 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 2- Potentially Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exit Signs Renewal | | |
| **Linked System** | Emergency Light and Power Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Emergency Light and Power Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2012 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 279,816 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 279,816 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 2- Potentially Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Security Cameras Renewal | | |
| **Linked System** | Security and Detection Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Security and Detection Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2012 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 427,971 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 427,971 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 2- Potentially Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Site Lighting Renewal | | |
| **Linked System** | Site Lighting | **Inspection Date** | 11/08/2010 |
| **Prime System** | Site Lighting | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2012 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 265,951 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 265,951 |

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***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | ACT System - Standard - 1985 Renewal | | |
| **Linked System** | Ceiling Finishes | **Inspection Date** | 11/08/2010 |
| **Prime System** | Ceiling Finishes | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 359,600 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 359,600 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Aluminum Windows - 1985 Renewal | | |
| **Linked System** | Exterior Windows | **Inspection Date** | 11/08/2010 |
| **Prime System** | Exterior Windows | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 1,703,517 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,703,517 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Automatic Openers - Pair - 1985 Renewal | | |
| **Linked System** | Exterior Doors | **Inspection Date** | 11/08/2010 |
| **Prime System** | Exterior Doors | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 24,093 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 24,093 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Boiler Steam - Humidification Renewal | | |
| **Linked System** | Heat Generating Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Heat Generating Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 103,016 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 103,016 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Custodial/Utility Sinks Renewal | | |
| **Linked System** | Plumbing Fixtures | **Inspection Date** | 11/08/2010 |
| **Prime System** | Plumbing Fixtures | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 35,783 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 35,783 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Door Assembly - 6 x 7 Bronze - Storefront Renewal | | |
| **Linked System** | Exterior Doors | **Inspection Date** | 11/08/2010 |
| **Prime System** | Exterior Doors | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 106,786 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 106,786 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Door Assembly - 6 x 7 HM - 1985 Renewal | | |
| **Linked System** | Exterior Doors | **Inspection Date** | 11/08/2010 |
| **Prime System** | Exterior Doors | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 4,950 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 4,950 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Elevator #5 Controller - Beyond Rated Life | | |
| **Linked System** | Passenger Elevators | **Inspection Date** | 11/08/2010 |
| **Prime System** | Passenger Elevators | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |

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| 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 |
| | | | | **Subtotal:** | 154,573 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 154,573 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Emergency Panelboards - Approaching Rated Life | | |
| **Linked System** | Emergency Light and Power Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Emergency Light and Power Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |

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| 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 |
| | | | | **Subtotal:** | 71,532 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 71,532 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Fluorescent Lighting - Approaching Rated Life | | |
| **Linked System** | Lighting Equipment | **Inspection Date** | 11/08/2010 |
| **Prime System** | Lighting Equipment | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |

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| 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 |
| | | | | **Subtotal:** | 1,428,637 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,428,637 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Four Pipe Distribution System w/Pump Renewal | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 5,698,959 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 5,698,959 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | HVAC Equipment - Abandoned | | |
| **Linked System** | Distribution Systems | **Inspection Date** | 11/08/2010 |
| **Prime System** | Distribution Systems | **Finish Date** | - |
| **Category** | Obsolescence | **Status** | Open |
| **Inspector** | Mech | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 1,915 |

**REQUIREMENT DESCRIPTION**

There was abanoned 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 |
| | | | | **Subtotal:** | 1,915 |

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| | |
|---|---|
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 1,915 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Restroom Fixtures Renewal | | |
| **Linked System** | Plumbing Fixtures | **Inspection Date** | 11/08/2010 |
| **Prime System** | Plumbing Fixtures | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 333,376 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 333,376 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Single-Ply EPDM with Pavers on Roof - 1985 Renewal | | |
| **Linked System** | Roofing | **Inspection Date** | 11/08/2010 |
| **Prime System** | Roofing | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 205,487 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 205,487 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Skylights - Kalwall Types - 1985 Renewal | | |
| **Linked System** | Glazed Roof Openings | **Inspection Date** | 11/08/2010 |
| **Prime System** | Glazed Roof Openings | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 86,638 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 86,638 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Skylights - Monumental - 1985 Renewal | | |
| **Linked System** | Glazed Roof Openings | **Inspection Date** | 11/08/2010 |
| **Prime System** | Glazed Roof Openings | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 54,783 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 54,783 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Skylights - Unit Types - 1985 Renewal | | |
| **Linked System** | Glazed Roof Openings | **Inspection Date** | 11/08/2010 |
| **Prime System** | Glazed Roof Openings | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 242,071 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 242,071 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Substructure - Basement Slab Cracks | | |
| **Linked System** | Substructure | **Inspection Date** | 11/08/2010 |
| **Prime System** | Substructure | **Finish Date** | - |
| **Category** | Reliability | **Status** | Open |
| **Inspector** | Arch | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |

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| 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 |
| | | | | **Subtotal:** | 25,151 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 25,151 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Water Coolers - Wall-Mount Dual-Height Renewal | | |
| **Linked System** | Plumbing Fixtures | **Inspection Date** | 11/08/2010 |
| **Prime System** | Plumbing Fixtures | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 41,094 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 41,094 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Water Dist Complete Renewal | | |
| **Linked System** | Domestic Water Distribution | **Inspection Date** | 11/08/2010 |
| **Prime System** | Domestic Water Distribution | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2015 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 671,965 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 671,965 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 3- Necessary - Not Yet Critical

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Water Heater - Elec - 10 Gal - 2004 Renewal | | |
| **Linked System** | Domestic Water Distribution | **Inspection Date** | 11/08/2010 |
| **Prime System** | Domestic Water Distribution | **Finish Date** | - |
| **Category** | Beyond Useful Life | **Status** | Open |
| **Inspector** | System Renewal | **Actual Cost** | 0 |
| **Action Date** | 11/08/2014 | **Estimated Cost** | 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 |
| | | | | **Subtotal:** | 4,442 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 4,442 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 5- Grandfathered Code

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Branch Wiring - Outlets at Vending Machines Not GFCI Type - Basement | | |
| **Linked System** | Branch Wiring Devices | **Inspection Date** | 11/08/2010 |
| **Prime System** | Branch Wiring Devices | **Finish Date** | - |
| **Category** | Grandfathered Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | - | **Estimated Cost** | 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 |

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| 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 |
| | | | | **Subtotal:** | 1,088 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 1,088 |

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 5- Grandfathered Code

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Branch Wiring - Outlets in Kitchen Not GFCI Type | | |
| **Linked System** | Branch Wiring Devices | **Inspection Date** | 11/08/2010 |
| **Prime System** | Branch Wiring Devices | **Finish Date** | - |
| **Category** | Grandfathered Code | **Status** | Open |
| **Inspector** | Elec | **Actual Cost** | 0 |
| **Action Date** | - | **Estimated Cost** | 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.***

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| | |
|---|---|
| **Subtotal:** | 1,283 |
| **Adjustment Factor:** | 1.0000 |
| **Total:** | 1,283 |

***All costs in USD.***

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**Agency:** Administration
**Location:** Capital Complex
**Priority:** 5- Grandfathered Code

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

| | | | |
|---|---|---|---|
| **Requirement Name** | Exterior Stairs - Missing Handrails - Monumental Steps | | |
| **Linked System** | Exterior Stairs and Fire Escapes | **Inspection Date** | 11/08/2010 |
| **Prime System** | Exterior Stairs and Fire Escapes | **Finish Date** | - |
| **Category** | Building Code | **Status** | Open |
| **Inspector** | Arch | **Actual Cost** | 0 |
| **Action Date** | - | **Estimated Cost** | 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.***

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| 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 |
| | | | | **Subtotal:** | 4,056 |
| | | | | **Adjustment Factor:** | 1.0000 |
| | | | | **Total:** | 4,056 |

***All costs in USD.***

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