Facilities Evaluation –

Executive Summary

McKinstry
For The Life Of Your Building

City of West Allis, Wisconsin
Facility Assessment Audit

WEST ALLIS, WI
JUNE 2018



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1. Purpose

The intent of this study is to provide a review of the existing conditions of the physical assets of the City of West Allis, which will contribute to the development of a long-term, capital replacement budget. The information provided in this report can assist in avoiding costly emergency repairs and other unplanned renovations, and enables City stakeholders to more effectively plan for future capital projects. This, in turn, allows for improved non-facilities project planning and resource allocation. Although the information presented in this report is based on thorough research, sound evaluation, and deep data analysis, it should be used only as a guide by City stakeholders as they build plans that will best serve their community. Likewise, all dollar values provided in this report are budgetary estimates and are not intended for use as final costs for project implementation. Lastly, all inspections conducted as part of this FCA are based on visually detectable conditions and should not take the place of legally mandated inspections, including – but not limited to – fire and life safety, ADA compliance, or asbestos and lead contamination.

2. Methodology

A Facility Condition Assessment (FCA) is an in-depth audit of the current conditions of building structure, systems, and equipment, and is used for making recommendations for repairing, replacing, and upgrading assets. It involves a review of documentation such as building plans, maintenance records, and lists of equipment with known deficiencies, which help build baseline familiarity with current facility and system conditions. The FCA also involves interviews with on-site maintenance staff and a sampling of occupants to understand their concerns, issues, and aspirations. The FCA team surveys the entire facility to capture data on the severity of needed repairs or replacements of equipment, systems, and structural elements. After the interviews and on-site audits are complete, the engineer will prepare estimates of replacement and repair costs along with recommendations for prioritization based on the most substantial needs and likely equipment failures or safety hazards. Many items have a significant increase in cost for delay if major equipment fails, such as boilers in the winter season or electrical systems that feed critical infrastructure. The report of findings will outline risks and advantages of prioritizing certain improvements and investments, and the facility consulting team will meet with building stakeholders to discuss their findings and answer any questions.

Observations were generated during site visits conducted February through May of 2018, and weather conditions ranged from below-freezing with snow to a typical spring environment. The site walk included access to the roofs of almost all buildings, while perimeter walls were reviewed from ground level or adjacent roofs. More than 6,000 photographs were taken for review and analysis. The identification of major and immediate needs was prioritized in this study, along with a chronological prioritization of changes which could impact building performance, energy efficiency, and contribution to the City's strategic vision.

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3. Production

This document combines observations and writings generated by the entire project team. This information is preliminary in nature as a more thorough review would be necessary to adequately evaluate each facility for material- or assembly-specific concerns.

McKinstry created a multi-disciplinary team to best respond to the needs of the City of West Allis for this facility evaluation. Team members who contributed to the collection and analysis of data, as well as report preparation, included:

Peter Goodall, AIA	*McKinstry*
Ryan Dickerson, PMP, LEED AP	*McKinstry*
Isaac Fones	*McKinstry*
Robert Fuls, CCP	*McKinstry*
Mike Kowalick	*McKinstry*
Brent Schmidt, PE, CEM	*McKinstry*
Robert Haveman	*Environmental Management Consulting*
Maurizio Magalli, CPE	*The Concord Group*
Robert White, CEP	*The Concord Group*

4. Customized Financial Data Visualization Tool (Viz Tool)

The single most valuable source of information and analysis coming out of this citywide facilities evaluation is the Viz Tool. This data visualization platform enables the City to quickly view the scores of assets, asset types, entire buildings, or even the whole City. The scoring system involved in this Viz Tool is explained below in detail, and is used to help City stakeholders in prioritizing capital budgeting and expenditure efforts. The capital budget prepared for the City as part of the evaluation extends out 30 years and is dynamically updated using the Viz Tool, meaning every single change that occurs in the City's buildings can be immediately reflected in their long-term financial outlook. In short, the Viz Tool is now a "one-stop-shop" for preparing facilities-related financial outlooks, prioritized project lists, and year-over-year departmental financial plans.

5. Asset Scoring, the Viz Tool, and Strategic Goals

For the purposes of generating useful scores for each asset evaluated by the facility assessment team, and to enable a dynamic and accurate use of the Viz Tool, McKinstry employs a scoring system that assigns numeric values across four distinct categories. The numeric values are 1 through 5, where 1 is the most favorable and 5 is the least favorable. To assess capital assets in such a way that stakeholders can use individual categories or aggregate scores to prioritize budgetary outlays, the City and McKinstry agreed to use the following scoring categories:

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ASSET CONDITION SCORE (1 – 5)

1 – Excellent Condition New or easily restorable to "like new" condition.
2 – Good Condition Component is not new but exhibits no damage or excessive wear.
3 – Fair Condition Minor component wear, but operating properly.
4 – Poor Condition Component has significant wear and is approaching the end of its expected useful life.
5 - Unsatisfactory Component is at or past its expected useful life, has major damage, complete failure, or in need of replacement.

OCCUPANT IMPACT SCORE (1 – 5)

1 – No Occupant Impact Occupants will not be effected if the system or equipment fail.
2 – Little Occupant Impact Few occupants will be effected by the failure of the system or equipment.
3 – Moderate Occupant Impact Many occupants may be moderately or slightly impacted by the failure of the system or equipment.
4 – High Occupant Impact Many or all occupants may be highly impacted by the failure of the equipment or system.
5 – Extreme Occupant Impact Many or all occupants may not be able to perform their work because of the failure of the equipment or system.

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REVENUE IMPACT SCORE (1 – 5)

1 – No Revenue Impact Revenue will not be effected if the system or equipment fail.
2 – Little Revenue Impact Little or no revenue will be impacted by the failure of the system or equipment.
3 – Moderate Revenue Impact Minor revenue impact may occur by the failure of the system or equipment.
4 – High Revenue Impact Potential for larger revenue impact by the failure of the equipment or system.
5 – Extreme Revenue Impact Revenue will likely be impacted because of the failure of the equipment or system.

CONSTITUENT FACING (1 – 5)

1 – No Constituent Facing No or very little public access to the buildings.
2 – Low Constituent Facing Low foot traffic from public visitors.
3 – Moderate Constituent Facing Moderate foot traffic from public visitors.
4 – High Constituent Facing High foot traffic from public visitors.
5 – Extreme Constituent Facing Very high foot traffic from public visitors.

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6. Energy Use Overview

As part of the facility assessment audit process, the City of West Allis provided their baseline utility information. This data is an integral part of our preliminary energy audit as it provides the basis for determining the impact the FIMs (Facility Improvement Measures) may have within the facility. It also allows us to develop a realistic business model for the project. Utility analysis for this report was limited to City buildings with substantial and regular occupancy, and which also represent the largest City-owned properties in terms of square feet.

McKinstry uses the annual utility information to obtain a benchmark for each building. This benchmark is then compared to similar buildings in typical climates to determine the performance of each facility compared to an average. The key indicators are normalized to the square footage of the occupied spaces. The most typical indicators are kBTU/sq ft and the dollar amount/sq ft benchmarks. On average, buildings of this nature are at or around $1.00/sq ft with some fluctuation for utility rates, and 50 to 60 kBTU/sq ft with fluctuation around overall hours of occupied operation.

Of note are facilities with higher-than-average utility costs per square foot (see table below), especially when compared to other buildings with similar purposes in the Midwestern United States. Based on these preliminary findings, McKinstry recommends a thorough energy audit of the Police Department, along with Fire Stations 1 and 2. While City Hall also shows elevated utility consumption, it is not unusually high for similar buildings regionally. Additionally, the HVAC upgrade recommendations found in section XYZ of this report will already accomplish a considerable amount toward reducing energy use at City Hall.

Based on the utility information provided, below is data compiled for the full year of 2017 use:

Location	Square Footage	Electric (kWh)	Electric ($)	Gas (Therms)	Gas ($)	kBTU/ sq. ft.	Total ($)	Total $/sq.ft.
City Hall	50,130	634,812	$68,680	27,486	$17,419	98.0	$86,099	$1.718
Fire Administration	14,322	113,343	$14,354	5,165	$3,527	63.1	$17,881	$1.248
Library	50,864	400,959	$49,129	15,632	$10,088	57.6	$59,217	$1.164
Municipal Yard	122,821	82,461	$11,346	47,084	$29,014	32.3	$34,173	$0.278
Police Headquarters	57,272	982,668	$94,253	46,307	$27,737	139.4	$121,989	$2.130
Senior Center	18,278	71,803	$9,537	6,216	$4,159	47.4	$13,696	$0.749
Health Department	19,066	93,849	$12,465	6,003	$4,037	48.3	$16,502	$0.865
Fire Station 1	13,201	116,300	$14,428	10,173	$6,638	107.1	$21,066	$1.596
Fire Station 2	17,039	195,067	$23,820	14,066	$9,093	121.6	$32,913	$1.932
Fire Station 3	10,292	117,296	$14,037	9,033	$5,927	126.7	$19,964	$1.940

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GENERAL ENERGY SAVING RECOMMENDATIONS

Facility Improvement Measure	General Description
Building Envelope Improvements	Add weather stripping and sweeps to doors, caulk around windows' cracks and crevices, spray foam roof/wall intersections and other areas to ensure a tight building envelope.
Controls Upgrades	Continue replacement of pneumatic controls with direct digital controls. Add sequences of operation to minimize ventilation and fresh air requirements when occupants are not present as well as reduce overall energy consumption of HVAC equipment.
Mechanical Upgrades	Upgrade, refurbish or replace aging or failing mechanical infrastructure. Newer, more efficient equipment can help reduce the energy and operational expenditures within City budgets.
Water Conservation	Add low-flow aerators and flush valves to minimize the water consumption and domestic hot water loads seen in the spaces due to restrooms, showers and general-purpose sinks.
Vending Machine Controls	Install occupancy sensors on vending machines to help cycle the compressors while maintain product temperature to save energy.
Behavioral Education	Implement a powerED program to educate occupants around energy consumption and environmental waste to help create internal change in City culture around energy conservation and sustainability.
Interior Lighting	Continue replacement of existing light lamps, ballasts, and/or fixtures to LED. Install daylight and occupancy sensors where applicable to reduce power consumption and runtime of the lights when the opportunity exists.
Exterior Lighting	Continue replacement of existing lamps or retrofit existing fixtures in exterior lighting applications to reduce the power consumption while maintaining adequate light and acuity levels.

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7. Recommended Facility Improvement Measures (FIMs)

Based on a combination of observed conditions and interviews conducted with more than two dozen City stakeholders, the table below represents the major projects McKinstry believes should be evaluated for implementation expeditiously. The budget estimates listed should be used for planning purposes only and do not reflect final project pricing. Funding of these FIMs could be from various sources, including capital project referendum, energy performance contract, operational maintenance budget, or even a hybrid of these options.

FIM	DESCRIPTION	BUDGET ESTIMATE
City Hall HVAC Upgrade	Ranges from upgrade of only one air handling system to complete replacement of AHU-1 and AHU-2.	$600,000-$1,600,000
Transfer station rebuild	Facility repairs less cost-effective than total rebuild. Facility is no longer safe for designed functions.	$700,000-$1,200,000
FS-3 HVAC Upgrade	Replace residential furnaces and condensers with modular air handling system	$150,000-$400,000
City Hall Boiler upgrade	Upgrade system to gain efficiency and replace obsolete steam-to-hot water equipment.	$375,000-$500,000
Liberty Heights Park Remodel	Structure is sound, but interior (furnishings and equipment) need complete overhaul	A: $100,000-$200,000 B: $300,000-$800,000
Police Department	Parking lot and vehicle storage expansions needed	$400,000-$750,000
Historical Society HVAC upgrade	In need of improved temperature and humidity control, and LED lighting, to help preserve artifacts and extend life of building and assets	$300,000-$600,000
Recommissioning at PD & Fire	Fire Stations and Police Department re-commissioned to determine energy-efficient controls strategies and need for equipment maintenance and updates	$50,000-$75,000
Municipal Yard Update*	Pending the results of the forthcoming Action Plan	TBD*
Farmer's Market Renovations	Sand-blasting of lead-based paint and application of durable sealant; Employ durable tuck-pointing solution; Roof rehabilitation; furnishings update	TBD*

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8. Recommended Evaluations

Issues or concerns that came up through the course of this evaluation but which did not rise to the level of requiring a recommended solution are presented below. These concepts reflect the concerns of the City's building occupants and users, and should be taken seriously. However, it would not be appropriate to provide budgetary estimates given their complexity.

EVALUATION	DESCRIPTION
Street lighting circuits and substations update	Generate and evaluate options for updating citywide street lighting (all infrastructure) to high-efficiency, lower maintenance systems
City building security evaluation	Evaluate gaps in safety and security at high-public-use sites and generate options for consistent and integrated solutions
Police Department HVAC update	Police HVAC systems are in generally good condition, but will quickly age out and become increasingly inefficient. Recommend creating plan to update equipment within 5-10 years.
Energy Audit	Conduct in-depth energy use audit at Police Department and Fire Stations 1 & 2 to identify utility saving opportunities
Senior Center Space Planning	Evaluate services provided with associated costs, and generate options for streamlined operations
City Hall Space Use Renovation	Evaluate the level of need and opportunities for a citizen-centered customer service setup at City Hall. Evaluate other ways to consolidate and streamline operational space use.
Elevator assessment	Elevators at Senior Center, Library, Historical Society in questionable working order
Police Department Roofing Ice Guards	Evaluate increased quantity and improved placement of existing ice guards; addition of rib-connected components and locations to increase effectiveness
Farmer's Market parking	In alignment with City strategic priorities, generate and evaluate options for increased parking capacity to support Farmer's Market expansion
Library Façade	Invasive testing of façade, hangers, supporting structure needed to determine life span and safety of structure
Library Cold Storage	Evaluate storage opportunities (interior and exterior) for Library building and grounds equipment

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9. Facility Summaries

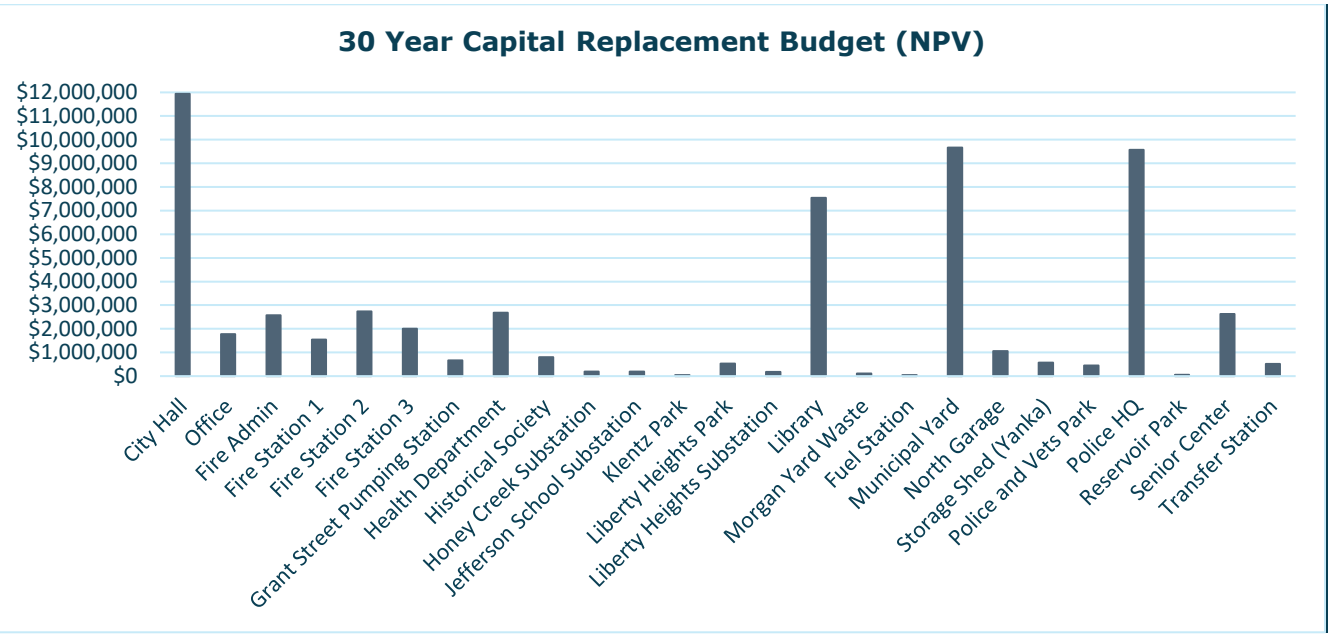
The City of West Allis properties are, in general, durable and well-maintained. The observed deficiencies were consistently due to age. However, capital improvements and component replacements were found throughout the portfolio. Typically, the systems that received the lowest scores across the portfolio were the site systems (parking lots, walkways, etc.) and exterior (e.g. wall finishes, windows, etc.). The buildings that scored the lowest across all system types were Transfer Station (4.73), Jefferson School Substation (4.14) and the Municipal Yard's Yanka Building (4.09). Their scores indicate that all systems of the building are poor to very poor condition.

Location Name	Average Asset Condition Score
Fire Station 2	2.43
Fire Station 1	2.47
Fire Admin	2.49
Police and Vets Park	2.62
Office	2.77
Grant Street Pumping Station	2.78
Police HQ	2.81
Klentz Park	2.92
Fire Station 3	2.97
Senior Center	3.06
Morgan Yard Waste	3.10
City Average	3.12
Library	3.19
City Hall	3.24
Municipal Yard	3.34
Fuel Station	3.36
North Garage	3.38
Health Department	3.43
Reservoir Park	3.55
Liberty Heights Substation	3.91
Historical Society	3.94
Honey Creek Substation	3.94
Liberty Heights Park	4.00
Storage Shed (Yanka)	4.09
Jefferson School Substation	4.14
Transfer Station	4.73
West Allis Average	**3.12***

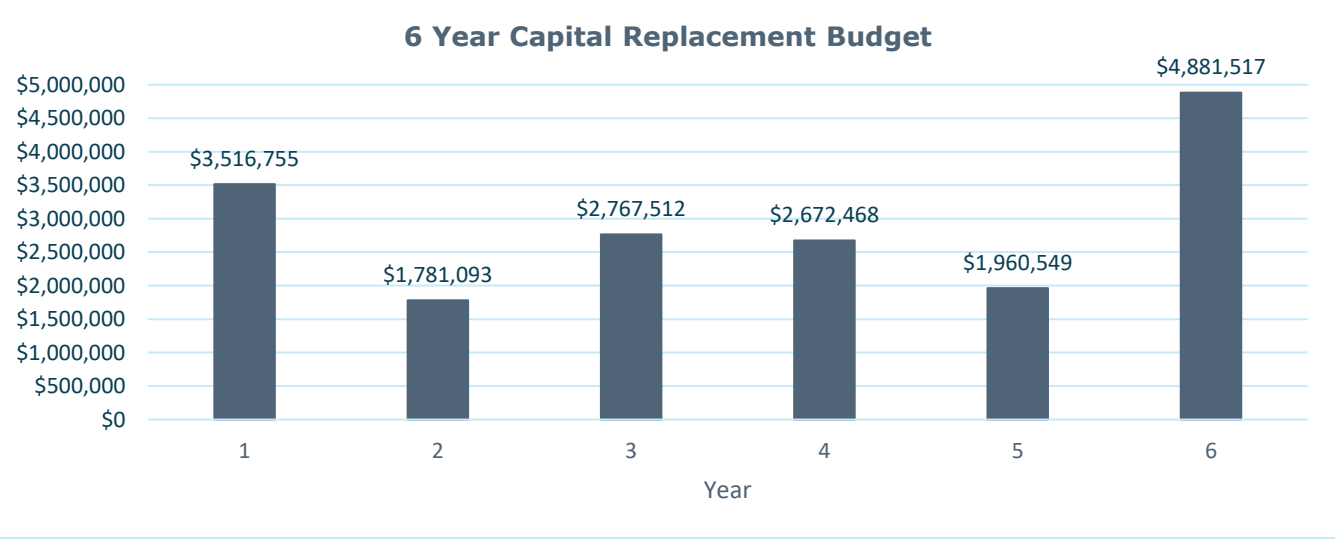
**Average is based on total asset count, not per building*

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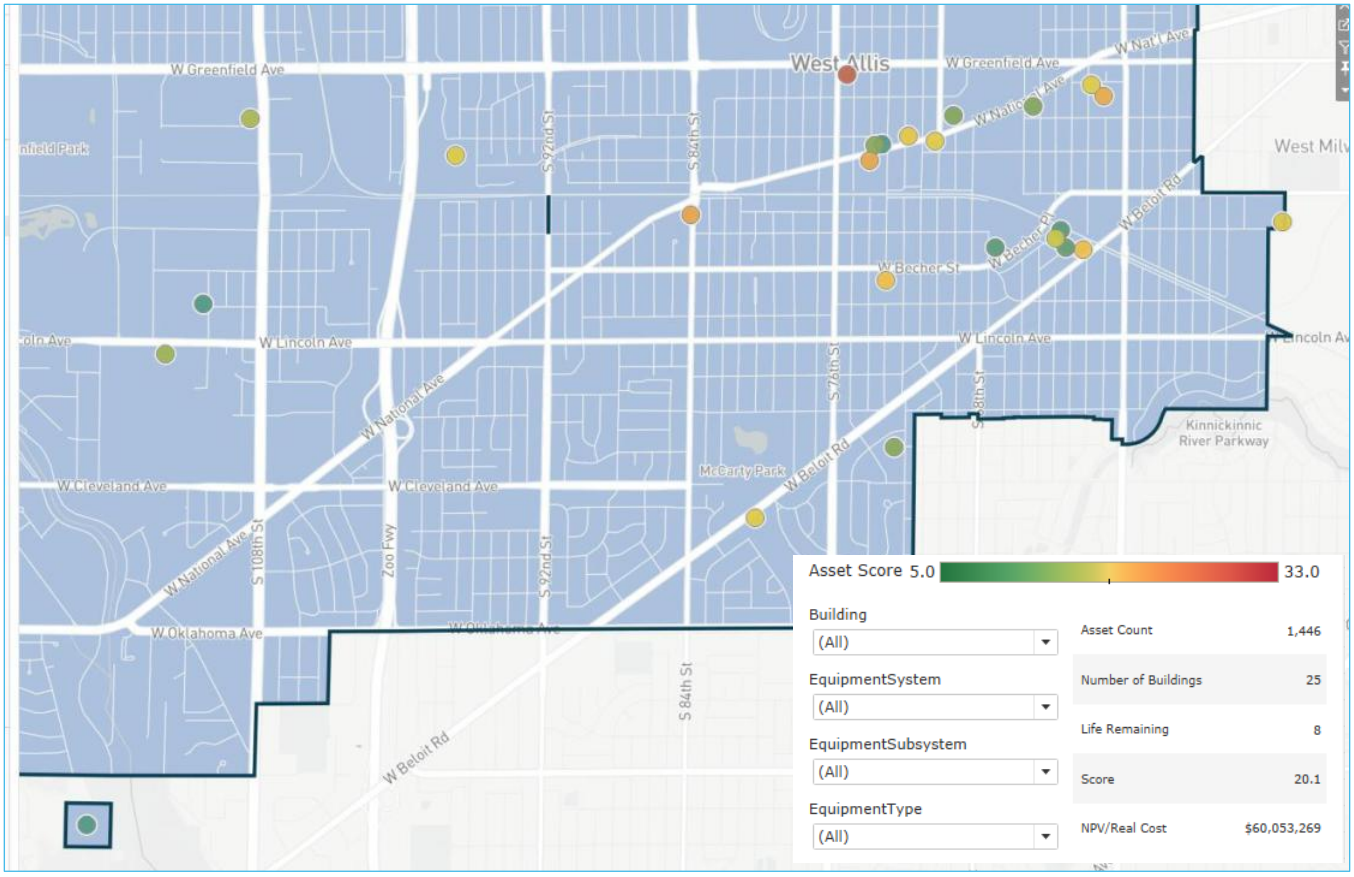
The net present value of replacing or repairing equipment reviewed in this study is $60,053,269 over 30 years. These costs are estimates of what it will take to keep the existing assets replaced with similar systems. It does not consider potential technology upgrades or increased demand at the facilities. This equates to approximately $2 million dollars per year that should be allocated for capital improvement projects with at least a 3% inflation per year. The future value of the inflated costs is approximately $92,862,128.



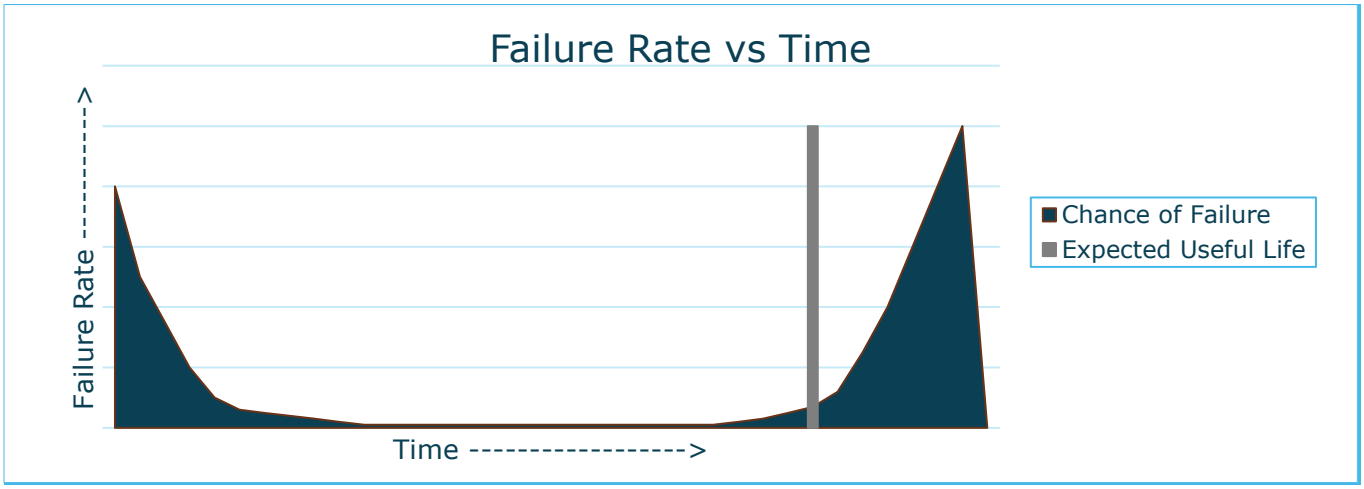
Due to aging infrastructure and some deferred capital projects, the first 6 years of capital projects average $2.93 million dollars per year.



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In general, the average remaining life of equipment and systems portfolio-wide is 8 years. That is, 8 years until the system reaches it's expected useful life. This doesn't necessarily mean that the equipment will fail, however, the probability of failure increases each year past the expected life date. This is known as the bathtub curve.



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The team applied scoring and replacement costs to 1,446 pieces of equipment or systems in the portfolio. The relative color on the Viz represents a combination of scoring criteria, not just the need for replacement. Buildings represented by *dark maroon* in the Tableau Viz Tool indicate that when compared to the rest of the portfolio, the equipment and systems' combined score is a higher priority than the other buildings.

10. Facilities Analysis

Please refer to the Capital Expenditure Sheet.

Appendix: Environmental Testing

An Environmental Management Consultant conducted testing of water, air, and interior sealants to investigate any potential health hazards. The levels all fell within an acceptable range, except for the paint on the ceiling deck of the Farmer's Market. This paint had a lead concentration of 130,000 parts per million, putting it slightly above the State of Wisconsin's acceptable level. For more details on this finding, please refer to the Environmental Testing portion of this report.

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11. Capital Expenditure Sheet

PROJECT: City of West Allis
DATE : 6/19/2018

Capex NPV

Financial Data

Inflation Rate (Annual) 3.00%
Discount Rate 3.00%

Location	Building Name	NPV	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
City Hall	City Hall	$11,940,516	$1,795,916	$845,682	$293,151	$569,666	$569,144	$54,599	$89,787	$730,595	$130,182	$342,884	$916,672	$20,764	$7,129	$2,203	$1,188,139
Farmer's Market	Office	$1,778,395	$0	$2,060	$518,527	$415,739	$37,168	$77,185	$0	$11,116	$0	$24,821	$0	$26,332	$91,676	$7,127	$145,383
Fire Admin	Fire Admin	$2,575,164	$79,064	$0	$69,861	$22,292	$2,532	$147,818	$33,423	$216,032	$162,527	$138,384	$557,188	$198,250	$65,307	$0	$285,783
Fire Station 1	Fire Station 1	$1,549,097	$0	$0	$530	$169,416	$0	$44,284	$32,239	$64,942	$107,355	$192,852	$120,847	$39,867	$0	$462,077	$70,261
Fire Station 2	Fire Station 2	$2,733,262	$38,200	$7,725	$180,671	$50,941	$125,195	$32,204	$28,943	$197,467	$0	$317,712	$114,495	$590,726	$8,127	$250,223	$0
Fire Station 3	Fire Station 3	$1,999,765	$67,148	$186,327	$48,963	$38,326	$29,670	$346,658	$106,402	$127,046	$1,267	$30,284	$38,962	$87,785	$30,871	$0	$158,141
Grant Street Pumping Station	Grant Street Pumping Station	$665,795	$500	$20,600	$6,949	$9,381	$0	$17,389	$3,725	$0	$38,256	$26,741	$0	$27,685	$579,572	$43,322	$0
Health Department	Health Department	$2,675,639	$42,066	$68,733	$128,049	$218,910	$64,153	$0	$8,120	$445,374	$25,209	$122,090	$0	$43,546	$47,571	$367,512	$533,476
Historical Society	Historical Society	$800,930	$128,285	$30,900	$23,552	$66,656	$81,037	$64,919	$19,702	$47,965	$0	$1,305	$15,401	$131,502	$12,832	$0	$0
Honey Creek Substation	Honey Creek Substation	$196,825	$5,200	$0	$182,263	$0	$4,207	$0	$0	$1,399	$0	$11,025	$0	$0	$0	$0	$0
Jefferson School Substation	Jefferson School Substation	$192,090	$40,336	$12,154	$133,886	$0	$1,022	$0	$0	$0	$0	$8,803	$0	$0	$0	$0	$0
Klentz Park	Klentz Park	$45,771	$4,700	$0	$0	$2,360	$0	$0	$0	$6,142	$5,472	$1,973	$5,806	$2,213	$0	$0	$5,772
Liberty Heights Park	Liberty Heights Park	$526,050	$182,150	$10,300	$10,503	$54,440	$23,692	$0	$15,761	$11,807	$0	$16,447	$16,665	$0	$5,204	$2,423	$0
Liberty Heights Substation	Liberty Heights Substation	$173,905	$6,859	$0	$161,257	$0	$0	$5,547	$0	$0	$0	$3,607	$0	$0	$0	$0	$0
Library	Library	$7,546,155	$248,012	$7,725	$0	$393,950	$45,020	$1,640,884	$94,684	$921,586	$0	$1,119,067	$187,982	$704,077	$182,515	$0	$64,285
Morgan Yard Waste	Morgan Yard Waste	$105,983	$0	$4,822	$0	$3,672	$3,588	$0	$5,938	$39,671	$0	$7,234	$0	$0	$0	$3,454	$5,294
Municipal Yard	Fuel Station	$39,598	$0	$0	$1,295	$0	$5,680	$0	$4,179	$0	$0	$4,032	$1,523	$0	$0	$19,275	$2,025
Municipal Yard	Municipal Yard	$9,671,145	$280,529	$552,394	$634,790	$369,451	$370,962	$2,089,205	$709,572	$63,339	$0	$119,582	$5,913	$180,220	$176,568	$14,685	$42,277
Municipal Yard	North Garage	$1,051,082	$5,500	$0	$51,639	$58,843	$36,855	$15,534	$33,433	$34,436	$33,063	$454,790	$0	$0	$0	$0	$3,933
Municipal Yard	Storage Shed (Yanka)	$572,649	$161,705	$0	$134,309	$0	$0	$0	$0	$4,305	$5,067	$0	$17,601	$0	$21,785	$0	$0
Police and Vets Park	Police and Vets Park	$455,023	$5,500	$2,575	$0	$12,748	$23,889	$4,927	$60,956	$40,780	$0	$28,053	$9,811	$74,057	$0	$14,942	$34,449
Police HQ	Police HQ	$9,564,722	$153,308	$25,596	$37,132	$165,745	$386,761	$24,171	$585,148	$584,807	$126,963	$3,385,495	$0	$75,164	$820,839	$526,989	$326,568
Reservoir Park	Reservoir Park	$51,030	$9,960	$1,236	$2,292	$0	$0	$4,257	$0	$9,861	$0	$0	$7,257	$0	$0	$0	$0
Senior Center	Senior Center	$2,629,093	$49,500	$2,266	$106,408	$49,932	$149,974	$311,935	$56,104	$303,809	$77,906	$119,243	$215,027	$116,919	$0	$0	$176,973
Transfer Station	Transfer Station	$513,587	$212,318	$0	$41,486	$0	$0	$0	$358	$0	$0	$14,740	$17,518	$0	$0	$0	$23,003
City of West Allis	**Yearly Total**		**$3,516,755**	**$1,781,093**	**$2,767,512**	**$2,672,468**	**$1,960,549**	**$4,881,517**	**$1,888,474**	**$3,862,479**	**$713,267**	**$6,491,164**	**$2,248,666**	**$2,319,107**	**$2,049,995**	**$1,714,233**	**$3,065,762**
	Capital Renewal NPV	**$60,053,269**															

Location	Building Name	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
City Hall	City Hall	$35,054	$120,666	$132,228	$647,776	$291,626	$426,242	$860,809	$708,504	$595,599	$10,164	$3,270,509	$1,105,781	$1,305,039	$3,432	$1,615,873
Farmer's Market	Office	$0	$0	$131,534	$0	$22,796	$0	$0	$31,712	$750,871	$40,703	$0	$41,025	$0	$0	$156,901
Fire Admin	Fire Admin	$183,684	$35,437	$43,793	$18,727	$0	$205,897	$73,269	$68,606	$20,525	$261,379	$579,085	$47,624	$237,049	$292,397	$25,215
Fire Station 1	Fire Station 1	$0	$0	$32,729	$26,388	$70,140	$41,724	$5,581	$0	$367,764	$290,097	$51,134	$11,744	$117,293	$104,558	$10,251
Fire Station 2	Fire Station 2	$46,456	$320,620	$42,244	$25,536	$159,847	$90,306	$5,581	$487,211	$0	$99,805	$209,743	$60,900	$422,882	$4,118	$417,112
Fire Station 3	Fire Station 3	$0	$0	$0	$27,278	$200,413	$202,820	$363,112	$121,486	$82,891	$48,417	$441,211	$219,131	$44,315	$10,891	$13,668
Grant Street Pumping Station	Grant Street Pumping Station	$7,143	$0	$0	$6,810	$22,971	$0	$54,265	$26,356	$0	$0	$31,407	$5,650	$10,185	$0	$43,667
Health Department	Health Department	$0	$1,204	$173,549	$148,112	$9,557	$0	$136,789	$213,320	$98,679	$244,315	$18,216	$0	$596,856	$371,178	$107,833
Historical Society	Historical Society	$25,473	$48,141	$0	$4,214	$18,412	$58,626	$0	$35,256	$139,138	$4,066	$93,173	$0	$71,748	$0	$0
Honey Creek Substation	Honey Creek Substation	$0	$0	$0	$0	$1,995	$2,935	$0	$0	$0	$7,598	$0	$0	$0	$0	$0
Jefferson School Substation	Jefferson School Substation	$0	$1,457	$0	$0	$0	$7,733	$0	$0	$0	$0	$0	$0	$0	$2,078	$0
Klentz Park	Klentz Park	$2,879	$0	$2,142	$0	$0	$0	$2,813	$0	$4,263	$0	$9,045	$3,447	$2,879	$9,884	$0
Liberty Heights Park	Liberty Heights Park	$5,609	$0	$0	$61,713	$23,059	$98,794	$16,743	$11,497	$1,283	$45,067	$50,251	$28,467	$4,409	$29,560	$5,656
Liberty Heights Substation	Liberty Heights Substation	$0	$0	$1,845	$0	$0	$2,881	$0	$0	$0	$0	$7,681	$0	$0	$0	$2,631
Library	Library	$0	$134,468	$0	$37,113	$1,159,474	$855,483	$0	$180,302	$261,027	$180,943	$1,912,121	$164,539	$831,540	$26,220	$89,898
Morgan Yard Waste	Morgan Yard Waste	$0	$0	$0	$0	$877	$0	$9,251	$0	$6,631	$5,464	$4,925	$0	$71,650	$0	$0
Municipal Yard	Fuel Station	$0	$0	$826	$0	$0	$0	$0	$0	$0	$13,889	$0	$1,555	$0	$0	$7,282
Municipal Yard	Municipal Yard	$749,620	$98,208	$38,015	$96,187	$145,979	$371,457	$1,075,045	$1,080,395	$562,670	$868,633	$3,613,861	$382,558	$63,529	$14,872	$115,236
Municipal Yard	North Garage	$0	$0	$0	$0	$57,419	$903	$64,134	$0	$106,278	$0	$12,353	$0	$115,692	$42,555	$625,668
Municipal Yard	Storage Shed (Yanka)	$0	$0	$0	$0	$0	$185,288	$0	$242,578	$0	$31,060	$0	$0	$0	$9,152	$0
Police and Vets Park	Police and Vets Park	$14,411	$19,297	$0	$0	$84,344	$7,676	$26,354	$6,558	$0	$155,001	$6,773	$11,969	$61,530	$14,814	$0
Police HQ	Police HQ	$11,685	$803,079	$141,993	$5,192	$535,451	$1,035,415	$266,121	$386,666	$319,089	$437,500	$3,350	$402,959	$308,333	$700,106	$2,685,503
Reservoir Park	Reservoir Park	$2,019	$1,926	$2,499	$0	$0	$1,560	$0	$4,139	$0	$0	$16,239	$0	$9,596	$0	$3,563
Senior Center	Senior Center	$3,116	$0	$45,316	$62,967	$610,420	$454,779	$9,674	$70,129	$208,598	$429,712	$101,416	$0	$326,675	$0	$0
Transfer Station	Transfer Station	$22,887	$0	$0	$0	$0	$309,978	$0	$0	$0	$0	$42,922	$33,443	$0	$0	$0
City of West Allis	**Yearly Total**	**$1,055,918**	**$760,201**	**$598,907**	**$1,099,853**	**$2,184,564**	**$2,551,089**	**$2,667,391**	**$3,207,222**	**$2,997,617**	**$2,151,598**	**$10,304,714**	**$2,072,421**	**$3,895,064**	**$920,895**	**$3,236,892**

Glossary of Terms

Term	Description
Air Compressor	Provides compressed air to pneumatic controls, shops functions, or dry type fire suppression.
Air Conditioning (AC) Unit	A unit that provides cooling for the building.
Air Dryer	Removes water vapor from compressed air lines.
Air Handling Unit (AHU)	Fan units that provide air to spaces within the building. Often will have heating and cooling coils within them to condition the space they serve.
Air Separator	Removes air from plumbing and HVAC water lines.
Automatic Transfer Switch (ATS)	Changes the sources of electricity from one to another. Typically, from normal power to a generator.
Baseboard Radiation	Heating strips typically located along the perimeter floor of a building.
Boiler	Larger water heaters that provide heated water for heating spaces or domestic water.
Cabinet Heater	Contained heating units, typically located near building entries or stairways.
Ceiling Radiation	Ceiling heating strips typically located in shop or garage spaces.
Chemical Feed System	Pumps and chemical storage used to add chemicals into a water system. Often provide anti-freeze protection or non-corroding agents in HVAC systems. Also found in use for adding chlorine to pools and domestic water softening.
Chiller	Large sources for chilled water or refrigeration used in building conditioning.
Circ Pump	Circulation pump - used for circulating water.
Circuit Breaker	Electrical breaker.
Condensate Tank	A tank that receives water from a boiler that discharges excess water.
Condensing Unit	An air conditioning unit that creates cooling for building spaces.
Convector	A heater that circulates warm air by convection.
Cooling Tower	A unit that discharges internal building heat into the outside air.
Distribution Panel	An electrical panel that serves smaller electrical panels and equipment.
Dust Collector	An exhaust unit that removes dust and debris. Typically used in a shop.
Direct Expansion (DX) Coil	Cooling system where the primary coolant is used for evaporation.
Electrical Panel	Panels that contain electrical breakers.
Exhaust Fan	A fan that pulls air or fumes from a space.
Expansion Tank	A tank that allows for expansion and contraction of water pipes as the temperature changes within the system.
Fancoil Unit (FCU)	A fan unit that has a heating and/or cooling coil within it in order to provide conditioning to a space.
Fume Collector/Hood	A contained fan booth that pulls air or fumes from a space.
Furnace	A unit that provides heating for a space.
Generator	Equipment that provides backup electrical power to a space.
Heat Exchanger	A piece of equipment that transfers heat from system to another.
Hot Water Coil	A coil that is used to introduce heat into an air supply to create hot air.
Humidifier	A device that provides humidification to the air of a space.
HVAC	Heating, Ventilation, and Air Conditioning
Inrared Heater	Ceiling heating systems typically located in shop or garage spaces.
Main Distribution Panel (MDP)	The main electrical panel for the building.
Make Up Air Unit	Air handling units that utilizes 100% outside air and conditions it.

Glossary of Terms

Term	Description
Mini Split Evaporative Unit	The inside air handling unit of the split system, the other half is the exterior condensing unit.
Motor Control Center	An electrical switching unit that controls the power of many motors from one location, rather than at the equipment itself.
Net Present Value (NPV)	Value of all current and future investments over a certain period of time expressed in today's dollars.
Protective Relay	A relay device designed to trip a circuit breaker when a fault is detected.
Pressure Relief Valve (PRV)	A valve used to control or limit the pressure in a system.
Pump	Equipment used to move water.
Radiant Ceiling Panel	A ceiling panel that provide radiant heat to occupants.
Radiant Tube Heater	Ceiling heating systems typically located in shop or garage spaces.
Reheat Coil	A coil that is used to reheat the air supply.
Return Fan (RF)	A fan used to return air that has already been heated or cooled once to mix with fresh/outside air. Typically used to save energy costs associated with heating/cooling a building.
Rooftop Unit (RTU)	An air handling unit located on the roof.
Space Cooler	A mobile air conditioning unit or smaller size evaporative unit.
Split System Condensing Unit	The exterior cooling unit of the split system, the other half is the interior evaporative unit.
Split System Evaporative Unit	The inside air handling unit of the split system, the other half is the exterior condensing unit.
Split System Heat Pump	The exterior heating and cooling unit of a split system, the other half is the interior evaporative unit.
Sump Pump	A pump used to remove water that accumulates in a water collecting sump basin.
Switchboard	The main electrical switch for the building.
Transformer	A transformer is an electrical device that transfers electrical energy between two or more circuits through electromagnetic induction.
Unit Heater	A unit heater is a heating device designed to provide heat for a specific area. Typically found in garages and storage areas.
Unit Ventilator	A wall mounted or ceiling hung cabinet designed to use a fan to blow outside air across a coil, thus conditioning and ventilating the space which it is serving.
Variable Air Volume (VAV)	Equipment used downstream of the main air handling unit to control the volume of air blown into a space depending on the demand of the space. They can also have their own heating/cooling coils and fans to provide supplemental support of the larger system.
Variable Frequency Drive (VFD)	A type of motor controller that drives an electric motor by varying the frequency and voltage of its power supply, allowing it to regulate the speed to save energy.
Waste Oil Furnace	A furnace that uses waste oil as fuel. Often found in shops where waste oil is abundant.
Water Heater	Equipment used to heat water, typically for domestic or potable use.

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0006	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical	Allis-Chalmers	51-488-701-33	57	1 HP	1976	1		2018	5	2	3	5	0.19	$2,800	25	26	51
FCAID-0013	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical	Allis-Chalmers	51-488-797-199	73	1.5 HP	1983	2	New seal 2012	2019	4	2	3	5	0.19	$3,050	25	27	52
FCAID-0017	City Hall	City Hall	1st Floor West Stairwell	Panel D	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	100A, 120/208	1968	1		2018	5	3	3	5	0.19	$3,500	30	31	61
FCAID-0020	City Hall	City Hall	Boiler Room	Panel R	Electrical Panel	Distribution	Electrical	Eaton			100A, 120/208	1995	15	feeder panel for courtyard	2032	2	3	3	5	0.19	$3,500	30	45	75
FCAID-0647	City Hall	City Hall	All floors		Baseboard Radiation	HVAC	Mechanical				Ground Floor: 120 ft 1st Floor: 360 ft 2nd Floor: 340 ft Total: 820 linear ft	1983	4		2021	4	3	2	5	0.19	$380,000	15	19	34
FCAID-0024	City Hall	City Hall	G02 (IT)	Panel UC	Electrical Panel	Distribution	Electrical	Square D			100A, 120/208	2010	22	Fed from UPS*	2039	2	3	3	5	0.19	$3,500	30	52	82
FCAID-0029	City Hall	City Hall	1st Floor East Stairwell	Panel G	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	100A, 120/208	1968	1		2018	5	3	3	5	0.19	$3,500	30	31	61
FCAID-0186	City Hall	City Hall	Penthouse	AC-2	Air Handling Unit	HVAC	Mechanical	Carrier	68180742 H	39CD130101	20 HP, 30,800 CFM H: 1545 MBH C: 1450 MBH	1968	1	Cooling coil replaced 2002	2018	5	5	4	5	0.19	$1,247,916	25	26	51
FCAID-0034	City Hall	City Hall	134 Utility Closet	Panel F	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	100A, 120/208	1968	1		2018	5	3	3	5	0.19	$3,500	30	31	61
FCAID-0193	City Hall	City Hall	Rm 116	AHU-3	Air Handling Unit	HVAC	Mechanical	Carrier	4117U30033	39LC12KA-CRDCDP11C	6150 CFM, 144,000 BTU/hr	2017	24	Serves council chambers	2041	1	5	4	5	0.19	$60,000	25	49	74
FCAID-0194	City Hall	City Hall	Rm 116	AHU-4	Air Handling Unit	HVAC	Mechanical		4117U30034	39LC10KA-CREADK11C	5250 CFM, 120,000 BTU/hr	2017	24	Serves Art Gallery	2041	1	5	4	5	0.19	$50,000	25	49	74
FCAID-0057	City Hall	City Hall	G02 (IT)		Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A, 120/209	1983	4	Under floor	2021	4	3	3	5	0.19	$3,500	30	34	64
FCAID-0198	City Hall	City Hall	Art Gallery Hallway		Cabinet Heater	HVAC	Mechanical	Trane		Type W	7 MBH	1968	5		2022	4	2	2	5	0.19	$2,500	20	25	45
FCAID-0060	City Hall	City Hall	G02 (IT)		Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A, 120/210	1983	4	Under floor; believed disconnected and replaced by Panel UC	2021	4	3	3	5	0.19	$3,500	30	34	64
FCAID-0199	City Hall	City Hall	Art Gallery Hallway		Cabinet Heater	HVAC	Mechanical	Trane		Type W	7 MBH	1968	5		2022	4	2	2	5	0.19	$2,500	20	25	45
FCAID-0241	City Hall	City Hall	Mechanical Room	AC-1	Air Handling Unit	HVAC	Mechanical	Carrier	68130469HL	39CB070	3 HP, 4000 CFM, 184 MBH Cooling, 132 MBH Heating	1968	1	Original multi-zone; All pipes very rusted; Asbestos present; Motor replaced 2011(?)	2018	5	5	4	5	0.19	$254,400	25	26	51
FCAID-0130	City Hall	City Hall	Boiler Room	Panel N	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	100A, 120/240	1976	3		2020	4	3	3	5	0.19	$3,500	30	33	63
FCAID-0131	City Hall	City Hall	Generator Enclosure SW	Generator Panel	Electrical Panel	Distribution	Electrical	Square D			100A, 120/240	2016	28		2045	1	3	3	5	0.19	$3,500	30	58	88
FCAID-0137	City Hall	City Hall	Boiler Room	TR-1	Transformer	Supply	Electrical	Sorgel	X59296		20 KVA	1976	3	20 KW Sorgel # 2057H	2020	4	4	5	5	0.19	$5,000	30	33	63
FCAID-0169	City Hall	City Hall	Ceiling	N/A	Ceilings	Ceilings	Interiors						6		2024	3	2	1	5	0.19	$37,598	20	26	46
FCAID-0104	City Hall	City Hall	Boiler Room		Exhaust Fan	HVAC	Mechanical	Dayton		6K809C	1/2 HP, 1000 CFM	2003	10		2027	3	2	2	5	0.19	$4,500	25	35	60
FCAID-0178	City Hall	City Hall	Penthouse		Heat Exchanger	HVAC	Mechanical					2010	16		2033	2	3	5	5	0.19	$20,000	24	40	64
FCAID-0179	City Hall	City Hall	Penthouse		Air Separator	Plumbing	Mechanical	B&G			80 GPM	1983	2		2019	4	1	5	5	0.19	$1,500	20	22	42
FCAID-0183	City Hall	City Hall	Penthouse	VFD - Cooling Tower	Variable Frequency Drive	Distribution	Electrical	Honeywell			20 HP	2009	11		2028	2	3	5	5	0.19	$20,400	20	31	51
FCAID-0184	City Hall	City Hall	Penthouse		Transformer	Supply	Electrical	GE		Type QL 9713 S 3872	30 KVA	1983	4		2021	4	4	5	5	0.19	$6,000	30	34	64
FCAID-0185	City Hall	City Hall	Penthouse		Humidifier	HVAC	Mechanical	driSteem	1226185-01-01	STS-100	100 Pounds per Hour	2015	15		2032	1	2	5	5	0.19	$8,000	15	30	45
FCAID-0661	City Hall	City Hall	Boiler Room	B-1	Boiler	HVAC	Mechanical	Bryan	90595		2,500,000 BTU/hr	2003	15	New dry dispersion rod 2016	2032	2	5	5	5	0.19	$252,000	30	45	75
FCAID-0190	City Hall	City Hall	Penthouse		Return Fan	HVAC	Mechanical	Joy	SF-20575	42 (1/2)-17(1/2)-860	5.5 HP, 21,250 CFM	1968	1		2018	5	3	3	5	0.19	$212,500	20	21	41
FCAID-0121	City Hall	City Hall	Roof		Exhaust Fan	HVAC	Mechanical	ILG Industries	CRF 150	216-015HA	1/3 HP	1983	5		2022	4	2	2	5	0.19	$4,200	25	30	55
FCAID-0122	City Hall	City Hall	Roof		Exhaust Fan	HVAC	Mechanical	ILG Industries		216-015HA	1/3 HP	1983	5	Rusted pipe connecting electricity	2022	4	2	2	5	0.19	$4,200	25	30	55
FCAID-0124	City Hall	City Hall	Roof		Exhaust Fan	HVAC	Mechanical	ILG Industries		216-015HA	1/3 HP	1983	5		2022	4	2	2	5	0.19	$4,200	25	30	55
FCAID-0200	City Hall	City Hall	Cable and Communications	AC-5	Furnace	HVAC	Mechanical	MagicAire	970511799	60-BMX	1.5 HP, 60,000 BTU/hr	1997	5		2022	4	3	3	5	0.19	$17,500	18	23	41
FCAID-0201	City Hall	City Hall	Creative Services (G22)		Fancoil Unit	HVAC	Mechanical	Heat Controller	U10110326	HBV036A3C 30CLT	1/8 HP, 36,000 BTU/hr	2010	12	Water Cooled, City Water heat exchanger	2029	2	2	3	5	0.19	$15,000	20	32	52

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0208	City Hall	City Hall	Penthouse	Pump Number-1	Pump	HVAC	Mechanical	B&G		M80037-H38	1/2 HP, 80 GPM	2003	10		2027	3	2	3	5	0.19	$2,500	25	35	60
FCAID-0210	City Hall	City Hall	Penthouse	Pump Number-2	Pump	HVAC	Mechanical	B&G		M80037-H38	1/2 HP, 80 GPM	2003	10		2027	3	2	3	5	0.19	$2,500	25	35	60
FCAID-0213	City Hall	City Hall	Boiler Room		Condensate Tank	HVAC	Mechanical	Sterling	66806	4128-GDEX	1/9 HP, 60 Gal	1968	1		2018	5	2	5	5	0.19	$5,000	10	11	21
FCAID-0227	City Hall	City Hall	Boiler Room		Condensate Tank	HVAC	Mechanical	Hoffman	160013	WCSD-12-20-B	20 PSI, 18 GPM	2013	1		2018	5	2	5	5	0.19	$5,000	10	11	21
FCAID-0237	City Hall	City Hall	Boiler Room		Air Dryer	Air Dryer	Specialty	Johnson service Company		A-421	4W Motor, 125 PSIG	2011	5	Refrigerated	2022	4	1	5	5	0.19	$2,000	15	20	35
FCAID-0238	City Hall	City Hall	Boiler Room		Air Compressor	Air Compressor	Specialty	Challenge Air	EAC100043	E5-10	30 Gal	2011	13		2030	3	2	5	5	0.19	$5,000	20	33	53
FCAID-0240	City Hall	City Hall	Mechanical Room		Humidifier	HVAC	Mechanical	Aprilaire			50 Gallons per Hour	2017	14	Installed by Jeff Dubey; bottle type	2031	2	2	5	5	0.19	$1,500	15	29	44
FCAID-1409	City Hall	City Hall	Boiler Room	B-2	Boiler	HVAC	Mechanical	Bryan			2,500,000 BTU/hr	2003	15		2032	2	5	5	5	0.19	$252,000	30	45	75
FCAID-0214	City Hall	City Hall	Boiler Room	CH-1	Chiller	HVAC	Mechanical	York	SEXM-954330	YCWL0156H E17XAB	150 Ton	2011	15	Two circuits, 6 compressors phased in at 25 Tons at a time; water cooled scroll	2032	2	5	5	5	0.19	$270,000	15	30	45
FCAID-0222	City Hall	City Hall	Boiler Room		Chiller	HVAC	Mechanical	Drake	D08A0034	PWC120S2-T3-S	12 HP, 130,500 BTU/hr	2008	10	On R-22, used in "shoulder seasons" to cool IT dept	2027	3	5	5	5	0.19	$23,760	20	30	50
FCAID-0300	City Hall	City Hall	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						5		2023	3	3	1	5	0.19	$137,858	40	45	85
FCAID-0333	City Hall	City Hall	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						10		2028	2	2	1	5	0.19	$87,728	12	22	34
FCAID-0359	City Hall	City Hall	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety	VeriSystem	1712705882	NXT-KIT4-X Rev B		2017	10	Recent panel replacement.	2028	3	4	3	5	0.19	$50,130	20	30	50
FCAID-0410	City Hall	City Hall	Interior	N/A	Carpet	Flooring	Interiors						3		2021	4	3	1	5	0.19	$162,923	20	23	43
FCAID-0435	City Hall	City Hall	Interior	N/A	Terrazzo	Flooring	Interiors					1968	20		2038	2	2	1	5	0.19	$150,390	40	60	100
FCAID-0436	City Hall	City Hall	Interior	N/A	Ceramic Tile	Flooring	Interiors				5,013	1968	9		2027	3	3	1	5	0.19	$90,234	25	34	59
FCAID-0437	City Hall	City Hall	Interior	N/A	Resillient Sheet/Tile	Flooring	Interiors					1968	9		2027	3	2	1	5	0.19	$12,533	25	34	59
FCAID-0438	City Hall	City Hall	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						8		2026	3	4	1	5	0.19	$501,300	20	28	48
FCAID-0463	City Hall	City Hall	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						7		2025	2	3	1	5	0.19	$75,195	10	17	27
FCAID-0489	City Hall	City Hall	Interior	N/A	Lighting	Lighting	Electrical						4		2022	3	4	3	5	0.19	$125,325	20	24	44
FCAID-0514	City Hall	City Hall	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						4		2022	3	2	1	5	0.19	$2,500	6	10	16
FCAID-0529	City Hall	City Hall	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						3		2021	4	3	1	5	0.19	$92,400	20	23	43
FCAID-0544	City Hall	City Hall	Exterior	N/A	Roof	Roof	Exteriors						2		2020	4	4	1	5	0.19	$378,000	25	27	52
FCAID-0571	City Hall	City Hall	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						8		2026	3	3	2	5	0.19	$92,741	15	23	38
FCAID-0598	City Hall	City Hall	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						10		2028	3	3	4	5	0.19	$82,715	18	28	46
FCAID-0623	City Hall	City Hall	Exterior	N/A	Windows	Windows	Exteriors						11		2029	4	3	1	5	0.19	$651,690	50	61	111
FCAID-0173	City Hall	City Hall	Roof		Cooling Tower	HVAC	Mechanical	Baltimore Aircoil Company	92600079P	VTL 185MC	20 HP, 185 Tons, 43,150 CFM	1992	2	Rusted connections, torn duct insulation, unit operating but city maint reports escalating maint issueswith this unit	2019	4	5	5	5	0.19	$370,000	20	22	42
FCAID-0325	City Hall	City Hall	Elevator Room		Elevator	Conveyance	Specialty				30 HP	2007	24		2041	2	5	4	5	0.19	$60,000	35	59	94
FCAID-0384	City Hall	City Hall	G06 (IT)		Fire Sprinklers	Fire Sprinklers	Fire and Life Safety	Ansul				1981	3	Inspected regularly	2021	4	5	3	5	0.19	$1,000	40	43	83
FCAID-0925	City Hall	City Hall	Generator Enclosure SW		Generator	Emergency Power	Electrical	Cummins	F160972068	DQDAA-1626207	167.5 KW, 167.5 KVA, 700A	2016	18	Diesel	2035	1	5	5	5	0.19	$80,000	20	38	58
FCAID-0756	City Hall	City Hall	2nd Floor, West Stairwell	Panel A	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1968	1		2018	5	3	3	5	0.19	$6,000	30	31	61
FCAID-0757	City Hall	City Hall	Rm 116	Panel PB	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1968	1		2018	5	3	3	5	0.19	$6,000	30	31	61
FCAID-0758	City Hall	City Hall	G18 closet	L-1	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1968	1		2018	5	3	3	5	0.19	$6,000	30	31	61
FCAID-0759	City Hall	City Hall	G18 closet	L-2	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1968	1		2018	5	3	3	5	0.19	$6,000	30	31	61
FCAID-0760	City Hall	City Hall	Boiler Room	Panel E	Electrical Panel	Distribution	Electrical	Eaton		PRL1A	225A, 120/208	2015	27		2044	1	3	3	5	0.19	$6,000	30	57	87
FCAID-0761	City Hall	City Hall	Boiler Room	Panel J	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1976	2		2019	4	3	3	5	0.19	$6,000	30	32	62
FCAID-0762	City Hall	City Hall	Boiler Room	Panel K-1	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1976	2		2019	4	3	3	5	0.19	$6,000	30	32	62
FCAID-0763	City Hall	City Hall	Boiler Room	Panel K-2	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1976	2		2019	4	3	3	5	0.19	$6,000	30	32	62

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0764	City Hall	City Hall	230 Utility Closet	Panel B	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1968	1	All circuits covered in dust	2018	5	3	3	5	0.19	$6,000	30	31	61
FCAID-0765	City Hall	City Hall	2nd Floor East Stairwell	Panel C	Electrical Panel	Distribution	Electrical	Westinghouse	MK-10756	Type NQP	225A, 120/208	1968	1		2018	5	3	3	5	0.19	$6,000	30	31	61
FCAID-0825	City Hall	City Hall	Penthouse		Exhaust Fan	HVAC	Mechanical	GE	219500	5KB43MG322	1/4 HP, 1140 CFM	1968	1		2018	5	3	5	5	0.19	$3,800	25	26	51
FCAID-0870	City Hall	City Hall	Penthouse	EF-2	Exhaust Fan	HVAC	Mechanical	Bayley		A0016-1	3250 CFM	1983	2		2019	4	3	5	5	0.19	$8,500	25	27	52
FCAID-0895	City Hall	City Hall	Penthouse		Expansion Tank	HVAC	Mechanical	Manchester Tank			30 Gal	2014	26		2043	1	2	3	5	0.19	$1,500	30	56	86
FCAID-0905	City Hall	City Hall	Boiler Room		Expansion Tank	HVAC	Mechanical	Ex-Trol		AX-80	80 Gal, 12 PSI	1968	3		2020	5	2	3	5	0.19	$7,000	30	33	63
FCAID-0906	City Hall	City Hall	Boiler Room		Expansion Tank	HVAC	Mechanical				80 Gal	1968	3		2020	5	2	3	5	0.19	$2,500	30	33	63
FCAID-0951	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical	Marathon	D13K290125	LQD56C34D1200J	1/3 HP	2013	20		2037	2	2	3	5	0.19	$2,200	25	45	70
FCAID-0952	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical	Marathon	D13K110106	LQD56C34D1200J	1/3 HP	2013	20		2037	2	2	3	5	0.19	$2,200	25	45	70
FCAID-0956	City Hall	City Hall	Boiler Room	P-2	Pump	HVAC	Mechanical	Marathon	A16K180024	QA56C34D1220E	1/3 HP	2016	23	Duplex serving condensate tank/boiler feed system	2040	1	2	3	5	0.19	$2,200	25	48	73
FCAID-0957	City Hall	City Hall	Boiler Room	P-1	Pump	HVAC	Mechanical	Franklin		1104750401	1/3 HP	2003	5	Duplex serving condensate tank/boiler feed system	2022	4	2	3	5	0.19	$2,200	25	30	55
FCAID-0974	City Hall	City Hall	Boiler Room	P-3	Pump	HVAC	Mechanical	Allis-Chalmers	51-489-894-106	C-16/ Model 72	15 HP	1985	2	New motor bearing and seal 2011	2019	4	3	3	5	0.19	$14,000	25	27	52
FCAID-0975	City Hall	City Hall	Boiler Room	P-4	Pump	HVAC	Mechanical	Allis-Chalmers	1-85398-2-1	C-16 Pump/Model 72	15 HP	1985	2		2019	4	3	3	5	0.19	$14,000	25	27	52
FCAID-0976	City Hall	City Hall	Boiler Room	P-6	Pump	HVAC	Mechanical	Allis-Chalmers	1-85398-4-1	Motor: 79 Pump: C-17	15 HP	1985	2	New seal 2011 and 2013	2019	4	3	3	5	0.19	$14,000	25	27	52
FCAID-0977	City Hall	City Hall	Boiler Room	P-7	Pump	HVAC	Mechanical	Allis-Chalmers	Pump: 1-85398-4-2	Motor: 79 Pump: C-17	15 HP	1985	1		2018	5	3	3	5	0.19	$14,000	25	26	51
FCAID-0978	City Hall	City Hall	Boiler Room	N/A	Pump	HVAC	Mechanical	Pentair			2 HP	2003	10	Serves outdoor fountain	2027	3	2	3	5	0.19	$6,460	25	35	60
FCAID-0982	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical	Armstrong	35F084M774G4	EJM3555	2 HP, 100 GPM	2017	24		2041	1	2	3	5	0.19	$6,460	25	49	74
FCAID-0994	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical				3/4 HP	2003	5	Condensate ejector pump serving blowdown basin	2022	3	2	3	5	0.19	$4,760	15	20	35
FCAID-0995	City Hall	City Hall	Boiler Room		Pump	HVAC	Mechanical				3/4 HP	2003	5	Condensate ejector pump serving blowdown basin	2022	3	2	3	5	0.19	$4,760	15	20	35
FCAID-0109	City Hall	City Hall	Rm 116		Unit Heater	HVAC	Mechanical	Trane		38S	1/30 HP, 19 MBH	1968	1		2018	5	2	2	5	0.19	$1,000	20	21	41
FCAID-0197	City Hall	City Hall	Penthouse		Unit Heater	HVAC	Mechanical	Trane		70S	1/8 HP, 90 MBH	1968	1		2018	4	2	2	5	0.19	$2,000	20	21	41
FCAID-0221	City Hall	City Hall	Penthouse		Unit Heater	HVAC	Mechanical	Trane		70S	1/8 HP, 90,000 BTU/hr	1968	3		2020	4	2	2	5	0.19	$2,000	20	23	43
FCAID-1067	City Hall	City Hall	Penthouse		Unit Heater	HVAC	Mechanical	Chromalox	05C078	LUH 50	5 KW	1968	4		2021	5	2	2	5	0.19	$500	15	19	34
FCAID-1117	City Hall	City Hall	Basement	VAV-5	Variable Air Volume	HVAC	Mechanical	Honeywell			100 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1125	City Hall	City Hall	1st Floor	VAV-18	Variable Air Volume	HVAC	Mechanical	Honeywell			1150 CFM	1983	5		2022	3	2	5	5	0.19	$6,000	25	30	55
FCAID-1132	City Hall	City Hall	1st Floor	VAV-36	Variable Air Volume	HVAC	Mechanical	Honeywell			1200 CFM	1983	5		2022	3	2	5	5	0.19	$6,500	25	30	55
FCAID-1137	City Hall	City Hall	2nd Floor	VAV-52	Variable Air Volume	HVAC	Mechanical	Honeywell			1350 CFM	1983	5		2022	3	2	5	5	0.19	$6,500	25	30	55
FCAID-1142	City Hall	City Hall	1st Floor	VAV-38	Variable Air Volume	HVAC	Mechanical	Honeywell			1425 CFM	1983	5		2022	3	2	5	5	0.19	$6,500	25	30	55
FCAID-1143	City Hall	City Hall	1st Floor	VAV-23	Variable Air Volume	HVAC	Mechanical	Honeywell			1475 CFM	1983	5		2022	3	2	5	5	0.19	$6,500	25	30	55
FCAID-1169	City Hall	City Hall	2nd Floor	VAV-80	Variable Air Volume	HVAC	Mechanical	Honeywell			200 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1170	City Hall	City Hall	2nd Floor	VAV-81	Variable Air Volume	HVAC	Mechanical	Honeywell			200 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1171	City Hall	City Hall	2nd Floor	VAV-82	Variable Air Volume	HVAC	Mechanical	Honeywell			200 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1172	City Hall	City Hall	2nd Floor	VAV-83	Variable Air Volume	HVAC	Mechanical	Honeywell			200 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1186	City Hall	City Hall	Basement	VAV-3	Variable Air Volume	HVAC	Mechanical	Honeywell			250 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1187	City Hall	City Hall	1st Floor	VAV-8	Variable Air Volume	HVAC	Mechanical	Honeywell			250 CFM	1983	5		2022	3	2	5	5	0.19	$2,500	25	30	55
FCAID-1215	City Hall	City Hall	Basement	VAV-2	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5	Serves purchasing office Rm 10	2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1216	City Hall	City Hall	Basement	VAV-4	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1217	City Hall	City Hall	1st Floor	VAV-9	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1218	City Hall	City Hall	1st Floor	VAV-24	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1219	City Hall	City Hall	1st Floor	VAV-25	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1220	City Hall	City Hall	1st Floor	VAV-26	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1221	City Hall	City Hall	1st Floor	VAV-27	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1222	City Hall	City Hall	1st Floor	VAV-28	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1223	City Hall	City Hall	1st Floor	VAV-30	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1224	City Hall	City Hall	1st Floor	VAV-31	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1225	City Hall	City Hall	1st Floor	VAV-32	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1226	City Hall	City Hall	1st Floor	VAV-33	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1227	City Hall	City Hall	1st Floor	VAV-34	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1228	City Hall	City Hall	1st Floor	VAV-37	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1229	City Hall	City Hall	2nd Floor	VAV-39	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1230	City Hall	City Hall	2nd Floor	VAV-40	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1231	City Hall	City Hall	2nd Floor	VAV-41	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1232	City Hall	City Hall	2nd Floor	VAV-42	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1233	City Hall	City Hall	2nd Floor	VAV-43	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1234	City Hall	City Hall	2nd Floor	VAV-44	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1235	City Hall	City Hall	2nd Floor	VAV-45	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1236	City Hall	City Hall	2nd Floor	VAV-46	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1237	City Hall	City Hall	2nd Floor	VAV-47	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1238	City Hall	City Hall	2nd Floor	VAV-51	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1239	City Hall	City Hall	2nd Floor	VAV-53	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1240	City Hall	City Hall	2nd Floor	VAV-54	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1241	City Hall	City Hall	2nd Floor	VAV-55	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1242	City Hall	City Hall	2nd Floor	VAV-56	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1243	City Hall	City Hall	2nd Floor	VAV-57	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1244	City Hall	City Hall	2nd Floor	VAV-58	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1245	City Hall	City Hall	2nd Floor	VAV-59	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1246	City Hall	City Hall	2nd Floor	VAV-60	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1247	City Hall	City Hall	2nd Floor	VAV-61	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1248	City Hall	City Hall	2nd Floor	VAV-62	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1249	City Hall	City Hall	2nd Floor	VAV-63	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1250	City Hall	City Hall	2nd Floor	VAV-64	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1251	City Hall	City Hall	2nd Floor	VAV-65	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1252	City Hall	City Hall	2nd Floor	VAV-66	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1253	City Hall	City Hall	2nd Floor	VAV-67	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1254	City Hall	City Hall	2nd Floor	VAV-68	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1255	City Hall	City Hall	2nd Floor	VAV-69	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1256	City Hall	City Hall	2nd Floor	VAV-70	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1257	City Hall	City Hall	2nd Floor	VAV-71	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1258	City Hall	City Hall	2nd Floor	VAV-72	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1259	City Hall	City Hall	2nd Floor	VAV-73	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1260	City Hall	City Hall	2nd Floor	VAV-75	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1261	City Hall	City Hall	2nd Floor	VAV-77	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1262	City Hall	City Hall	2nd Floor	VAV-79	Variable Air Volume	HVAC	Mechanical	Honeywell			395 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1263	City Hall	City Hall	1st Floor	VAV-10	Variable Air Volume	HVAC	Mechanical	Honeywell			396 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55

Equipment Listing

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FCAID-1264	City Hall	City Hall	1st Floor	VAV-11	Variable Air Volume	HVAC	Mechanical	Honeywell			397 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1265	City Hall	City Hall	1st Floor	VAV-12	Variable Air Volume	HVAC	Mechanical	Honeywell			398 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1266	City Hall	City Hall	1st Floor	VAV-13	Variable Air Volume	HVAC	Mechanical	Honeywell			399 CFM	1983	5		2022	3	2	5	5	0.19	$4,000	25	30	55
FCAID-1277	City Hall	City Hall	1st Floor	VAV-14	Variable Air Volume	HVAC	Mechanical	Honeywell			400 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1279	City Hall	City Hall	1st Floor	VAV-15	Variable Air Volume	HVAC	Mechanical	Honeywell			401 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1280	City Hall	City Hall	1st Floor	VAV-16	Variable Air Volume	HVAC	Mechanical	Honeywell			402 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1281	City Hall	City Hall	1st Floor	VAV-17	Variable Air Volume	HVAC	Mechanical	Honeywell			403 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1282	City Hall	City Hall	Basement	VAV-1	Variable Air Volume	HVAC	Mechanical	Honeywell			420 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1283	City Hall	City Hall	Basement	VAV-7	Variable Air Volume	HVAC	Mechanical	Honeywell			420 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1288	City Hall	City Hall	1st Floor	VAV-22	Variable Air Volume	HVAC	Mechanical	Honeywell			450 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1300	City Hall	City Hall	1st Floor	VAV-19	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1301	City Hall	City Hall	1st Floor	VAV-20	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1302	City Hall	City Hall	1st Floor	VAV-21	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1303	City Hall	City Hall	2nd Floor	VAV-49	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1304	City Hall	City Hall	2nd Floor	VAV-50	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1305	City Hall	City Hall	2nd Floor	VAV-76	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1306	City Hall	City Hall	2nd Floor	VAV-78	Variable Air Volume	HVAC	Mechanical	Honeywell			550 CFM	1983	5		2022	3	2	5	5	0.19	$3,000	25	30	55
FCAID-1315	City Hall	City Hall	2nd Floor	VAV-74	Variable Air Volume	HVAC	Mechanical	Honeywell			680 CFM	1983	5		2022	3	2	5	5	0.19	$3,500	25	30	55
FCAID-1329	City Hall	City Hall	2nd Floor	VAV-48	Variable Air Volume	HVAC	Mechanical	Honeywell			800 CFM	1983	5		2022	3	2	5	5	0.19	$6,500	25	30	55
FCAID-1330	City Hall	City Hall	Basement	VAV-6	Variable Air Volume	HVAC	Mechanical	Honeywell			810 CFM	1983	5		2022	3	2	5	5	0.19	$6,500	25	30	55
FCAID-1073	City Hall	City Hall	Boiler Room	UH-1	Unit Heater	HVAC	Mechanical	Trane	8B-15703	2087/70S	Fractional HP, 20 MBH	1976	1		2018	5	2	2	5	0.19	$1,000	20	21	41
FCAID-1408	City Hall	City Hall	Boiler Room		Water Heater	Plumbing	Mechanical	Vanguard	0995G01699	6E741	75 Gal, 75,500 BTU/hr	1996	6		2023	4	3	5	5	0.19	$9,500	15	21	36
FCAID-0242	Farmer's Market	Office	Ceiling	N/A	Ceilings	Ceilings	Interiors						14		2032	2	2	1	4	0.09	$2,853	20	34	54
FCAID-0301	Farmer's Market	Office	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						10		2028	3	3	1	4	0.09	$19,023	40	50	90
FCAID-0334	Farmer's Market	Office	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						6		2024	3	2	1	4	0.09	$66,581	12	18	30
FCAID-0411	Farmer's Market	Office	Interior	N/A	Flooring	Flooring	Interiors						12		2030	3	3	1	4	0.09	$19,023	15	27	42
FCAID-0439	Farmer's Market	Office	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						4		2022	4	4	1	4	0.09	$380,460	20	24	44
FCAID-0464	Farmer's Market	Office	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						5		2023	3	3	1	4	0.09	$19,023	10	15	25
FCAID-0490	Farmer's Market	Office	Interior	N/A	Lighting	Lighting	Electrical						3		2021	3	4	2	4	0.09	$9,512	20	23	43
FCAID-0515	Farmer's Market	Office	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						2		2020	4	2	1	4	0.09	$2,000	6	8	14
FCAID-0530	Farmer's Market	Office	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						13		2031	2	3	1	4	0.09	$60,000	20	33	53
FCAID-0545	Farmer's Market	Office	Exterior	N/A	Roof	Roof	Exteriors						3		2021	4	4	1	4	0.09	$479,250	30	33	63
FCAID-0572	Farmer's Market	Office	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						8		2026	2	3	2	4	0.09	$7,039	15	23	38
FCAID-0624	Farmer's Market	Office	Exterior	N/A	Windows	Windows	Exteriors						15		2033	3	3	1	4	0.09	$76,092	50	65	115
FCAID-0820	Farmer's Market	Office	Exterior Wall		Exhaust Fan	HVAC	Mechanical	Thermotek		BDU13TH	1/4 HP, 800 CFM	2006	13		2030	3	2	2	4	0.09	$3,800	25	38	63
FCAID-0932	Farmer's Market	Office	Women's Bathroom		Inrared Heater	HVAC	Mechanical	Marley		F2QT10240	1000W	2002	5		2022	2	2	2	4	0.09	$250	10	15	25
FCAID-0933	Farmer's Market	Office	Men's Bathroom		Inrared Heater	HVAC	Mechanical	Pinnacle	REFH-14-06-00918	F2QT10240	5KW	2006	5		2022	2	2	2	4	0.09	$500	10	15	25
FCAID-0935	Farmer's Market	Office	Mech Room		Inrared Heater	HVAC	Mechanical	Marley		F2QT10240	1000W	2002	5		2022	2	2	2	4	0.09	$250	10	15	25
FCAID-0801	Farmer's Market	Office	Utility Closet		Electrical Panel	Distribution	Electrical	Square D			250A, 120/240	2006	18		2035	2	3	3	4	0.09	$6,500	30	48	78
FCAID-0802	Farmer's Market	Office	Utility Closet		Electrical Panel	Distribution	Electrical	Square D			250A, 120/240	2006	18		2035	2	3	3	4	0.09	$6,500	30	48	78
FCAID-1439	Farmer's Market	Office	Men's Bathroom		Exhaust Fan	HVAC	Mechanical				1/8 HP, 150 CFM	2006	13		2030	3	2	2	4	0.09	$500	25	38	63
FCAID-0934	Farmer's Market	Office	Mech Room		Water Heater	Plumbing	Mechanical				30,000 BTU/hr, 30 Gal	2006	5		2022	3	3	2	4	0.09	$5,500	15	20	35

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0948	Farmer's Market	Office	Wall Mounted		Mini Split Evaporative Unit	HVAC	Mechanical	Mitsubishi	5001838	MSH09TW	9000 BTU/hr	2002	5		2022	3	5	2	4	0.09	$3,750	15	20	35
FCAID-1037	Farmer's Market	Office	Hung from exterior ceiling		Split System Condensing Unit	HVAC	Mechanical	Mitsubishi	3002913	MUH09TW	9000 BTU/hr	2002	5		2022	3	3	2	4	0.09	$3,750	15	20	35
FCAID-0648	Fire Admin	Fire Admin	2nd Floor		Baseboard Radiation	HVAC	Mechanical				Total: 54 FT, 45.6 MBH	2004	10		2027	2	3	2	2	0.06	$13,500	15	25	40
FCAID-0649	Fire Admin	Fire Admin	1st Floor		Baseboard Radiation	HVAC	Mechanical				Total: 41 FT, 27.3 MBH	2004	10		2027	2	3	2	2	0.06	$10,250	15	25	40
FCAID-0045	Fire Admin	Fire Admin	Boiler Room	P-3	Pump	HVAC	Mechanical	B&G		9VN56T17D 5597D	1.5 HP, 35 GPM	2004	3	Leaking and corroded/rusted; new seal and bearing 2008	2020	4	2	3	2	0.06	$3,050	25	28	53
FCAID-0046	Fire Admin	Fire Admin	Boiler Room	P-4	Pump	HVAC	Mechanical	B&G		9VN56T17D 5597D	1.5 HP, 35 GPM	2004	6	New seal and bearing 2008	2023	3	2	3	2	0.06	$3,050	25	31	56
FCAID-0675	Fire Admin	Fire Admin	East Stairwell	CH-2	Cabinet Heater	HVAC	Mechanical	Sterling		RWI-1130-04	1/10 HP, 26.6 MBH, 430 CFM	2004	10		2027	3	2	2	2	0.06	$6,650	20	30	50
FCAID-0676	Fire Admin	Fire Admin	Main Foyer	CH-1	Cabinet Heater	HVAC	Mechanical	Dunham Bush		RC-125	29.4 MBH, 340 CFM	2004	6		2023	3	2	2	2	0.06	$7,350	20	26	46
FCAID-0260	Fire Admin	Fire Admin	Garage	AHU-1	Air Handling Unit	HVAC	Mechanical	McQuay			10 HP, 8100 CFM 282 MBH Heating and Cooling	2004	11		2028	2	5	4	2	0.06	$235,000	25	36	61
FCAID-0061	Fire Admin	Fire Admin	Garage Roof	EF-3	Exhaust Fan	HVAC	Mechanical	Cook		90015DH	1/10 HP, 100 CFM	2004	11		2028	2	2	3	2	0.06	$2,000	25	36	61
FCAID-0118	Fire Admin	Fire Admin	Garage	EF-4	Exhaust Fan	HVAC	Mechanical	Cook		24S10D	1/2 HP, 3700 HP	2004	11	Serves generator	2028	2	2	3	2	0.06	$4,500	25	36	61
FCAID-0196	Fire Admin	Fire Admin	Boiler Room	Panel BE	Electrical Panel	Distribution	Electrical	Siemens		Type P1	125A, 208/120	2004	16		2033	2	3	3	2	0.06	$3,500	30	46	76
FCAID-0665	Fire Admin	Fire Admin	Boiler Room	B-2	Boiler	HVAC	Mechanical	Burnham	64504063	K807BWNI	396,000 BTU/hr	2004	16		2033	2	5	5	2	0.06	$43,500	30	46	76
FCAID-0666	Fire Admin	Fire Admin	Boiler Room	B-1	Boiler	HVAC	Mechanical	Burnham	64547106	K807BWNI	396,000 BTU/hr	2004	16		2033	2	5	5	2	0.06	$43,500	30	46	76
FCAID-0234	Fire Admin	Fire Admin	Boiler Room		Sump Pump (Duplex)	Plumbing	Mechanical				1/3 HP	2004	6		2023	4	2	3	2	0.06	$2,200	10	16	26
FCAID-0235	Fire Admin	Fire Admin	Boiler Room		Sump Pump (Duplex)	Plumbing	Mechanical				1/3 HP	2004	6		2023	4	2	3	2	0.06	$2,200	10	16	26
FCAID-0246	Fire Admin	Fire Admin	Ceiling	N/A	Ceilings	Ceilings	Interiors						13		2030	3	2	1	2	0.06	$10,742	20	33	53
FCAID-0302	Fire Admin	Fire Admin	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						22		2039	3	3	1	2	0.06	$39,386	40	62	102
FCAID-0335	Fire Admin	Fire Admin	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1		2018	5	2	1	2	0.06	$25,064	12	13	25
FCAID-0361	Fire Admin	Fire Admin	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					2004	6		2023	3	4	3	2	0.06	$14,322	20	26	46
FCAID-0727	Fire Admin	Fire Admin	Garage Roof	CU-2	Condensing Unit	HVAC	Mechanical	Mitsubishi	28E01636D	PU12EK1	12,500 BTU/hr	2004	4	Serves coil SC-1	2021	3	3	3	2	0.06	$4,200	20	24	44
FCAID-0728	Fire Admin	Fire Admin	Garage Roof	CU-3	Condensing Unit	HVAC	Mechanical	Mitsubishi		PU18EK1	18,400 BTU/hr	2004	4	Serves coil SC-2	2021	3	3	3	2	0.06	$6,200	20	24	44
FCAID-1380	Fire Admin	Fire Admin	Garage Roof	CU-1	Condensing Unit	HVAC	Mechanical	McQuay	STNU030800149	ACZ025AC12-ER10	3 HP (1 HP per motor), 281 MBH	2004	8	Serves CC-1	2025	3	5	3	2	0.06	$93,667	20	28	48
FCAID-0412	Fire Admin	Fire Admin	Interior	N/A	Flooring	Flooring	Interiors						10		2027	3	3	1	2	0.06	$71,610	15	25	40
FCAID-0440	Fire Admin	Fire Admin	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						12		2029	3	4	1	2	0.06	$143,220	20	32	52
FCAID-0465	Fire Admin	Fire Admin	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						7		2024	2	3	1	2	0.06	$21,483	10	17	27
FCAID-0491	Fire Admin	Fire Admin	Interior	N/A	Lighting	Lighting	Electrical						3		2020	3	4	3	2	0.06	$35,805	20	23	43
FCAID-0516	Fire Admin	Fire Admin	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						3		2020	3	2	1	2	0.06	$500	6	9	15
FCAID-0531	Fire Admin	Fire Admin	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						10		2027	3	3	1	2	0.06	$4,050	20	30	50
FCAID-0546	Fire Admin	Fire Admin	Exterior	N/A	Roof	Roof	Exteriors						9		2026	3	4	1	2	0.06	$127,800	20	29	49
FCAID-0573	Fire Admin	Fire Admin	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical					2004	3		2020	4	3	2	2	0.06	$26,496	15	18	33
FCAID-0600	Fire Admin	Fire Admin	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						7		2024	3	3	4	2	0.06	$5,908	18	25	43
FCAID-0625	Fire Admin	Fire Admin	Exterior	N/A	Windows	Windows	Exteriors						15		2032	3	3	1	2	0.06	$186,186	50	65	115
FCAID-0639	Fire Admin	Fire Admin	Mech 103		Automatic Transfer Switch	Emergency Power	Electrical	Kohler			150A, 208 V	2004	11		2028	2	4	5	2	0.06	$2,200	25	36	61
FCAID-0187	Fire Admin	Fire Admin	Garage Roof	EF-2	Exhaust Fan	HVAC	Mechanical	Cook		120C17D	1/3 HP, 975 CFM	2004	11		2028	2	2	3	2	0.06	$4,200	25	36	61
FCAID-0730	Fire Admin	Fire Admin	North Stairwell to roof	CV-1	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0731	Fire Admin	Fire Admin	Corridor 200	CV-2	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0732	Fire Admin	Fire Admin	2d Floor Men's Bathroom	CV-3	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61

Equipment Listing

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FCAID-0733	Fire Admin	Fire Admin	2nd Floor Women's Bathroom	CV-4	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0734	Fire Admin	Fire Admin	1st Floor elevator lobby	CV-5	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0735	Fire Admin	Fire Admin	1st Floor Men's Bathroom	CV-6	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0736	Fire Admin	Fire Admin	1st Floor Women's Bathroom	CV-7	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0737	Fire Admin	Fire Admin	Basement Men's Locker	CV-8	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0738	Fire Admin	Fire Admin	Basement Women's Locker	CV-9	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0739	Fire Admin	Fire Admin	Basement Stairwell	CV-10	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2004	11		2028	2	3	3	2	0.06	$7,250	25	36	61
FCAID-0840	Fire Admin	Fire Admin	Garage Roof	EF-1	Exhaust Fan	HVAC	Mechanical	Cook		100C15DH	1/4 HP, 480 CFM	2004	11		2028	2	2	3	2	0.06	$3,800	25	36	61
FCAID-0326	Fire Admin	Fire Admin	Elevator Machine Room		Elevator	Conveyance	Specialty	Schindler	D9434-04	330A	20 HP	2004	21	Submersible Hydraulic Pump Motor	2038	2	5	4	2	0.06	$60,000	35	56	91
FCAID-0386	Fire Admin	Fire Admin	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety					2004	26		2043	2	5	3	2	0.06	$50,127	40	66	106
FCAID-0001	Fire Admin	Fire Admin	Garage		Generator	Emergency Power	Electrical	Kato		100MPS4	125 KVA, 100 KW	1983	1	Leaking extensively; not installed new	2018	5	5	5	2	0.06	$54,000	20	21	41
FCAID-0751	Fire Admin	Fire Admin	Garage	DX-1	DX Coil	HVAC	Mechanical	McQuay			8100 CFM, 281.8 MBH	2004	8		2025	3	3	3	2	0.06	$81,988	18	26	44
FCAID-0797	Fire Admin	Fire Admin	Mech 103	Panel 1E	Electrical Panel	Distribution	Electrical	Siemens			250A, 120/208	2004	16	Standby gen panel	2033	2	3	3	2	0.06	$6,500	30	46	76
FCAID-0798	Fire Admin	Fire Admin	Basement Electrical	Panel BA	Electrical Panel	Distribution	Electrical	Siemens		Type P1	250A, 120/208	2004	16		2033	2	3	3	2	0.06	$6,500	30	46	76
FCAID-0799	Fire Admin	Fire Admin	Storage 206	Panel 2A	Electrical Panel	Distribution	Electrical	Siemens		Type P1	250A, 120/208	2004	16		2033	2	3	3	2	0.06	$6,500	30	46	76
FCAID-0857	Fire Admin	Fire Admin	Records Room		Exhaust Fan	HVAC	Mechanical	Solar & Palau		TD-150	293 CFM	2012	19		2036	2	2	3	2	0.06	$500	25	44	69
FCAID-0858	Fire Admin	Fire Admin	Records Room Closet		Exhaust Fan	HVAC	Mechanical	Solar & Palau		TD-150	293 CFM	2012	19		2036	2	2	3	2	0.06	$500	25	44	69
FCAID-0896	Fire Admin	Fire Admin	Boiler Room		Expansion Tank	HVAC	Mechanical				40 Gal	2004	16		2033	2	1	3	2	0.06	$3,500	30	46	76
FCAID-0931	Fire Admin	Fire Admin	Garage	HC-1	Hot Water Coil	HVAC	Mechanical	McQuay			8100 CFM, 281.8 MBH	2004	6		2023	3	2	3	2	0.06	$81,988	20	26	46
FCAID-0949	Fire Admin	Fire Admin	Records Room		Portable Air Conditioner	HVAC	Mechanical	ExtraCooler	SCT14B	13174TZ	1 Ton	2012	7		2024	2	5	3	2	0.06	$600	10	17	27
FCAID-0997	Fire Admin	Fire Admin	Basement Women's Locker Room	ERCP-1	Radiant Ceiling Panel	HVAC	Mechanical	Markel		CP-803	375 MBTU/hr	2004	5		2022	3	2	3	2	0.06	$750	10	15	25
FCAID-0998	Fire Admin	Fire Admin	Basement Men's Locker Room	ERCP-2	Radiant Ceiling Panel	HVAC	Mechanical	Markel		CP-803	375 MBTU/hr	2004	5		2022	3	2	3	2	0.06	$750	10	15	25
FCAID-0999	Fire Admin	Fire Admin	Basement Men's Locker Room	ERCP-3	Radiant Ceiling Panel	HVAC	Mechanical	Markel		CP-803	375 MBTU/hr	2004	5		2022	3	2	3	2	0.06	$750	10	15	25
FCAID-0959	Fire Admin	Fire Admin	Garage	P-5	Pump	HVAC	Mechanical	B&G		PR	1/6 HP, 14 GPM	2004	11		2028	2	2	3	2	0.06	$1,800	25	36	61
FCAID-0960	Fire Admin	Fire Admin	Boiler Room	P-2	Pump	HVAC	Mechanical	B&G	189165LF	2"	1/6 HP, 35 GPM	2004	11	Impeller replaced 2014	2028	2	2	3	2	0.06	$1,800	25	36	61
FCAID-0961	Fire Admin	Fire Admin	Boiler Room	P-1	Pump	HVAC	Mechanical	B&G	102214	2"	1/6 HP, 35 GPM	2004	11		2028	2	2	3	2	0.06	$1,800	25	36	61
FCAID-1034	Fire Admin	Fire Admin	Ceiling Training Room	SC-1	Space Cooler	HVAC	Mechanical	Mitsubishi		PL12AK	12,500 BTU/hr	2004	4		2021	3	3	3	2	0.06	$5,000	15	19	34
FCAID-1035	Fire Admin	Fire Admin	Basement Gym Ceiling	SC-B	Space Cooler	HVAC	Mechanical	Mitsubishi		PL12AK	12,500 BTU/hr	2004	4		2021	3	3	3	2	0.06	$5,000	15	19	34
FCAID-1121	Fire Admin	Fire Admin	2nd Floor Chief	VH-15	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			11.2 MBH, 370 CFM (cooling), 259 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$4,000	25	36	61
FCAID-1122	Fire Admin	Fire Admin	2nd Floor Asst Chief Training	VH-6	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			11.7 MBH, 385 CFM (cooling), 270 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$4,000	25	36	61
FCAID-1123	Fire Admin	Fire Admin	2nd Floor Asst. Chief Fire Rev. Bureau	VH-12	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			11.8 MBH, 390 CFM (cooling), 273 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$4,000	25	36	61
FCAID-1048	Fire Admin	Fire Admin	Garage	MDP	Switchboard	Supply	Electrical	Siemens		Type P4	400A, 120/208	2004	26		2043	2	5	5	2	0.06	$20,000	40	66	106

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1139	Fire Admin	Fire Admin	1st Floor Break Room	VH-3	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			14.6 MBH, 480 CFM (cooling), 336 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$6,500	25	36	61
FCAID-1153	Fire Admin	Fire Admin	1st Floor Training Room	VH-2	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			17.1 MBH, 750 CFM (cooling), 525 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$6,500	25	36	61
FCAID-1197	Fire Admin	Fire Admin	1st Floor Conference Room	VH-5	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			30.5 MBH, 1005 CFM (cooling), 704 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$10,000	25	36	61
FCAID-1206	Fire Admin	Fire Admin	1st Floor Instructor Prep Office	VH-4	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			33.1 MBH, 1090 CFM (cooling), 763 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$10,000	25	36	61
FCAID-1212	Fire Admin	Fire Admin	2nd Floor Copy Room	VH-8	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			36.5 MBH, 1200 CFM (cooling), 840 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$12,000	25	36	61
FCAID-1268	Fire Admin	Fire Admin	2nd Floor LT Training & Safety	VH-7	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			4.6 MBH, 150 CFM (cooling), 105 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$3,000	25	36	61
FCAID-1297	Fire Admin	Fire Admin	2nd Floor Batt. Chief Support	VH-9	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			5.8 MBH, 190 CFM (cooling), 133 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$3,000	25	36	61
FCAID-1308	Fire Admin	Fire Admin	2nd Floor Admin Assistant	VH-13	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			6.4 MBH, 210 CFM (cooling), 147 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$3,500	25	36	61
FCAID-1324	Fire Admin	Fire Admin	2nd Floor Asst. Chief Fire Supp.	VH-10	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			8.1 MBH, 265 CFM (cooling), 186 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$3,500	25	36	61
FCAID-1325	Fire Admin	Fire Admin	2nd Floor Asst. Chief EMS	VH-11	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			8.1 MBH, 265 CFM (cooling), 186 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$3,500	25	36	61
FCAID-1326	Fire Admin	Fire Admin	2nd Floor LT Fire Prev.	VH-14	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			8.4 MBH, 275 CFM (cooling), 193 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$3,500	25	36	61
FCAID-1333	Fire Admin	Fire Admin	Basement Electrical	VH-1	Variable Air Volume (HWR)	HVAC	Mechanical	Enviro-Tec			24.8 MBH, 815 CFM (cooling), 571 CFM (heating)	2004	11		2028	2	2	3	2	0.06	$8,000	25	36	61
FCAID-1334	Fire Admin	Fire Admin	Garage	VFD-1	Variable Frequency Drive	Distribution	Electrical	ABB			10 HP	2004	6	AHU-1	2023	3	3	3	2	0.06	$13,600	20	26	46
FCAID-1342	Fire Admin	Fire Admin	Boiler Room		Water Heater	Plumbing	Mechanical	HTP	090116E1042969	PHM199-80	199,000 BTU/hr, 80 Gal	2016	13		2030	2	3	3	2	0.06	$10,000	15	28	43
FCAID-1074	Fire Admin	Fire Admin	Boiler Room	UH-1	Unit Heater	HVAC	Mechanical	Sterling		HS-36	Fractional HP, 26.1 MBH, 550 CFM	2004	6		2023	3	2	3	2	0.06	$1,000	20	26	46
FCAID-1389	Fire Admin	Fire Admin	Garage		Unit Heater	HVAC	Mechanical	Rittling			1/8 HP, 42,000 BTU/hr	2004	6		2023	3	2	3	2	0.06	$1,800	20	26	46
FCAID-0008	Fire Station 1	Fire Station 1	Boiler Room	P-1	Pump	HVAC	Mechanical	Taco		8VH56T17D	1 HP, 30 GPM	2003	6	Bearing/seal replaced 2013	2023	3	2	3	2	0.10	$2,800	25	31	56
FCAID-0009	Fire Station 1	Fire Station 1	Boiler Room		Expansion Tank	HVAC	Mechanical	ProFlo		PFXT12	3.2 Gal	2003	15		2032	2	1	3	2	0.10	$250	30	45	75
FCAID-0010	Fire Station 1	Fire Station 1	Boiler Room	P-2	Pump	HVAC	Mechanical	Taco		8VH56T17D	1 HP, 30 GPM	2003	6	Bearing/seal replaced 2008	2023	3	2	3	2	0.10	$2,800	25	31	56
FCAID-0650	Fire Station 1	Fire Station 1	Building-wide		Baseboard Radiation	HVAC	Mechanical				Total: 40 linear feet, 34 MBH	2003	9		2026	2	3	2	2	0.10	$10,000	15	24	39
FCAID-0677	Fire Station 1	Fire Station 1	1st Floor East Stairwell	CH-1	Cabinet Heater	HVAC	Mechanical				29.4 MBH, 340 CFM	2003	9		2026	2	2	2	2	0.10	$7,350	20	29	49
FCAID-0678	Fire Station 1	Fire Station 1	1st Floor Lobby	CH-2	Cabinet Heater	HVAC	Mechanical				29.4 MBH, 340 CFM	2003	9		2026	2	2	2	2	0.10	$7,350	20	29	49
FCAID-0679	Fire Station 1	Fire Station 1	Vestibule	CH-3	Cabinet Heater	HVAC	Mechanical				29.4 MBH, 340 CFM	2003	9		2026	2	2	2	2	0.10	$7,350	20	29	49

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0680	Fire Station 1	Fire Station 1	Hose Tower	CH-4	Cabinet Heater	HVAC	Mechanical				29.4 MBH, 340 CFM	2003	9		2026	2	2	2	2	0.10	$7,350	20	29	49
FCAID-0681	Fire Station 1	Fire Station 1	1st Floor West Stairwell	CH-5	Cabinet Heater	HVAC	Mechanical				29.4 MBH, 340 CFM	2003	9		2026	2	2	2	2	0.10	$7,350	20	29	49
FCAID-0682	Fire Station 1	Fire Station 1	2nd Floor West Stairwell	CH-6	Cabinet Heater	HVAC	Mechanical				29.4 MBH, 340 CFM	2003	9		2026	2	2	2	2	0.10	$7,350	20	29	49
FCAID-0261	Fire Station 1	Fire Station 1	Mechanical Room	AHU-1	Air Handling Unit	HVAC	Mechanical	McQuay	FB0U021200223	6AH010FDAC	10 Tons, 4200 CFM	2003	10		2027	3	5	4	2	0.10	$50,000	25	35	60
FCAID-0145	Fire Station 1	Fire Station 1	Boiler Room	WH-1	Water Heater	Plumbing	Mechanical	AO Smith	MK02-1982222-110	BTR198	199,000 BTU/hr, 100 Gal	2003	4		2021	3	3	3	2	0.10	$15,000	15	19	34
FCAID-0064	Fire Station 1	Fire Station 1	Roof	EF-1	Exhaust Fan	HVAC	Mechanical	Carnes	53433.011	VTBK21	1/2 HP, 1000 CFM	2003	12		2029	2	2	3	2	0.10	$4,500	25	37	62
FCAID-0167	Fire Station 1	Fire Station 1	2nd Floor Janitor Closet	Panel 2E	Electrical Panel	Distribution	Electrical	Cutler-Hammer		PRL1a	125A, 120/208V	2003	15		2032	2	3	3	2	0.10	$3,500	30	45	75
FCAID-0119	Fire Station 1	Fire Station 1	Roof	EF-3	Exhaust Fan	HVAC	Mechanical	Carnes	534333.002	VUBK18	1/2 HP, 900 CFM	2003	12		2029	2	2	3	2	0.10	$4,500	25	37	62
FCAID-0663	Fire Station 1	Fire Station 1	Boiler Room	B-1	Boiler	HVAC	Mechanical	Burnham	64525920	K806BWNI	330,000 BTU/hr	2003	11		2028	3	5	5	2	0.10	$32,000	30	41	71
FCAID-0664	Fire Station 1	Fire Station 1	Boiler Room	B-2	Boiler	HVAC	Mechanical	Burnham	64525902	K806BWNI	330,000 BTU/hr	2003	11		2028	3	5	5	2	0.10	$32,000	30	41	71
FCAID-0274	Fire Station 1	Fire Station 1	Boiler Room		Air Separator	Plumbing	Mechanical	Taco	B06600	AC02-1	80 GPM	2003	9		2026	2	1	3	2	0.10	$1,600	20	29	49
FCAID-0278	Fire Station 1	Fire Station 1	Ceiling	N/A	Ceilings	Ceilings	Interiors						15		2032	2	2	1	2	0.10	$9,901	20	35	55
FCAID-0303	Fire Station 1	Fire Station 1	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						24		2041	3	3	1	2	0.10	$36,303	40	64	104
FCAID-0336	Fire Station 1	Fire Station 1	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						9		2026	2	2	1	2	0.10	$23,102	12	21	33
FCAID-0362	Fire Station 1	Fire Station 1	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						12		2029	3	4	3	2	0.10	$13,201	20	32	52
FCAID-0729	Fire Station 1	Fire Station 1	Roof	CU-1	Condensing Unit	HVAC	Mechanical	McQuay	STNU030100154	ACZ020AC12-ER10	20 Tons	2003	14		2031	2	5	3	2	0.10	$80,000	20	34	54
FCAID-0413	Fire Station 1	Fire Station 1	Interior	N/A	Flooring	Flooring	Interiors						10		2027	2	3	1	2	0.10	$66,005	15	25	40
FCAID-0441	Fire Station 1	Fire Station 1	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						14		2031	2	4	1	2	0.10	$132,010	20	34	54
FCAID-0466	Fire Station 1	Fire Station 1	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						8		2025	2	3	1	2	0.10	$19,802	10	18	28
FCAID-0492	Fire Station 1	Fire Station 1	Interior	N/A	Lighting	Lighting	Electrical						8		2025	3	4	3	2	0.10	$33,003	20	28	48
FCAID-0517	Fire Station 1	Fire Station 1	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						3		2020	4	2	1	2	0.10	$500	6	9	15
FCAID-0532	Fire Station 1	Fire Station 1	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						10		2027	3	3	1	2	0.10	$4,350	20	30	50
FCAID-0547	Fire Station 1	Fire Station 1	Exterior	N/A	Roof	Roof	Exteriors						4		2021	4	4	1	2	0.10	$140,040	20	24	44
FCAID-0574	Fire Station 1	Fire Station 1	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						11		2028	2	3	2	2	0.10	$24,422	15	26	41
FCAID-0601	Fire Station 1	Fire Station 1	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						9		2026	3	3	4	2	0.10	$5,445	18	27	45
FCAID-0626	Fire Station 1	Fire Station 1	Exterior	N/A	Windows	Windows	Exteriors						34		2051	3	3	1	2	0.10	$171,613	50	84	134
FCAID-0640	Fire Station 1	Fire Station 1	Electrical Room	ATS-1	Automatic Transfer Switch	Emergency Power	Electrical	Kohler			200A	2003	10		2027	3	4	5	2	0.10	$2,500	25	35	60
FCAID-0834	Fire Station 1	Fire Station 1	Roof	EF-6	Exhaust Fan	HVAC	Mechanical	Carnes	534333.01	VTBK18	1/4 HP, 2200 CFM	2003	12		2029	2	2	3	2	0.10	$3,800	25	37	62
FCAID-0846	Fire Station 1	Fire Station 1	Turn-Out Gear Room		Exhaust Fan	HVAC	Mechanical	Carnes	643752.004	LYDK10	1/6 HP, 800 CFM	2003	10		2027	3	2	3	2	0.10	$3,200	25	35	60
FCAID-0847	Fire Station 1	Fire Station 1	Roof (Wall Mounted)	EF-4	Exhaust Fan	HVAC	Mechanical	Carnes	534333.003	VWDK12	1/8 HP, 1075 CFM	2003	12		2029	2	2	3	2	0.10	$2,800	25	37	62
FCAID-0705	Fire Station 1	Fire Station 1	Mechanical Room		Air Compressor	Air Compressor	Specialty	Quincy		QTS-3	1.5 HP, 200 PSI, 50 Gal	2003	10	New motor 2009	2027	2	2	3	2	0.10	$6,500	15	25	40
FCAID-0327	Fire Station 1	Fire Station 1	Elevator Equipment Room		Elevator	Conveyance	Specialty	Schindler	A3529-01	E1B 187P	20 HP	2003	20		2037	2	5	4	2	0.10	$40,000	35	55	90
FCAID-0387	Fire Station 1	Fire Station 1	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety					2003	25		2042	3	5	3	2	0.10	$46,204	40	65	105
FCAID-0805	Fire Station 1	Fire Station 1	Electrical Room	Panel A	Electrical Panel	Distribution	Electrical	Cutler-Hammer		PRL3a	400A, 120/208V	2003	15		2032	2	4	3	2	0.10	$20,000	30	45	75
FCAID-0860	Fire Station 1	Fire Station 1	Roof	EF-2	Exhaust Fan	HVAC	Mechanical	Carnes	534333.001	VRBK18	3/4 HP, 1050 CFM	2003	10		2027	2	2	3	2	0.10	$6,800	25	35	60
FCAID-0877	Fire Station 1	Fire Station 1	Roof	EF-5	Exhaust Fan	HVAC	Mechanical	Chicago	255205	BLC-D3815C	5 HP, 1500 CFM	2003	6	Plymovent type serving apparatus bay	2023	4	3	3	2	0.10	$32,600	25	31	56
FCAID-0891	Fire Station 1	Fire Station 1	Boiler Room		Expansion Tank	HVAC	Mechanical	Taco	B11825	PS015-3R	15 Gal	2003	15		2032	2	1	3	2	0.10	$300	30	45	75
FCAID-0918	Fire Station 1	Fire Station 1	Kitchen		Fume Hood	HVAC	Mechanical	Captive-Aire Systems		2947 BD	200 CFM	2003	7		2024	3	4	3	2	0.10	$3,000	15	22	37
FCAID-0941	Fire Station 1	Fire Station 1	Mechnanical Room	MUA-1	Make Up Air Unit	HVAC	Mechanical	Rapid	29318	2005	2 HP, 2,000 CFM, 145,000 BTU/hr	2003	14		2031	2	5	4	2	0.10	$42,292	20	34	54

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1000	Fire Station 1	Fire Station 1	Rm 100	RCP-100	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1001	Fire Station 1	Fire Station 1	Rm 201	RCP-201	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1002	Fire Station 1	Fire Station 1	Rm 200	RCP-200a	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-0965	Fire Station 1	Fire Station 1	Mechanical Room		Pump	HVAC	Mechanical	Taco		0011-F4	1/8 HP	2003	10		2027	3	2	3	2	0.10	$1,700	25	35	60
FCAID-1003	Fire Station 1	Fire Station 1	Rm 200	RCP-200b	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1004	Fire Station 1	Fire Station 1	Rm 212	RCP-212a	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1005	Fire Station 1	Fire Station 1	Rm 212	RCP-212b	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1006	Fire Station 1	Fire Station 1	Rm 210	RCP-210	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1007	Fire Station 1	Fire Station 1	Rm 209	RCP-209a	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1008	Fire Station 1	Fire Station 1	Rm 209	RCP-209b	Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2003	10		2027	3	2	3	2	0.10	$750	25	35	60
FCAID-1019	Fire Station 1	Fire Station 1	Apparatus Bay	IR-1	Radiant Tube Heater	HVAC	Mechanical	Roberts Gordon	0212-073-100-0003	GRDF-100	100,000 BTU/hr	2003	7		2024	3	3	3	2	0.10	$8,000	18	25	43
FCAID-1020	Fire Station 1	Fire Station 1	Apparatus Bay	IR-2	Radiant Tube Heater	HVAC	Mechanical	Roberts Gordon	0212-073-080-0009	GRDF-80	80,000 BTU/hr	2003	7		2024	3	3	3	2	0.10	$8,000	18	25	43
FCAID-1021	Fire Station 1	Fire Station 1	Apparatus Bay	IR-3	Radiant Tube Heater	HVAC	Mechanical	Roberts Gordon		GRDF-80	80,000 BTU/hr	2003	7		2024	3	3	3	2	0.10	$8,000	18	25	43
FCAID-1129	Fire Station 1	Fire Station 1	Lobby	VH-2	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			12 MBH, 315 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$4,000	25	39	64
FCAID-1130	Fire Station 1	Fire Station 1	Men's Locker Room	VH-3	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			12.5 MBH, 330 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$4,000	25	39	64
FCAID-1131	Fire Station 1	Fire Station 1	Dorm	VH-4	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			12.9 MBH, 340 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$4,000	25	39	64
FCAID-1138	Fire Station 1	Fire Station 1	Paramedic LT	VH-8	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			14.4 MBH, 380 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$6,500	25	39	64
FCAID-1154	Fire Station 1	Fire Station 1	Kitchen	VH-9	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			17.8 MBH, 470 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$6,500	25	39	64
FCAID-1156	Fire Station 1	Fire Station 1	Captain's Office	VH-7	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			18.2 MBH, 480 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$6,500	25	39	64
FCAID-1179	Fire Station 1	Fire Station 1	Women's Locker Room	VH-5	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			21.6 MBH, 570 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$8,000	25	39	64
FCAID-1180	Fire Station 1	Fire Station 1	Day Room	VH-6	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			22 MBH, 580 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$8,000	25	39	64
FCAID-1319	Fire Station 1	Fire Station 1	Watch Office	VH-1	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			7.6 MBH, 140 CFM heating and cooling	2003	14		2031	2	2	3	2	0.10	$3,500	25	39	64
FCAID-1335	Fire Station 1	Fire Station 1	Mechanical Room		Variable Frequency Drive	Distribution	Electrical	ABB			5 HP	2003	14		2031	2	3	3	2	0.10	$9,350	20	34	54
FCAID-1070	Fire Station 1	Fire Station 1	Maintenance Equipment Room		Unit Heater	HVAC	Mechanical	Sterling	E1101082642001008	HS-108A	8,000 BTU/hr, 245 CFM	2017	19		2036	1	2	3	2	0.10	$500	20	39	59
FCAID-1403	Fire Station 1	Fire Station 1	Boiler Room	P-3	Pump	HVAC	Mechanical	Taco			Fractional HP, 27 GPM	2003	11	Marked "#1" serves B-1; Seal/bearing replaced 2011	2028	2	2	3	2	0.10	$750	25	36	61
FCAID-1404	Fire Station 1	Fire Station 1	Boiler Room	P-4	Pump	HVAC	Mechanical	Taco			Fractional HP, 27 GPM	2003	11	Marked "#2" serves B-2	2028	2	2	3	2	0.10	$750	25	36	61
FCAID-1426	Fire Station 1	Fire Station 1	Electrical Room	Panel 1E	Electrical Panel	Distribution	Electrical	Cutler-Hammer		PRL1a	Section 1: 225A, 120/208V Section 2: 125A, 120/208V	2003	15		2032	2	3	3	2	0.10	$12,000	30	45	75
FCAID-0015	Fire Station 2	Fire Station 2	Mechanical Room	Panel LS	Electrical Panel	Distribution	Electrical	Square D		Series E2	100A, 102/208	2005	17		2034	2	3	3	2	0.01	$3,500	30	47	77
FCAID-0651	Fire Station 2	Fire Station 2	Building-wide		Baseboard Radiation	HVAC	Mechanical				Total: 32 linear feet, 44 MBH	2005	12		2029	2	3	2	2	0.01	$8,000	15	27	42
FCAID-0039	Fire Station 2	Fire Station 2	Mechanical Room	Panel 2 O/S	Electrical Panel	Distribution	Electrical	Square D		Series 2E	100A, 120/208	2005	17		2034	2	3	3	2	0.01	$3,500	30	47	77
FCAID-0262	Fire Station 2	Fire Station 2	Mechanical Room	AHU-1	Air Handling Unit	HVAC	Mechanical	McQuay	FBOU050700285	CAH021GDAC	21 Tons, 10,250 CFM	2005	12		2029	2	5	4	2	0.01	$105,000	25	37	62

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0139	Fire Station 2	Fire Station 2	Elevator Machine Room	Panel EL	Electrical Panel	Distribution	Electrical	Square D		Series G04	100A, 120/240	2005	17		2034	2	3	3	2	0.01	$3,500	30	47	77
FCAID-0192	Fire Station 2	Fire Station 2	Mechanical Room	Panel T1	Electrical Panel	Distribution	Electrical	Square D			125A, 120/240	2005	17		2034	2	3	3	2	0.01	$3,500	30	47	77
FCAID-0211	Fire Station 2	Fire Station 2	Mechanical Room	SP-4	Sump Pump	Plumbing	Mechanical	Meyers		ME40	1/2 HP, 60 GPM	2005	3		2020	4	2	3	2	0.01	$2,500	10	13	23
FCAID-0129	Fire Station 2	Fire Station 2	Roof	EF-4	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-3	BCRUR-110	1/3 HP, 1560 CFM	2005	12	Serves kitchen	2029	2	2	3	2	0.01	$4,200	25	37	62
FCAID-0174	Fire Station 2	Fire Station 2	Roof	EF-7	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-6	BCRD-160C	1/3 HP, 2800 CFM	2005	12		2029	2	2	3	2	0.01	$4,200	25	37	62
FCAID-0236	Fire Station 2	Fire Station 2	Mechanical Room	SP-1	Sump Pump	Plumbing	Mechanical	Meyers		S-25	1/3 HP	2005	3		2020	4	2	3	2	0.01	$2,200	10	13	23
FCAID-0239	Fire Station 2	Fire Station 2	Generator Shed		Pump	HVAC	Mechanical				1/3 HP	1993	1	Serves diesel tank for generator	2018	5	2	3	2	0.01	$2,200	25	26	51
FCAID-0671	Fire Station 2	Fire Station 2	Mechanical Room	B-1	Boiler	HVAC	Mechanical	Burnham	64724594	K809NEI	528,000 BTU/hr	2005	17		2034	2	5	5	2	0.01	$55,000	30	47	77
FCAID-0672	Fire Station 2	Fire Station 2	Mechanical Room	B-2	Boiler	HVAC	Mechanical	Burnham	64724599	K809NEI	528,000 BTU/hr	2005	17		2034	2	5	5	2	0.01	$55,000	30	47	77
FCAID-0275	Fire Station 2	Fire Station 2	Mechanical Room		Air Separator	Plumbing	Mechanical	Rolairtrol		RL3F	190 GPM	2005	12		2029	2	1	3	2	0.01	$2,500	20	32	52
FCAID-0279	Fire Station 2	Fire Station 2	Ceiling	N/A	Ceilings	Ceilings	Interiors						6		2023	4	2	1	2	0.01	$12,779	20	26	46
FCAID-0304	Fire Station 2	Fire Station 2	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						23		2040	3	3	1	2	0.01	$46,857	40	63	103
FCAID-0337	Fire Station 2	Fire Station 2	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						4		2021	3	2	1	2	0.01	$29,818	12	16	28
FCAID-0363	Fire Station 2	Fire Station 2	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					2005	7		2024	3	4	3	2	0.01	$17,039	20	27	47
FCAID-0414	Fire Station 2	Fire Station 2	Interior	N/A	Flooring	Flooring	Interiors						11		2028	2	3	1	2	0.01	$85,195	15	26	41
FCAID-0442	Fire Station 2	Fire Station 2	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						14		2031	2	4	1	2	0.01	$170,390	20	34	54
FCAID-0467	Fire Station 2	Fire Station 2	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						8		2025	2	3	1	2	0.01	$25,559	10	18	28
FCAID-0493	Fire Station 2	Fire Station 2	Interior	N/A	Lighting	Lighting	Electrical						5		2022	3	4	3	2	0.01	$42,598	20	25	45
FCAID-0518	Fire Station 2	Fire Station 2	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						1		2018	5	2	1	2	0.01	$1,000	6	7	13
FCAID-0533	Fire Station 2	Fire Station 2	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						8		2025	3	3	1	2	0.01	$135,000	20	28	48
FCAID-0548	Fire Station 2	Fire Station 2	Exterior	N/A	Roof	Roof	Exteriors						3		2020	4	4	1	2	0.01	$165,600	20	23	43
FCAID-0575	Fire Station 2	Fire Station 2	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						5		2022	3	3	2	2	0.01	$31,522	15	20	35
FCAID-0602	Fire Station 2	Fire Station 2	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						5		2022	3	3	4	2	0.01	$28,114	18	23	41
FCAID-0627	Fire Station 2	Fire Station 2	Exterior	N/A	Windows	Windows	Exteriors						37		2054	3	3	1	2	0.01	$221,507	50	87	137
FCAID-0641	Fire Station 2	Fire Station 2	Mechanical Room	ATS OS	Automatic Transfer Switch	Emergency Power	Electrical	Cummins			200A	2005	12		2029	2	4	5	2	0.01	$2,500	25	37	62
FCAID-0642	Fire Station 2	Fire Station 2	Mechanical Room	ATS LS	Automatic Transfer Switch	Emergency Power	Electrical	Cummins			70A	2005	12		2029	2	4	5	2	0.01	$1,800	25	37	62
FCAID-0822	Fire Station 2	Fire Station 2	Roof	EF-3	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-2-2	BCRD-085C	1/4 HP, 1000 CFM	2005	12		2029	2	2	3	2	0.01	$3,800	25	37	62
FCAID-0823	Fire Station 2	Fire Station 2	Roof	EF-6	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-5	BCRD-085C	1/4 HP, 1000 CFM	2005	12		2029	2	2	3	2	0.01	$3,800	25	37	62
FCAID-0824	Fire Station 2	Fire Station 2	Roof	EF-2	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-2-1	BCRD-085C	1/4 HP, 1000 CFM	2005	12		2029	2	2	3	2	0.01	$3,800	25	37	62
FCAID-1381	Fire Station 2	Fire Station 2	Roof	CU-1	Condensing Unit	HVAC	Mechanical	Carrier	3805Q02987	38AKS044	3 HP, 40 Tons	2005	10		2027	2	5	3	2	0.01	$160,000	20	30	50
FCAID-0740	Fire Station 2	Fire Station 2	Stairwell outside gym	CV-1	Convector	HVAC	Mechanical	Sterling		FWG-A	7200 BTU/hr	2005	12		2029	2	3	3	2	0.01	$3,000	25	37	62
FCAID-0741	Fire Station 2	Fire Station 2	1st Floor Stairwell A	CV-2	Convector	HVAC	Mechanical	Sterling			21,200 BTU/hr, 335 CFM	2005	12		2029	2	3	3	2	0.01	$5,300	25	37	62
FCAID-0829	Fire Station 2	Fire Station 2	Roof	EF-1	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-1	BCRD-100C	1/4 HP, 1400 CFM	2005	12		2029	2	2	3	2	0.01	$3,800	25	37	62
FCAID-0833	Fire Station 2	Fire Station 2	Roof	EF-5	Exhaust Fan	HVAC	Mechanical	TC Ventco	G05-207366-4	BCRD-140C	1/4 HP, 2000 CFM	2005	12		2029	2	2	3	2	0.01	$3,800	25	37	62
FCAID-0706	Fire Station 2	Fire Station 2	Mezzanine		Air Compressor	Air Compressor	Specialty	Ingersoll-Rand		TS7N7.5	7.5 HP, 200 PSI, 60 Gal	2005	10		2027	2	2	3	2	0.01	$6,500	15	25	40
FCAID-0328	Fire Station 2	Fire Station 2	Elevator Machine Room		Elevator	Conveyance	Specialty	Allweiler	6962Y28 DK5339-12	SUB140R43	20 HP	1990	10		2027	3	5	4	2	0.01	$60,000	35	45	80
FCAID-0388	Fire Station 2	Fire Station 2	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety						20		2037	3	5	3	2	0.01	$59,637	40	60	100
FCAID-0930	Fire Station 2	Fire Station 2	Generator Shed		Generator	Emergency Power	Electrical	IEC/SIMPLX	CF-906-01	08004L1	81 KVA, 200A	1990	1		2018	5	5	5	2	0.01	$35,000	20	21	41
FCAID-0766	Fire Station 2	Fire Station 2	Mechanical Room	Panel 2A	Electrical Panel	Distribution	Electrical	Square D		Series 2E	225A, 120/208	2005	17		2034	2	3	3	2	0.01	$6,000	30	47	77
FCAID-0767	Fire Station 2	Fire Station 2	Mechanical Room	Panel B/OS	Electrical Panel	Distribution	Electrical	Square D		Series E2	225A, 120/208	2005	17		2034	2	3	3	2	0.01	$6,000	30	47	77
FCAID-0768	Fire Station 2	Fire Station 2	Storage	Panel 1B	Electrical Panel	Distribution	Electrical	Square D		Series E2	225A, 120/208	2005	17		2034	2	3	3	2	0.01	$6,000	30	47	77

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0769	Fire Station 2	Fire Station 2	Turn-Out Gear Room	Panel 1 OS	Electrical Panel	Distribution	Electrical	Square D		Series E2	225A, 120/208	2005	17		2034	2	3	3	2	0.01	$6,000	30	47	77
FCAID-0936	Fire Station 2	Fire Station 2	Mechanical Room	MDP	Main Distribution Panel	Distribution	Electrical	Square D		Series E1	800A, 120/208	2005	17		2034	2	5	5	2	0.01	$32,000	30	47	77
FCAID-0880	Fire Station 2	Fire Station 2	Roof	EF-8	Exhaust Fan	HVAC	Mechanical	Plymovent		TEV-585-60	7.5 HP, 3500 CFM	2005	12		2029	2	3	3	2	0.01	$44,000	25	37	62
FCAID-0897	Fire Station 2	Fire Station 2	Mechanical Room		Expansion Tank	HVAC	Mechanical	Wessels			40 Gal	2000	12		2029	2	1	3	2	0.01	$3,500	30	42	72
FCAID-0899	Fire Station 2	Fire Station 2	Mechanical Room	ET-1	Expansion Tank	HVAC	Mechanical	Wessels		ST-12	5 Gal	2005	17		2034	2	1	3	2	0.01	$300	30	47	77
FCAID-0919	Fire Station 2	Fire Station 2	Kitchen		Fume Hood	HVAC	Mechanical	Captive-Aire Systems		2947 BD	200 CFM	2005	7		2024	3	4	3	2	0.01	$3,000	15	22	37
FCAID-0942	Fire Station 2	Fire Station 2	Mezzanine	MUAU-1	Make Up Air Unit	HVAC	Mechanical	Greenheck	05G02388	DG-112-H20-HZ	2 HP, 3600 CFM, 350 MBH	2005	12		2029	2	5	4	2	0.01	$102,083	20	32	52
FCAID-0953	Fire Station 2	Fire Station 2	Basement		Pump	HVAC	Mechanical	B&G		BQN56A17D59F	1/3 HP, 37 GPM	2005	12	Serves HWS for AHU-1	2029	2	2	3	2	0.01	$2,200	25	37	62
FCAID-0963	Fire Station 2	Fire Station 2	Mechanical Room	P-3	Pump	HVAC	Mechanical	B&G		2"	1/6 HP, 41 GPM	2005	4	Leaking oil; motor replaced 2009	2021	4	2	3	2	0.01	$1,800	25	29	54
FCAID-0964	Fire Station 2	Fire Station 2	Mechanical Room	P-4	Pump	HVAC	Mechanical	B&G		2"	1/6 HP, 41 GPM	2005	12		2029	2	2	3	2	0.01	$1,800	25	37	62
FCAID-0983	Fire Station 2	Fire Station 2	Mechanical Room	P-1	Pump	HVAC	Mechanical	B&G		60-1-1/2-7	2 HP, 41 GPM	2005	12		2029	2	2	3	2	0.01	$6,460	25	37	62
FCAID-0984	Fire Station 2	Fire Station 2	Mechanical Room	P-2	Pump	HVAC	Mechanical	B&G		60-1-1/2-7	2 HP, 41 GPM	2005	12		2029	2	2	3	2	0.01	$6,460	25	37	62
FCAID-1009	Fire Station 2	Fire Station 2	Men's Locker Room		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1010	Fire Station 2	Fire Station 2	Women's Locker Room		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1011	Fire Station 2	Fire Station 2	LT Office		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1012	Fire Station 2	Fire Station 2	Captain Office		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1013	Fire Station 2	Fire Station 2	Chief Office		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1014	Fire Station 2	Fire Station 2	Dorm		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1015	Fire Station 2	Fire Station 2	Day Room		Radiant Ceiling Panel	HVAC	Mechanical	Airtex		HEF-2	438 BTU/ft	2005	12		2029	2	2	3	2	0.01	$750	25	37	62
FCAID-1022	Fire Station 2	Fire Station 2	Apparatus Bay	IR-1	Radiant Tube Heater	HVAC	Mechanical	Re-Verber-Ray		HL2-30-75N	75,000 BTU/hr	2005	5		2022	3	3	3	2	0.01	$3,000	18	23	41
FCAID-1023	Fire Station 2	Fire Station 2	Apparatus Bay	IR-2	Radiant Tube Heater	HVAC	Mechanical	Re-Verber-Ray		HL2-30-75N	75,000 BTU/hr	2005	5		2022	3	3	3	2	0.01	$3,000	18	23	41
FCAID-1024	Fire Station 2	Fire Station 2	Apparatus Bay	IR-3	Radiant Tube Heater	HVAC	Mechanical	Re-Verber-Ray		HL2-30-75N	75,000 BTU/hr	2005	5		2022	3	3	3	2	0.01	$3,000	18	23	41
FCAID-1036	Fire Station 2	Fire Station 2	Gym	SC-2	Space Cooler	HVAC	Mechanical	Mitsubishi		PLG18AK	18,000 BTU/hr	2005	4	Served by CU-3	2021	3	3	3	2	0.01	$7,500	15	19	34
FCAID-0030	Fire Station 2	Fire Station 2	Roof	CU-3	Split System Condensing Unit	HVAC	Mechanical	Mitsubishi		PUG18AYB	18,000 BTU/hr	2005	2	Serves Space Cooler SC-2 (Gym)	2019	4	3	3	2	0.01	$7,500	15	17	32
FCAID-1041	Fire Station 2	Fire Station 2	Maintenance Room	SC-1	Split System Heat Pump	HVAC	Mechanical	Mitsubishi	4008056	MSH09TW	9000 BTU/hr	2005	4		2021	3	3	3	2	0.01	$3,750	15	19	34
FCAID-1055	Fire Station 2	Fire Station 2	Turn-Out Gear Room	UH-1	Unit Heater	HVAC	Mechanical	Vulcan	E0775159900 1001	HV-108	108,000 BTU/hr, 1800 CFM	2005	7		2024	2	2	3	2	0.01	$2,200	20	27	47
FCAID-1056	Fire Station 2	Fire Station 2	First Floor	UH-2	Unit Heater	HVAC	Mechanical	Sterling		HS-24	17,400 BTU/hr, 450 CFM	2005	7		2024	2	2	3	2	0.01	$1,000	20	27	47
FCAID-1042	Fire Station 2	Fire Station 2	Outside	CU-2	Split System Heat Pump	HVAC	Mechanical	Mitsubishi		MUH09TW	9000 BTU/hr	2005	4	Serves heat pump in maint room	2021	3	5	3	2	0.01	$3,750	15	19	34
FCAID-1115	Fire Station 2	Fire Station 2	Captain Office	VH-11	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			10.4 MBH, 250 CFM (cooling), 175 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$4,000	25	37	62
FCAID-1144	Fire Station 2	Fire Station 2	Watchroom	VH-5	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			15.4 MBH, 350 CFM (cooling), 315 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$6,500	25	37	62
FCAID-1157	Fire Station 2	Fire Station 2	Men's Locker Room	VH-7	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			18.7 MBH, 400 CFM (cooling), 380 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$6,500	25	37	62
FCAID-1168	Fire Station 2	Fire Station 2	Chief Office	VH-10	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			20.4 MBH, 560 CFM (cooling), 392 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$8,000	25	37	62
FCAID-1182	Fire Station 2	Fire Station 2	Kitchen	VH-3	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			24.5 MBH, 470 CFM (cooling), 414 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$8,000	25	37	62

Equipment Listing

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FCAID-1183	Fire Station 2	Fire Station 2	Day Room	VH-12	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			24.5 MBH, 935 CFM (cooling), 748 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$8,000	25	37	62
FCAID-1184	Fire Station 2	Fire Station 2	1st Floor Office	VH-4	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			25.6 MBH, 480 CFM (cooling), 442 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$8,000	25	37	62
FCAID-1185	Fire Station 2	Fire Station 2	Women's Locker Room	VH-6	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			25.9 MBH, 500 CFM (cooling), 450 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$8,000	25	37	62
FCAID-1210	Fire Station 2	Fire Station 2	Dorm	VH-8	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			35.3 MBH, 1325 CFM (cooling), 928 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$12,000	25	37	62
FCAID-1213	Fire Station 2	Fire Station 2	Dining Room	VH-2	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			38.2 MBH, 870 CFM (cooling), 783 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$12,000	25	37	62
FCAID-1287	Fire Station 2	Fire Station 2	Gym	VH-1	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			45.8 MBH, 1800 CFM (cooling), 1620 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$15,000	25	37	62
FCAID-1318	Fire Station 2	Fire Station 2	LT Office	VH-9	Variable Air Volume	HVAC	Mechanical	Enviro-Tec			7.2 MBH, 210 CFM (cooling), 147 CFM (heating)	2005	12		2029	2	2	3	2	0.01	$3,500	25	37	62
FCAID-1336	Fire Station 2	Fire Station 2	Mechanical Room	VFD-1	Variable Frequency Drive	Distribution	Electrical	Danfoss		VLT6000	15 HP	2005	10		2027	2	3	3	2	0.01	$17,000	20	30	50
FCAID-1346	Fire Station 2	Fire Station 2	Mechanical Room	WH-1	Water Heater	Plumbing	Mechanical	AO Smith	A05M002624	BTR 250 110	250,000 BTU/hr, 100 Gal	2005	6		2023	2	3	3	2	0.01	$15,000	15	21	36
FCAID-1396	Fire Station 2	Fire Station 2	Turn-Out Gear Room	Panel 1A	Electrical Panel	Distribution	Electrical	Square D		Series E2	Section 1: 225A, 120/208 Section 2: 225A, 120/208	2005	17		2034	2	3	3	2	0.01	$12,000	30	47	77
FCAID-0255	Fire Station 3	Fire Station 3	Building-wide	ABB	Baseboard Radiation	HVAC	Mechanical	Titus			Total: 103 linear ft, 15 CFM/ft	2003	8		2025	3	3	2	2	0.03	$25,750	15	23	38
FCAID-0683	Fire Station 3	Fire Station 3	Front Entrance	CH-1	Cabinet Heater	HVAC	Mechanical	Sterling		RWI-1130-04	26.6 MBH	2003	8		2025	3	2	2	2	0.03	$6,650	20	28	48
FCAID-0684	Fire Station 3	Fire Station 3	Rear Entrance	CH-2	Cabinet Heater	HVAC	Mechanical	Sterling		RWI-1130-04	26.6 MBH	2003	8		2025	3	2	3	2	0.03	$6,650	20	28	48
FCAID-0685	Fire Station 3	Fire Station 3	Turn-Out Gear Room	CH-3	Cabinet Heater	HVAC	Mechanical	Sterling		RWI-1130-04	26.6 MBH	2003	8		2025	3	2	3	2	0.03	$6,650	20	28	48
FCAID-0132	Fire Station 3	Fire Station 3	Storage	WH-1	Water Heater	Plumbing	Mechanical	HTP	050915D1413603	PHM199-100	199,000 BTU/hr	2015	12		2029	1	3	3	2	0.03	$15,000	15	27	42
FCAID-0209	Fire Station 3	Fire Station 3	Boiler Room	B-1	Boiler	HVAC	Mechanical	Burnham		207NSL-GEI2	198,000 BTU/hr	2003	15		2032	2	5	5	2	0.03	$20,000	30	45	75
FCAID-0660	Fire Station 3	Fire Station 3	Boiler Room	B-2	Boiler	HVAC	Mechanical	Burnham	64495444	207NSL-GEI2	198,000 BTU/hr	2003	15		2032	2	5	5	2	0.03	$20,000	30	45	75
FCAID-0182	Fire Station 3	Fire Station 3	Storage	ET-1	Expansion Tank	HVAC	Mechanical	ProFlo		PFXT12	3.2 Gal	2003	15		2032	2	1	3	2	0.03	$250	30	45	75
FCAID-0195	Fire Station 3	Fire Station 3	Boiler Room	Panel D	Electrical Panel	Distribution	Electrical	Siemens		Type P1	125A, 120/240	2003	15		2032	2	3	3	2	0.03	$3,500	30	45	75
FCAID-0175	Fire Station 3	Fire Station 3	Roof	EF-7	Exhaust Fan	HVAC	Mechanical	Acme		PNU135RGF1	1/3 HP, 800 CFM	2003	12	Serves kitchen	2029	2	2	3	2	0.03	$4,200	25	37	62
FCAID-0276	Fire Station 3	Fire Station 3	Boiler Room		Air Separator	Plumbing	Mechanical	Rolairtrol		RL2	56 GPM	2003	12		2029	2	1	3	2	0.03	$1,400	20	32	52
FCAID-0280	Fire Station 3	Fire Station 3	Ceiling	N/A	Ceilings	Ceilings	Interiors						13		2030	2	2	1	2	0.03	$6,496	20	33	53
FCAID-0305	Fire Station 3	Fire Station 3	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						12		2029	3	3	1	2	0.03	$23,818	40	52	92
FCAID-0715	Fire Station 3	Fire Station 3	Roof	CU-3	Condensing Unit	HVAC	Mechanical	Carrier	3903E08281	38CKC030341	1/10 HP, 2.5 Tons	2003	6		2023	3	3	3	2	0.03	$10,000	20	26	46
FCAID-0717	Fire Station 3	Fire Station 3	Roof	CU-4	Condensing Unit	HVAC	Mechanical	Carrier	4003E05011	38CKC036350	1/4 HP, 3 Tons	2003	6		2023	3	3	3	2	0.03	$12,000	20	26	46
FCAID-0718	Fire Station 3	Fire Station 3	Roof	CU-2	Condensing Unit	HVAC	Mechanical	Thermal Zone	8347W291214088	TZAA-360-2A757	1/5 HP, 5 Tons	2013	15	Replaced 2013	2032	2	3	3	2	0.03	$20,000	20	35	55
FCAID-0338	Fire Station 3	Fire Station 3	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1		2018	5	2	1	2	0.03	$15,157	12	13	25
FCAID-0364	Fire Station 3	Fire Station 3	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					2003	5		2022	4	4	3	2	0.03	$8,661	20	25	45
FCAID-0722	Fire Station 3	Fire Station 3	Roof	CU-1	Condensing Unit	HVAC	Mechanical	Thermal Zone	7655N290805384	TZAA-336-2A	1/6 HP, 3 Tons	2009	11	Replaced 2009	2028	2	3	3	2	0.03	$12,000	20	31	51
FCAID-0723	Fire Station 3	Fire Station 3	Roof	CU-5	Condensing Unit	HVAC	Mechanical	Carrier	0803E05378	38CKC018341	1/8 HP, 1.5 Tons	2003	6	Serves MUA-1	2023	3	3	3	2	0.03	$6,000	20	26	46
FCAID-0724	Fire Station 3	Fire Station 3	Roof	CU-6	Condensing Unit	HVAC	Mechanical	Carrier	0803E05376	38CKC018341	1/8 HP, 1.5 Tons	2003	6	Serves MAU-1	2023	3	3	3	2	0.03	$6,000	20	26	46

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0415	Fire Station 3	Fire Station 3	Interior	N/A	Flooring	Flooring	Interiors						6		2023	3	3	1	2	0.03	$43,305	15	21	36
FCAID-0443	Fire Station 3	Fire Station 3	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						7		2024	3	4	1	2	0.03	$86,610	20	27	47
FCAID-0468	Fire Station 3	Fire Station 3	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						1		2018	5	3	1	2	0.03	$12,992	10	11	21
FCAID-0494	Fire Station 3	Fire Station 3	Interior	N/A	Lighting	Lighting	Electrical						3		2020	4	4	3	2	0.03	$21,653	20	23	43
FCAID-0519	Fire Station 3	Fire Station 3	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						3		2020	4	2	1	2	0.03	$1,000	6	9	15
FCAID-0534	Fire Station 3	Fire Station 3	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						6		2023	3	3	1	2	0.03	$27,600	20	26	46
FCAID-0549	Fire Station 3	Fire Station 3	Exterior	N/A	Roof	Roof	Exteriors						2		2019	4	4	1	2	0.03	$180,900	20	22	42
FCAID-0576	Fire Station 3	Fire Station 3	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						4		2021	4	3	2	2	0.03	$16,023	15	19	34
FCAID-0603	Fire Station 3	Fire Station 3	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						4		2021	4	3	4	2	0.03	$14,291	18	22	40
FCAID-0628	Fire Station 3	Fire Station 3	Exterior	N/A	Windows	Windows	Exteriors						20		2037	3	3	1	2	0.03	$112,593	50	70	120
FCAID-0643	Fire Station 3	Fire Station 3	Turn-Out Gear Room	ATS	Automatic Transfer Switch	Emergency Power	Electrical	Asco		7000 Series	200A	2000	7		2024	3	4	5	2	0.03	$2,500	25	32	57
FCAID-0742	Fire Station 3	Fire Station 3	Men's Locker Room	CV-1	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2003	10		2027	3	3	3	2	0.03	$7,250	25	35	60
FCAID-0743	Fire Station 3	Fire Station 3	Women's Locker Room	CV-2	Convector	HVAC	Mechanical	Sterling		FWGA-18	29,000 BTU/hr	2003	10		2027	3	3	3	2	0.03	$7,250	25	35	60
FCAID-0830	Fire Station 3	Fire Station 3	Roof	EF-2	Exhaust Fan	HVAC	Mechanical	Acme		PV150E2	1/4 HP, 1605 CFM	2003	12		2029	2	2	3	2	0.03	$3,800	25	37	62
FCAID-0831	Fire Station 3	Fire Station 3	Roof	EF-1	Exhaust Fan	HVAC	Mechanical	Acme		PV150E2	1/4 HP, 1605 CFM	2003	12		2029	2	2	3	2	0.03	$3,800	25	37	62
FCAID-0832	Fire Station 3	Fire Station 3	Roof	EF-3	Exhaust Fan	HVAC	Mechanical	Acme		PV075E4	1/4 HP, 200	2003	12		2029	2	2	3	2	0.03	$3,800	25	37	62
FCAID-0837	Fire Station 3	Fire Station 3	Roof	EF-4	Exhaust Fan	HVAC	Mechanical	Acme		PV085E1	1/4 HP, 330 CFM	2003	12		2029	2	2	3	2	0.03	$3,800	25	37	62
FCAID-0839	Fire Station 3	Fire Station 3	Roof	EF-5	Exhaust Fan	HVAC	Mechanical	Acme		PV085E1	1/4 HP, 390 CFM	2003	12		2029	2	2	3	2	0.03	$3,800	25	37	62
FCAID-0850	Fire Station 3	Fire Station 3	Roof	EF-6	Exhaust Fan	HVAC	Mechanical	Plymovent		67009	10 HP, 2500 CFM	2003	8	Plymovent type serving apparatus bay	2025	3	2	3	2	0.03	$52,000	25	33	58
FCAID-0704	Fire Station 3	Fire Station 3	Storage		Circ Pump	HVAC	Mechanical	B&G		NBF-12F/LW	1/8 HP, 1 GPM	2003	5		2022	3	2	3	2	0.03	$1,700	15	20	35
FCAID-0707	Fire Station 3	Fire Station 3	Apparatus Bay		Air Compressor	Air Compressor	Specialty	Quincy	20031211	QR310VT200009	2 HP	2003	15		2032	2	2	3	2	0.03	$5,800	15	30	45
FCAID-0409	Fire Station 3	Fire Station 3	Kitchen	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety	Ansul		R-102		2003	3		2020	4	5	3	2	0.03	$3,500	40	43	83
FCAID-1398	Fire Station 3	Fire Station 3	Outside		Generator	Emergency Power	Electrical		4D0084014	50435101		1988	1		2018	5	5	5	2	0.03	$35,000	20	21	41
FCAID-0750	Fire Station 3	Fire Station 3	Boiler Room		Duplex Sump Pump	Plumbing	Mechanical	Alternator			2x 1/3 HP	1988	1		2018	5	2	3	2	0.03	$4,000	10	11	21
FCAID-0937	Fire Station 3	Fire Station 3	Turn-Out Gear Room	MDP-1	Main Distribution Panel	Distribution	Electrical	Siemens		Type P1	400A, 120/240V	2003	15		2032	2	5	5	2	0.03	$20,000	30	45	75
FCAID-0786	Fire Station 3	Fire Station 3	Janitor Closet	Panel C	Electrical Panel	Distribution	Electrical	Square D		Type NQO	225A, 120/240	1988	3		2020	4	3	3	2	0.03	$6,000	30	33	63
FCAID-0803	Fire Station 3	Fire Station 3	Turn-Out Gear Room	Panel A	Electrical Panel	Distribution	Electrical	Siemens		Type P1	250A, 120/240	2003	15		2032	2	3	3	2	0.03	$6,500	30	45	75
FCAID-0804	Fire Station 3	Fire Station 3	Turn-Out Gear Room	Panel B	Electrical Panel	Distribution	Electrical	Siemens		Type P1	250A, 120/240	2003	15		2032	2	3	3	2	0.03	$6,500	30	45	75
FCAID-0871	Fire Station 3	Fire Station 3	Turn-Out Gear Room	WF-1	Exhaust Fan	HVAC	Mechanical	Titus		FL350	350 CFM	2003	8		2025	4	2	3	2	0.03	$2,800	25	33	58
FCAID-0872	Fire Station 3	Fire Station 3	Turn-Out Gear Room	WF-2	Exhaust Fan	HVAC	Mechanical	Titus		FL350	350 CFM	2003	8		2025	4	2	3	2	0.03	$2,800	25	33	58
FCAID-0894	Fire Station 3	Fire Station 3	Boiler Room		Expansion Tank	HVAC	Mechanical	Wessels			24 Gal	2003	15		2032	2	1	3	2	0.03	$1,000	30	45	75
FCAID-0920	Fire Station 3	Fire Station 3	Kitchen		Fume Hood	HVAC	Mechanical	Captive-Aire Systems		2947 BD	200 CFM	2003	6		2023	3	4	3	2	0.03	$3,000	15	21	36
FCAID-0921	Fire Station 3	Fire Station 3	Boiler Room	F-1	Furnace	HVAC	Mechanical		1903A71365	FB4BNF048	3/4 HP, 4 Tons, 1000 CFM	2003	6	Serves Dorm	2023	3	3	3	2	0.03	$14,000	18	24	42
FCAID-0922	Fire Station 3	Fire Station 3	Boiler Room	F-3	Furnace	HVAC	Mechanical		3703A74532	FB4BNF036	1/3 HP, 3 Tons, 800 CFM	2003	6	Serves Kitchen	2023	3	3	3	2	0.03	$10,500	18	24	42
FCAID-0923	Fire Station 3	Fire Station 3	Storage	F-2	Furnace	HVAC	Mechanical		2903A71855	FB4BNF060	3/4 HP, 5 Tons, 1300 CFM	2003	6	VAV	2023	3	3	3	2	0.03	$17,500	18	24	42
FCAID-0924	Fire Station 3	Fire Station 3	Above Turn-out room	F-4	Furnace	HVAC	Mechanical			FB4BNF048	3/4 HP, 4 Tons, 1000 CFM	2003	3	Serves Gym	2020	3	3	3	2	0.03	$14,000	18	21	39
FCAID-0943	Fire Station 3	Fire Station 3	Roof	MUA-1	Make Up Air Unit	HVAC	Mechanical	Captive-Aire Systems		A1-D.250-G10	1 HP, 250,000 BTU/hr, 800 CFM	2003	6		2023	3	5	4	2	0.03	$72,917	20	26	46
FCAID-0944	Fire Station 3	Fire Station 3	Roof	MUA-2	Make Up Air Unit	HVAC	Mechanical	Captive-Aire Systems			1 HP, 2800 CFM	2003	6		2023	3	5	4	2	0.03	$24,500	20	26	46
FCAID-0966	Fire Station 3	Fire Station 3	Boiler Room		Pump	HVAC	Mechanical	Grundfoss		15-42F	1/8 HP, 1 GPM	2003	10		2027	3	2	3	2	0.03	$1,700	25	35	60
FCAID-0996	Fire Station 3	Fire Station 3	Boiler Room	P-3	Pump	HVAC	Mechanical	B&G		9QN56A17D60E	3/4 HP, 24 GPM	2003	10	New bearings and mounts 2013	2027	3	2	3	2	0.03	$4,760	25	35	60

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1016	Fire Station 3	Fire Station 3	Men's Showers	ERCP-1	Radiant Ceiling Panel	HVAC	Mechanical					2003	10		2027	3	2	3	2	0.03	$750	25	35	60
FCAID-1017	Fire Station 3	Fire Station 3	Men's Showers	ERCP-2	Radiant Ceiling Panel	HVAC	Mechanical					2003	10		2027	3	2	3	2	0.03	$750	25	35	60
FCAID-1018	Fire Station 3	Fire Station 3	Women's Showers	ERCP-3	Radiant Ceiling Panel	HVAC	Mechanical					2003	10		2027	3	2	3	2	0.03	$750	25	35	60
FCAID-1025	Fire Station 3	Fire Station 3	Apparatus Bay	IR-1	Radiant Tube Heater	HVAC	Mechanical	Superior	55182	MA80	80,000 BTU/hr	2003	5		2022	3	3	3	2	0.03	$8,000	18	23	41
FCAID-1026	Fire Station 3	Fire Station 3	Apparatus Bay	IR-2	Radiant Tube Heater	HVAC	Mechanical	Superior	55179	MA80	80,000 BTU/hr	2003	5		2022	3	3	3	2	0.03	$8,000	18	23	41
FCAID-1027	Fire Station 3	Fire Station 3	Boiler Room	RH-1	Reheat Coil	HVAC	Mechanical				72.2 MBH, 1330 CFM	2003	6		2023	3	2	3	2	0.03	$15,000	20	26	46
FCAID-1028	Fire Station 3	Fire Station 3	Boiler Room	RH-3	Reheat Coil	HVAC	Mechanical				48.8 MBH, 1000 CFM	2003	6		2023	3	2	3	2	0.03	$10,167	20	26	46
FCAID-1029	Fire Station 3	Fire Station 3	Storage	RH-2	Reheat Coil	HVAC	Mechanical				78.6 MBH, 1610 CFM	2003	6		2023	3	2	3	2	0.03	$16,375	20	26	46
FCAID-1030	Fire Station 3	Fire Station 3	Above Turn-out room	RH-4	Reheat Coil	HVAC	Mechanical				48.8 MBH, 1000 CFM	2003	6		2023	3	2	3	2	0.03	$10,167	20	26	46
FCAID-1363	Fire Station 3	Fire Station 3	Boiler Room	P-4	Pump	HVAC	Mechanical	B&G		9QN56A17D60E	3/4 HP, 24 GPM	2003	4	Leaking and rusting	2021	4	2	3	2	0.03	$4,760	25	29	54
FCAID-1402	Grant Street Pumping Station	Grant Street Pumping Station	Exterior	RAC-1	AC Unit	HVAC	Mechanical	Marvair	JN97049	AVP12ACA2	1/6 HP, 9,000 BTU/hr, 400 CFM	2002	4		2021	3	3	5	1	0.18	$4,000	15	19	34
FCAID-0056	Grant Street Pumping Station	Grant Street Pumping Station	Electrical Room	LP-1	Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A, 120/208	2002	14		2031	2	3	5	1	0.18	$3,500	30	44	74
FCAID-0281	Grant Street Pumping Station	Grant Street Pumping Station	Ceiling	N/A	Ceilings	Ceilings	Interiors						10		2027	3	2	1	1	0.18	$1,965	30	40	70
FCAID-0306	Grant Street Pumping Station	Grant Street Pumping Station	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						23		2040	3	3	1	1	0.18	$7,205	40	63	103
FCAID-0339	Grant Street Pumping Station	Grant Street Pumping Station	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						4		2021	3	2	1	1	0.18	$4,585	12	16	28
FCAID-0365	Grant Street Pumping Station	Grant Street Pumping Station	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						7		2024	3	4	3	1	0.18	$2,620	20	27	47
FCAID-0416	Grant Street Pumping Station	Grant Street Pumping Station	Interior	N/A	Flooring	Flooring	Interiors						20		2037	3	3	1	1	0.18	$13,100	40	60	100
FCAID-0469	Grant Street Pumping Station	Grant Street Pumping Station	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						10		2027	3	3	1	1	0.18	$3,930	20	30	50
FCAID-0495	Grant Street Pumping Station	Grant Street Pumping Station	Interior	N/A	Lighting	Lighting	Electrical						3		2020	4	4	5	1	0.18	$6,550	20	23	43
FCAID-0520	Grant Street Pumping Station	Grant Street Pumping Station	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						1		2018	5	2	1	1	0.18	$500	6	7	13
FCAID-0535	Grant Street Pumping Station	Grant Street Pumping Station	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						10		2027	3	3	1	1	0.18	$5,400	20	30	50
FCAID-0550	Grant Street Pumping Station	Grant Street Pumping Station	Exterior	N/A	Roof	Roof	Exteriors						6		2023	3	4	1	1	0.18	$15,000	20	26	46
FCAID-0629	Grant Street Pumping Station	Grant Street Pumping Station	Exterior	N/A	Windows	Windows	Exteriors						33		2050	3	3	1	1	0.18	$5,109	50	83	133
FCAID-0835	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	EF-1	Exhaust Fan	HVAC	Mechanical	Greenheck		SE-16-421	1/4 HP, 2500 CFM	2002	9		2026	3	2	2	1	0.18	$3,800	25	34	59
FCAID-0836	Grant Street Pumping Station	Grant Street Pumping Station	Generator Room	EF-4	Exhaust Fan	HVAC	Mechanical	Greenheck		SE-16-421	1/4 HP, 2500 CFM	2002	9		2026	3	2	2	1	0.18	$3,800	25	34	59
FCAID-0390	Grant Street Pumping Station	Grant Street Pumping Station	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety						22		2039	3	5	3	1	0.18	$9,170	40	62	102
FCAID-0928	Grant Street Pumping Station	Grant Street Pumping Station	Generator Room		Generator	Emergency Power	Electrical	Newage	0150158/01	0/18	600A, 400 KW	2002	13		2030	2	5	5	1	0.18	$220,000	20	33	53

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0866	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	EF-3	Exhaust Fan	HVAC	Mechanical	Greenheck	02J22017	SE-16-436	3/4 HP, 4000 CFM	2002	9		2026	3	2	2	1	0.18	$6,800	25	34	59
FCAID-0867	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	EF-2	Exhaust Fan	HVAC	Mechanical	Greenheck	02J22016	SE-16-436	3/4 HP, 4000 CFM	2002	9		2026	3	2	2	1	0.18	$6,800	25	34	59
FCAID-0028	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	UH-1	Unit Heater	HVAC	Mechanical	Trane	L02K47352	GAND012AEF20007	1/10 HP, 125,000 BTU/hr	2002	10		2027	2	2	2	1	0.18	$3,000	20	30	50
FCAID-0031	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	UH-2	Unit Heater	HVAC	Mechanical	Trane	L02K47351	GAND012AEF20007	1/10 HP, 125,000 BTU/hr	2002	10		2027	2	2	2	1	0.18	$3,000	20	30	50
FCAID-0968	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	P-1	Pump	HVAC	Mechanical	Cascade Pump Company	15993	20MF	100 HP, 35,000 GPM	2002	13		2030	2	4	5	1	0.18	$45,000	25	38	63
FCAID-0969	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	P-2	Pump	HVAC	Mechanical	Cascade Pump Company	15991	20MF	100 HP, 35,000 GPM	2002	13		2030	2	4	5	1	0.18	$45,000	25	38	63
FCAID-0970	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	P-3	Pump	HVAC	Mechanical	Cascade Pump Company	15992	20MF	100 HP, 35,000 GPM	2002	13		2030	2	4	5	1	0.18	$45,000	25	38	63
FCAID-0971	Grant Street Pumping Station	Grant Street Pumping Station	Pump House	P-4	Pump	HVAC	Mechanical	Cascade Pump Company	15990	20MF	100 HP, 35,000 GPM	2002	13		2030	2	4	5	1	0.18	$45,000	25	38	63
FCAID-1052	Grant Street Pumping Station	Grant Street Pumping Station	Electrical Room	T-1	Transformer	Supply	Electrical	Cutler-Hammer			30KVA	2002	13		2030	2	4	5	1	0.18	$6,000	30	43	73
FCAID-1077	Grant Street Pumping Station	Grant Street Pumping Station	Generator Room	UH-3	Unit Heater	HVAC	Mechanical	Trane	L02K47354	GHND004ADF20007	Fractional HP, 45,000 BTU/hr	2002	10		2027	2	2	2	1	0.18	$1,600	20	30	50
FCAID-1078	Grant Street Pumping Station	Grant Street Pumping Station	Generator Room	UH-4	Unit Heater	HVAC	Mechanical	Trane	L02K47353	GHND004ADF20007	Fractional HP, 45,000 BTU/hr	2002	10		2027	2	2	2	1	0.18	$1,600	20	30	50
FCAID-1386	Grant Street Pumping Station	Grant Street Pumping Station	Wet Well	P-3-1	Drainage Pump	Plumbing	Mechanical				5 HP, 200 GPM	2002	2		2019	4	2	5	1	0.18	$10,000	10	12	22
FCAID-1387	Grant Street Pumping Station	Grant Street Pumping Station	Wet Well	P-3-2	Drainage Pump	Plumbing	Mechanical				5 HP, 200 GPM	2002	2		2019	4	2	5	1	0.18	$10,000	10	12	22
FCAID-1394	Grant Street Pumping Station	Grant Street Pumping Station	Electrical Room	MCC	Motor Control Center	Supply	Electrical	Cutler-Hammer	SAP-05947-MCC	Series 2100	600A, 480V	2002	14		2031	2	3	5	1	0.18	$26,000	30	44	74
FCAID-1395	Grant Street Pumping Station	Grant Street Pumping Station	Electrical Room	ATS	Automatic Transfer Switch	Emergency Power	Electrical	Cummins			600A, 480V	2002	9		2026	3	4	5	1	0.18	$9,000	25	34	59
FCAID-0656	Health Department	Health Department	Building-wide		Baseboard Radiation	HVAC	Mechanical				400 Linear ft, 600 BTU/ft	1977	3		2020	4	3	2	5	0.02	$100,000	15	18	33
FCAID-0697	Health Department	Health Department	Main Entrance	CUH-1	Cabinet Heater	HVAC	Mechanical	AAF			1/20 HP, 20.9 MBH, 320 CFM	1977	3		2020	4	2	3	5	0.02	$5,000	20	23	43
FCAID-0698	Health Department	Health Department	Entrance 136	CUH-3	Cabinet Heater	HVAC	Mechanical	AAF			1/20 HP, 20.9 MBH, 320 CFM	1977	3		2020	4	2	3	5	0.02	$5,000	20	23	43
FCAID-0699	Health Department	Health Department	Entrance 114	CUH-2	Cabinet Heater	HVAC	Mechanical	AAF			1/20 HP, 20.9 MBH, 320 CFM	1977	3		2020	4	2	3	5	0.02	$5,000	20	23	43
FCAID-0272	Health Department	Health Department	Penthouse Mech Rm	AHU-1	Air Handling Unit	HVAC	Mechanical	AAF	213885-01	H22MPACYA	10 HP, 200 MBH, 8000 CFM	1985	4	Motor replaced 1996	2021	4	5	4	5	0.02	$83,333	25	29	54
FCAID-0148	Health Department	Health Department	Boiler Room	P-1	Pump	HVAC	Mechanical	B&G		PL-30	1/12 HP, 47 GPM	2007	14	Primary B-1 pump	2031	2	2	3	5	0.02	$1,200	25	39	64
FCAID-0149	Health Department	Health Department	Boiler Room	P-2	Pump	HVAC	Mechanical	B&G		PL-30	1/12 HP, 47 GPM	2007	14	Primary B-2 pump	2031	2	2	3	5	0.02	$1,200	25	39	64
FCAID-0075	Health Department	Health Department	Roof	REF-1	Exhaust Fan	HVAC	Mechanical	Greenheck	509569	UCBE 14 5	1/2 HP, 1150 CFM	1977	1		2018	5	2	3	5	0.02	$4,500	25	26	51
FCAID-0212	Health Department	Health Department	Boiler Room	P-3	Pump	HVAC	Mechanical	B&G		Series 60	1/2 HP, 80 GPM	2011	18		2035	2	2	3	5	0.02	$2,500	25	43	68

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0667	Health Department	Health Department	Boiler Room	B-1	Boiler	HVAC	Mechanical	Burnham		Series 8H	396,000 BTU/hr	2007	19		2036	2	5	5	5	0.02	$43,500	30	49	79
FCAID-0228	Health Department	Health Department	Boiler Room	P-4	Pump	HVAC	Mechanical	B&G		Series 60	1/2 HP, 80 GPM	2011	18		2035	2	2	3	5	0.02	$2,500	25	43	68
FCAID-0668	Health Department	Health Department	Boiler Room	B-2	Boiler	HVAC	Mechanical	Burnham		Series 8H	396,000 BTU/hr	2007	19		2036	2	5	5	5	0.02	$43,500	30	49	79
FCAID-0258	Health Department	Health Department	Penthouse Mech Rm		Air Dryer	Air Dryer	Specialty	Hankinson	0302A-41-78-348N	8010	1/6 HP	2004	5		2022	3	1	3	5	0.02	$1,200	15	20	35
FCAID-0713	Health Department	Health Department	Roof	AACCU-1	Condensing Unit	HVAC	Mechanical	Carrier	2813Q48533	38APD0255HA12124	1.5 HP (x2), 20 Tons	2013	15		2032	2	5	3	5	0.02	$80,000	20	35	55
FCAID-0282	Health Department	Health Department	Ceiling	N/A	Ceilings	Ceilings	Interiors						10		2027	3	2	1	5	0.02	$14,300	20	30	50
FCAID-0307	Health Department	Health Department	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						15		2032	3	3	1	5	0.02	$52,432	40	55	95
FCAID-0340	Health Department	Health Department	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1		2018	5	2	1	5	0.02	$33,366	12	13	25
FCAID-0366	Health Department	Health Department	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					1990	2		2019	4	4	3	5	0.02	$19,066	20	22	42
FCAID-0417	Health Department	Health Department	Interior	N/A	Flooring	Flooring	Interiors						8		2025	2	3	1	5	0.02	$95,330	15	23	38
FCAID-0445	Health Department	Health Department	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						15		2032	2	4	1	5	0.02	$190,660	20	35	55
FCAID-0470	Health Department	Health Department	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						5		2022	4	3	1	5	0.02	$28,599	10	15	25
FCAID-0496	Health Department	Health Department	Interior	N/A	Lighting	Lighting	Electrical						2		2019	4	4	3	5	0.02	$47,665	20	22	42
FCAID-0521	Health Department	Health Department	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						3		2020	4	2	1	5	0.02	$1,000	6	9	15
FCAID-0536	Health Department	Health Department	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						9		2026	3	3	1	5	0.02	$18,900	20	29	49
FCAID-0551	Health Department	Health Department	Exterior	N/A	Roof	Roof	Exteriors						8		2025	3	4	1	5	0.02	$144,000	20	28	48
FCAID-0578	Health Department	Health Department	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						10		2027	2	3	2	5	0.02	$35,272	15	25	40
FCAID-0605	Health Department	Health Department	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						12		2029	3	3	4	5	0.02	$31,459	18	30	48
FCAID-0630	Health Department	Health Department	Exterior	N/A	Windows	Windows	Exteriors						14		2031	3	3	1	5	0.02	$247,858	50	64	114
FCAID-0646	Health Department	Health Department	Electrical Room	ATS	Automatic Transfer Switch	Emergency Power	Electrical	GE		MX150	313 KVA, 250 KW	2001	8		2025	3	4	5	5	0.02	$1,800	25	33	58
FCAID-0176	Health Department	Health Department	Roof	REF-2	Exhaust Fan	HVAC	Mechanical	Greenheck	509570	UCBE 10 4	1/3 HP, 850 CFM	1977	1		2018	5	2	3	5	0.02	$4,200	25	26	51
FCAID-0710	Health Department	Health Department	Penthouse Mech Rm		Air Compressor	Air Compressor	Specialty	Quincy		210QCB	3/4 HP, 165 PSI, 30 Gal	2004	5	Tank original 1977	2022	3	4	3	5	0.02	$4,250	15	20	35
FCAID-0749	Health Department	Health Department	Electrical Room	Panel DP	Distribution Panel	Distribution	Electrical	Kinney			600A, 120/208	1977	10		2027	3	5	5	5	0.02	$26,000	30	40	70
FCAID-0778	Health Department	Health Department	Penthouse Mech Rm	Panel C	Electrical Panel	Distribution	Electrical	Kinney			225A, 120/208	1977	10		2027	3	4	3	5	0.02	$6,000	30	40	70
FCAID-0779	Health Department	Health Department	Electrical Room	Panel A	Electrical Panel	Distribution	Electrical	Kinney			225A, 120/208	1977	10		2027	3	4	3	5	0.02	$6,000	30	40	70
FCAID-0780	Health Department	Health Department	Corridor	Panel B	Electrical Panel	Distribution	Electrical	Kinney			225A, 120/208	1977	10		2027	3	4	3	5	0.02	$6,000	30	40	70
FCAID-0927	Health Department	Health Department	Outside		Generator	Emergency Power	Electrical	Caterpillar	7YR02516	3306	313 KVA, 250 KW, 408 Gal	2001	8		2025	3	5	5	5	0.02	$120,000	20	28	48
FCAID-0887	Health Department	Health Department	Electrical	EF-1	Exhaust Fan	HVAC	Mechanical	Greenheck		SP-50	Fractional	1977	3		2020	4	2	3	5	0.02	$3,698	25	28	53
FCAID-0055	Health Department	Health Department	Penthouse Mech Rm	UH-2	Unit Heater	HVAC	Mechanical	AAF		SAYU-1211	1/20 HP, 20 MBH, 530 CFM	1985	8		2025	3	2	3	5	0.02	$1,000	20	28	48
FCAID-0058	Health Department	Health Department	Rm 131 Old Garage	UH-5	Unit Heater	HVAC	Mechanical	AAF		SAYU-1211	1/20 HP, 20 MBH, 530 CFM	1977	3		2020	4	2	3	5	0.02	$1,000	20	23	43
FCAID-0904	Health Department	Health Department	Boiler Room	ET-1	Expansion Tank	HVAC	Mechanical	B&G			80 Gal	1977	4	New coupler 2017	2021	4	3	3	5	0.02	$7,000	30	34	64

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1031	Health Department	Health Department	Penthouse Mech Rm	RF-1	Return Fan	HVAC	Mechanical	Greenheck	509568	SQB 30 50	5 HP, 5000 CFM	1985	4		2021	4	3	3	5	0.02	$50,000	20	24	44
FCAID-1118	Health Department	Health Department	Above Ceiling	VVB-9	Variable Air Volume	HVAC	Mechanical	AAF			100 CFM	1977	4		2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-1134	Health Department	Health Department	Above Ceiling	VVB-16	Variable Air Volume	HVAC	Mechanical	AAF			1270 CFM	1977	4		2021	4	2	3	5	0.02	$6,500	25	29	54
FCAID-1135	Health Department	Health Department	Above Ceiling	VVB-2	Variable Air Volume	HVAC	Mechanical	AAF			130 CFM	1977	4		2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-1136	Health Department	Health Department	Above Ceiling	VVB-14	Variable Air Volume	HVAC	Mechanical	AAF			1300 CFM	1977	4		2021	4	2	3	5	0.02	$6,500	25	29	54
FCAID-1140	Health Department	Health Department	Above Ceiling	VVB-7	Variable Air Volume	HVAC	Mechanical	AAF			1400 CFM	1977	4		2021	4	2	3	5	0.02	$6,500	25	29	54
FCAID-1188	Health Department	Health Department	Above Ceiling	VVB-4	Variable Air Volume	HVAC	Mechanical	AAF			250 CFM	1977	4		2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-1189	Health Department	Health Department	Above Ceiling	VVB-8	Variable Air Volume	HVAC	Mechanical	AAF			250 CFM	1977	4		2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-1190	Health Department	Health Department	Above Ceiling	VVB-15	Variable Air Volume	HVAC	Mechanical	AAF			250 CFM	1977	4		2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-1191	Health Department	Health Department	Above Ceiling	VVB-5	Variable Air Volume	HVAC	Mechanical	AAF			280 CFM	1977	4		2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-1198	Health Department	Health Department	Above Ceiling	VVB-11	Variable Air Volume	HVAC	Mechanical	AAF			300 CFM	1977	4		2021	4	2	3	5	0.02	$3,000	25	29	54
FCAID-1208	Health Department	Health Department	Above Ceiling	VVB-10	Variable Air Volume	HVAC	Mechanical	AAF			340 CFM	1977	4		2021	4	2	3	5	0.02	$3,000	25	29	54
FCAID-1211	Health Department	Health Department	Above Ceiling	VVB-6	Variable Air Volume	HVAC	Mechanical	AAF			350 CFM	1977	4		2021	4	2	3	5	0.02	$3,000	25	29	54
FCAID-1278	Health Department	Health Department	Above Ceiling	VVB-1	Variable Air Volume	HVAC	Mechanical	AAF			400 CFM	1977	4		2021	4	2	3	5	0.02	$3,500	25	29	54
FCAID-1293	Health Department	Health Department	Above Ceiling	VVB-13	Variable Air Volume	HVAC	Mechanical	AAF			475 CFM	1977	4		2021	4	2	3	5	0.02	$3,000	25	29	54
FCAID-1313	Health Department	Health Department	Above Ceiling	VVB-12	Variable Air Volume	HVAC	Mechanical	AAF			640 CFM	1977	4		2021	4	2	3	5	0.02	$3,500	25	29	54
FCAID-1331	Health Department	Health Department	Above Ceiling	VVB-3	Variable Air Volume	HVAC	Mechanical	AAF			940 CFM	1977	4		2021	4	2	3	5	0.02	$6,500	25	29	54
FCAID-1411	Health Department	Health Department	Penthouse Mech Rm		Pump	HVAC	Mechanical	Grundfos		Type UP 26-96 BF	Fractional HP, 28 GPM	2010	17		2034	2	4	3	5	0.02	$750	25	42	67
FCAID-1339	Health Department	Health Department	Penthouse Mech Rm	VFD-S	Variable Frequency Drive	Distribution	Electrical	Graham	VLT 3511		10 HP	1997	5		2022	4	3	3	5	0.02	$13,600	20	25	45
FCAID-1340	Health Department	Health Department	Penthouse Mech Rm	VFD-R	Variable Frequency Drive	Distribution	Electrical	Graham	VLT 3511		5 HP	1997	5		2022	4	3	3	5	0.02	$9,350	20	25	45
FCAID-1348	Health Department	Health Department	Penthouse Mech Rm		Water Heater	Plumbing	Mechanical	Bradford White	GJ13980142	DS140S6FBN	38,000 BTU/hr, 40 Gal	2010	7		2024	3	3	3	5	0.02	$6,800	15	22	37
FCAID-1356	Historical Society	Historical Society	Boiler Room		Boiler	HVAC	Mechanical	Ajax	54195	HNG900	900,000 BTU/hr	2000	12	Pipes very rusty; overdue inspection by 3 years	2029	3	5	5	2	0.06	$95,000	30	42	72
FCAID-0283	Historical Society	Historical Society	Ceiling	N/A	Ceilings	Ceilings	Interiors						6		2023	3	2	1	2	0.06	$4,500	20	26	46
FCAID-0308	Historical Society	Historical Society	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						7		2024	3	3	1	2	0.06	$16,500	40	47	87
FCAID-0341	Historical Society	Historical Society	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						8		2025	2	2	1	2	0.06	$10,500	12	20	32
FCAID-0367	Historical Society	Historical Society	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					1985	1		2018	5	4	3	2	0.06	$6,000	20	21	41
FCAID-0418	Historical Society	Historical Society	Interior	N/A	Flooring	Flooring	Interiors						2	Potential asbestos containing material.	2019	4	3	1	2	0.06	$30,000	15	17	32
FCAID-0446	Historical Society	Historical Society	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						4		2021	4	4	1	2	0.06	$60,000	20	24	44
FCAID-0471	Historical Society	Historical Society	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						3		2020	4	3	1	2	0.06	$9,000	10	13	23
FCAID-0497	Historical Society	Historical Society	Interior	N/A	Lighting	Lighting	Electrical						1		2018	5	4	2	2	0.06	$15,000	20	21	41
FCAID-0522	Historical Society	Historical Society	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						4		2021	2	2	1	2	0.06	$1,000	6	10	16

Equipment Listing

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FCAID-0537	Historical Society	Historical Society	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						8		2025	3	3	1	2	0.06	$28,500	20	28	48
FCAID-0552	Historical Society	Historical Society	Exterior	N/A	Roof	Roof	Exteriors						6		2023	3	4	1	2	0.06	$40,000	20	26	46
FCAID-0579	Historical Society	Historical Society	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						1		2018	5	3	2	2	0.06	$11,100	15	16	31
FCAID-0606	Historical Society	Historical Society	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						1		2018	5	3	2	2	0.06	$2,475	18	19	37
FCAID-0631	Historical Society	Historical Society	Exterior	N/A	Windows	Windows	Exteriors						1	Single pane.	2018	5	3	1	2	0.06	$78,000	50	51	101
FCAID-0226	Historical Society	Historical Society	Boiler Room		Exhaust Fan	HVAC	Mechanical	Penn			1/4 HP	1980	3		2020	4	2	2	2	0.06	$3,800	25	28	53
FCAID-0852	Historical Society	Historical Society	Basement Men's Bathroom		Exhaust Fan	HVAC	Mechanical				105 W, 150 CFM	1980	6		2023	4	2	2	2	0.06	$500	25	31	56
FCAID-0853	Historical Society	Historical Society	Basement Women's Bathroom		Exhaust Fan	HVAC	Mechanical				105 W, 150 CFM	1980	6		2023	4	2	2	2	0.06	$500	25	31	56
FCAID-0332	Historical Society	Historical Society	Elevator Machine Rm		Elevator	Conveyance	Specialty	Dover	E-61244		15 HP	1980	5	Users complain of feeling unsafe	2022	4	5	4	2	0.06	$4,000	35	40	75
FCAID-0793	Historical Society	Historical Society	Basement	Panel A	Electrical Panel	Distribution	Electrical	Sqyare D		QO42	225A, 120/240	1980	5		2022	4	3	3	2	0.06	$6,000	30	35	65
FCAID-0074	Historical Society	Historical Society	Display Rm A		Unit Heater	HVAC	Mechanical	American Blower		41-H	1/25 HP, 41,000 BTU/hr	1980	3		2020	4	2	2	2	0.06	$1,500	20	23	43
FCAID-0076	Historical Society	Historical Society	Display Rm C		Unit Heater	HVAC	Mechanical	American Blower		69-H	1/25 HP, 69,000 BTU/hr	1980	3	Rusty pipes; steam trap rebuilt 2017	2020	4	2	2	2	0.06	$1,800	20	23	43
FCAID-0080	Historical Society	Historical Society	Display Rm B		Unit Heater	HVAC	Mechanical	American Blower		69-H	1/25 HP, 69,000 BTU/hr	1980	3	Rusty pipes; steam trap rebuilt 2011	2020	4	2	2	2	0.06	$1,800	20	23	43
FCAID-0081	Historical Society	Historical Society	Display Rm D		Unit Heater	HVAC	Mechanical	American Blower		69-H	1/25 HP, 69,000 BTU/hr	1980	3		2020	4	2	2	2	0.06	$1,800	20	23	43
FCAID-1365	Historical Society	Historical Society	All		Radiant Heating and Distribution Piping.	HVAC	Mechanical					1955	5		2022	4	3	2	2	0.06	$60,000	50	55	105
FCAID-1046	Historical Society	Historical Society	Custodian Closet		Sump Pump	Plumbing	Mechanical			Duplex	2 HP	1980	1		2018	5	2	3	2	0.06	$6,460	10	11	21
FCAID-1057	Historical Society	Historical Society	Library	UH-3	Unit Heater	HVAC	Mechanical	Trane		UHSA-018S-8A-AAA	18,000 BTU/hr, 550 CFM	1980	5		2022	4	2	2	2	0.06	$1,000	20	25	45
FCAID-1058	Historical Society	Historical Society	Basement	UH-2	Unit Heater	HVAC	Mechanical	Trane		UHSA-018S-8A-AAA	18,000 BTU/hr, 550 CFM	1980	5		2022	4	2	2	2	0.06	$1,000	20	25	45
FCAID-1350	Historical Society	Historical Society	Boiler Room		Water Heater	Plumbing	Mechanical	Ruud	1179112635	RP30-2	4500W, 30 Gal	1980	1		2018	5	3	2	2	0.06	$4,250	15	16	31
FCAID-1357	Historical Society	Historical Society	Boiler Room		Condensate Tank	Plumbing	Mechanical	Stirling			1/3 HP	1980	1	Pump motor new 2011	2018	5	2	2	2	0.06	$5,000	10	11	21
FCAID-1368	Historical Society	Historical Society	Log Cabin		Furnace	HVAC	Mechanical	Bryant	2997A01597	350MAV036060RDR	36,000 BTU/hr	1997	6		2023	3	3	3	2	0.06	$10,500	18	24	42
FCAID-1414	Historical Society	Historical Society	Basement	UH-1	Unit Heater	HVAC	Mechanical					1955	3		2020	4	2	2	2	0.06	$2,500	20	23	43
FCAID-0284	Honey Creek Substation	Honey Creek Substation	Ceiling	N/A	Ceilings	Ceilings	Interiors					1955	5	Make any repairs needed during future roof projects.	2022	4	2	1	1	0.00	$488	20	25	45
FCAID-0309	Honey Creek Substation	Honey Creek Substation	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1955	1		2018	5	3	1	1	0.00	$3,575	40	41	81
FCAID-0342	Honey Creek Substation	Honey Creek Substation	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1955	8	Worn, but suitable for building use.	2025	2	2	1	1	0.00	$1,138	12	20	32
FCAID-0419	Honey Creek Substation	Honey Creek Substation	Interior	N/A	Flooring	Flooring	Interiors					1955	15	Concrete slab.	2032	2	3	1	1	0.00	$0	15	30	45
FCAID-0498	Honey Creek Substation	Honey Creek Substation	Interior	N/A	Lighting	Lighting	Electrical						1		2018	5	4	1	1	0.00	$1,625	20	21	41
FCAID-0553	Honey Creek Substation	Honey Creek Substation	Exterior	N/A	Roof	Roof	Exteriors					1955	5		2022	4	4	1	1	0.00	$3,250	20	25	45
FCAID-0632	Honey Creek Substation	Honey Creek Substation	Exterior	N/A	Windows	Windows	Exteriors						10	Glass block is intact and suitable for building type.	2027	4	3	1	1	0.00	$8,450	50	60	110
FCAID-1479	Honey Creek Substation	Honey Creek Substation	Interior	K2	Transformer	Supply	Electrical	Westinghouse			6.6A 30KW	1974	3	Oil Filled	2020	4	1	5	1	0.00	$11,800	30	33	63

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1480	Honey Creek Substation	Honey Creek Substation	Interior	K5	Transformer	Supply	Electrical	Westinghouse			6.6A 25KW	1970	3	Oil Filled	2020	4	1	5	1	0.00	$10,400	30	33	63
FCAID-1481	Honey Creek Substation	Honey Creek Substation	Interior	K1	Transformer	Supply	Electrical	Westinghouse	071970		6.6A 30KW	1970	3	Oil Filled	2020	4	1	5	1	0.00	$11,800	30	33	63
FCAID-1482	Honey Creek Substation	Honey Creek Substation	Interior	K4	Transformer	Supply	Electrical	Westinghouse	071974		6.6A 30KW	1974	3	Oil Filled	2020	4	1	5	1	0.00	$11,800	30	33	63
FCAID-1483	Honey Creek Substation	Honey Creek Substation	Interior	K3	Transformer	Supply	Electrical	Westinghouse	071968		6.6A 30KW	1968	3	Oil Filled	2020	4	1	5	1	0.00	$11,800	30	33	63
FCAID-1484	Honey Creek Substation	Honey Creek Substation	Interior	CIR1	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1485	Honey Creek Substation	Honey Creek Substation	Interior	CIR2	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1486	Honey Creek Substation	Honey Creek Substation	Interior	CIR3	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1487	Honey Creek Substation	Honey Creek Substation	Interior	CIR4	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1488	Honey Creek Substation	Honey Creek Substation	Interior	CIR5	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1489	Honey Creek Substation	Honey Creek Substation	Interior		Protective Relay	Protection	Electrical	Trinetics		PC6254	120V	1974	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1490	Honey Creek Substation	Honey Creek Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.		PC6254	120V	1974	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1491	Honey Creek Substation	Honey Creek Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.		PC6227	120V	1974	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1492	Honey Creek Substation	Honey Creek Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.		PC4648	120V	1974	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1493	Honey Creek Substation	Honey Creek Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.		PC6254	120V	1974	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1494	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1495	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1496	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1497	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1498	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1499	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1500	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1501	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63

Equipment Listing

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FCAID-1502	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1503	Honey Creek Substation	Honey Creek Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1968	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1504	Honey Creek Substation	Honey Creek Substation	Interior		Transformer	Supply	Electrical				2400V 120V	1968	3		2020	4	1	5	1	0.00	$7,200	30	33	63
FCAID-0285	Jefferson School Substation	Jefferson School Substation	Ceiling	N/A	Ceilings	Ceilings	Interiors					1954	1	Make repairs with any future roof project.	2018	5	2	1	1	0.00	$389	20	21	41
FCAID-0310	Jefferson School Substation	Jefferson School Substation	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1954	1		2018	5	3	1	1	0.00	$2,855	40	41	81
FCAID-0343	Jefferson School Substation	Jefferson School Substation	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1954	5		2022	3	2	1	1	0.00	$908	12	17	29
FCAID-0420	Jefferson School Substation	Jefferson School Substation	Interior	N/A	Flooring	Flooring	Interiors					1954	15	Conrete slab.	2032	2	3	1	1	0.00	$0	15	30	45
FCAID-0499	Jefferson School Substation	Jefferson School Substation	Interior	N/A	Lighting	Lighting	Electrical						1	Upgrade exterior lighting to LED.	2018	5	4	1	1	0.00	$1,298	20	21	41
FCAID-0554	Jefferson School Substation	Jefferson School Substation	Exterior	N/A	Roof	Roof	Exteriors					1954	1	Evidence of leaks.	2018	5	4	1	1	0.00	$2,595	20	21	41
FCAID-0633	Jefferson School Substation	Jefferson School Substation	Exterior	N/A	Windows	Windows	Exteriors						10	Glass block, suitable for building use.	2027	4	3	1	1	0.00	$6,747	50	60	110
FCAID-1459	Jefferson School Substation	Jefferson School Substation	Interior	1 EAST	Transformer	Supply	Electrical	General Electric	P4457536		6.6A 20KW	1954	1	Oil Filled; heavy leaking	2018	5	1	5	1	0.00	$9,600	30	31	61
FCAID-1460	Jefferson School Substation	Jefferson School Substation	Interior	G2	Transformer	Supply	Electrical	General Electric	J825971	C205G103	6.6A 30KW	1970	1	Oil Filled; moderate leaking and corrosion	2018	5	1	5	1	0.00	$11,800	30	31	61
FCAID-1461	Jefferson School Substation	Jefferson School Substation	Interior	G3	Transformer	Supply	Electrical	Westinghouse	69PG3017	SIM1803634	6.6A 20KW	1969	3	Oil Filled; minor leaking and corrosion	2020	4	1	5	1	0.00	$9,600	30	33	63
FCAID-1462	Jefferson School Substation	Jefferson School Substation	Interior	G5	Transformer	Supply	Electrical	General Electric	9892433	P3279970	6.6A 30KW	1970	1	Oil Filled; heavy leaking	2018	5	1	5	1	0.00	$11,800	30	31	61
FCAID-1463	Jefferson School Substation	Jefferson School Substation	Interior	G4	Transformer	Supply	Electrical	General Electric	9979474	C205G105	6.6A 30KW	1974	2	Oil Filled; moderate leaking	2019	5	1	5	1	0.00	$11,800	30	32	62
FCAID-1464	Jefferson School Substation	Jefferson School Substation	Interior	CIR1	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1465	Jefferson School Substation	Jefferson School Substation	Interior	CIR2	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1466	Jefferson School Substation	Jefferson School Substation	Interior	CIR3	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1467	Jefferson School Substation	Jefferson School Substation	Interior	CIR4	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1468	Jefferson School Substation	Jefferson School Substation	Interior	CIR5	Circuit Breaker	Protection	Electrical				7500V	1974	3	Oil Filled	2020	4	1	5	1	0.00	$16,300	30	33	63
FCAID-1469	Jefferson School Substation	Jefferson School Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.	0472	PC6254	120V	1972	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1470	Jefferson School Substation	Jefferson School Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.	0474	PC6254	120V	1974	3		2020	4	1	5	1	0.00	$2,700	30	33	63

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FCAID-1471	Jefferson School Substation	Jefferson School Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.	1172	PC6227	120V	1972	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1472	Jefferson School Substation	Jefferson School Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.	1070	PC4648	120V	1970	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1473	Jefferson School Substation	Jefferson School Substation	Interior		Protective Relay	Protection	Electrical	South Bend Controller Co.	0979	PC6254	120V	1979	3		2020	4	1	5	1	0.00	$2,700	30	33	63
FCAID-1474	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1475	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1476	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1477	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1478	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1505	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1506	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1507	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1508	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1509	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1510	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1511	Jefferson School Substation	Jefferson School Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1970	3	Single phase air switch	2020	4	1	5	1	0.00	$1,200	30	33	63
FCAID-1512	Jefferson School Substation	Jefferson School Substation	Interior	G	Transformer	Supply	Electrical				2400V 120V	1970	3		2020	4	1	5	1	0.00	$7,200	30	33	63
FCAID-0044	Klentz Park	Klentz Park	Pipe Chase		Water Heater	Plumbing	Mechanical	AO Smith			1500 W, 6 Gal	1983	1		2018	5	3	1	4	0.06	$1,200	15	16	31
FCAID-0161	Klentz Park	Klentz Park	Mech Rm	Panel A	Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A,120/240	1983	1		2018	5	3	1	4	0.06	$3,500	30	31	61
FCAID-0286	Klentz Park	Klentz Park	Ceiling	N/A	Ceilings	Ceilings	Interiors					1983	16		2033	2	2	1	4	0.06	$648	20	36	56
FCAID-0311	Klentz Park	Klentz Park	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1983	15		2032	3	3	1	4	0.06	$2,376	40	55	95
FCAID-0344	Klentz Park	Klentz Park	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1983	10		2027	2	2	1	4	0.06	$1,512	12	22	34
FCAID-0421	Klentz Park	Klentz Park	Interior	N/A	Flooring	Flooring	Interiors					1983	11		2028	2	3	1	4	0.06	$4,320	15	26	41
FCAID-0449	Klentz Park	Klentz Park	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors					1983	15		2032	2	4	1	4	0.06	$1,440	20	35	55
FCAID-0474	Klentz Park	Klentz Park	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					1983	8		2025	2	3	1	4	0.06	$1,296	10	18	28
FCAID-0500	Klentz Park	Klentz Park	Interior	N/A	Lighting	Lighting	Electrical					1983	4	Upgrade to LED.	2021	3	4	1	4	0.06	$2,160	20	24	44
FCAID-0555	Klentz Park	Klentz Park	Exterior	N/A	Roof	Roof	Exteriors					1983	9		2026	3	4	1	4	0.06	$4,320	20	29	49
FCAID-0582	Klentz Park	Klentz Park	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical					2010	12		2029	2	3	1	4	0.06	$1,598	15	27	42
FCAID-0883	Klentz Park	Klentz Park	Roof		Exhaust Fan	HVAC	Mechanical				750 CFM	1983	8		2025	4	2	1	4	0.06	$3,698	25	33	58

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FCAID-1405	Liberty Heights Park	Liberty Heights Park	1st Floor		Baseboard Radiation	HVAC	Mechanical				105 linear ft, 600 BTU/ft	1961	4		2021	4	3	1	4	0.34	$26,250	15	19	34
FCAID-1407	Liberty Heights Park	Liberty Heights Park	Basement		Ceiling Radiation	HVAC	Mechanical					1961	1		2018	5	2	1	4	0.34	$1,800	15	16	31
FCAID-1410	Liberty Heights Park	Liberty Heights Park	Basement		Air Handling Unit	HVAC	Mechanical	Trane	K79K67292	L-03B		1979	1		2018	5	5	1	4	0.34	$24,000	25	26	51
FCAID-0153	Liberty Heights Park	Liberty Heights Park	Pump House		Electrical Panel	Distribution	Electrical	Square D		Type QO-6	100A, 120/240	1979	1		2018	5	3	1	4	0.34	$3,500	30	31	61
FCAID-0155	Liberty Heights Park	Liberty Heights Park	Pump House	Panel P	Electrical Panel	Distribution	Electrical	Square D		Type NQO	100A, 120/240	1979	1		2018	5	3	1	4	0.34	$3,500	30	31	61
FCAID-0670	Liberty Heights Park	Liberty Heights Park	Boiler Room		Boiler	HVAC	Mechanical	Peerless	61-9214	G-1361-W-S-I	480,000 BTU/hr	1961	1	Atmospheric steam-hot water	2018	5	5	1	4	0.34	$50,000	30	31	61
FCAID-0287	Liberty Heights Park	Liberty Heights Park	Ceiling	N/A	Ceilings	Ceilings	Interiors					1979	1		2018	5	2	1	4	0.34	$2,700	20	21	41
FCAID-0312	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1979	3		2020	4	3	1	4	0.34	$9,900	40	43	83
FCAID-0345	Liberty Heights Park	Liberty Heights Park	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1		2018	5	2	1	4	0.34	$3,150	12	13	25
FCAID-0371	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						1	None, but should be installed.	2018	5	4	1	4	0.34	$3,600	20	21	41
FCAID-0422	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Flooring	Flooring	Interiors					1979	1	Terrazzo is in good conidtion, but painted concrete needs fresh coat.	2018	5	3	1	4	0.34	$1,800	15	16	31
FCAID-0450	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors					1979	1		2018	5	4	1	4	0.34	$36,000	20	21	41
FCAID-0475	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					1979	1		2018	5	3	1	4	0.34	$5,400	10	11	21
FCAID-0501	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Lighting	Lighting	Electrical						2	Upgrade to LED.	2019	3	4	1	4	0.34	$9,000	20	22	42
FCAID-0523	Liberty Heights Park	Liberty Heights Park	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						2		2019	4	2	1	4	0.34	$1,000	6	8	14
FCAID-0538	Liberty Heights Park	Liberty Heights Park	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						7		2024	3	3	1	4	0.34	$13,200	20	27	47
FCAID-0556	Liberty Heights Park	Liberty Heights Park	Exterior	N/A	Roof	Roof	Exteriors						5		2022	4	4	1	4	0.34	$16,800	20	25	45
FCAID-0583	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						10		2027	2	3	1	4	0.34	$2,220	15	25	40
FCAID-0610	Liberty Heights Park	Liberty Heights Park	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						10		2027	3	3	1	4	0.34	$1,485	18	28	46
FCAID-0794	Liberty Heights Park	Liberty Heights Park	Basement	Panel BD	Electrical Panel	Distribution	Electrical	Square D			225A, 120/240	1979	1	Extreme rust and corrosion; Circuits replaced 1979; tub and pipes original 1939	2018	5	3	1	4	0.34	$6,000	30	31	61
FCAID-0795	Liberty Heights Park	Liberty Heights Park	Switchhouse	Panel P-1	Electrical Panel	Distribution	Electrical	Square D			225A, 120/240	2011	23		2040	2	3	1	4	0.34	$6,000	30	53	83
FCAID-0800	Liberty Heights Park	Liberty Heights Park	Switchhouse	Panel P-2	Electrical Panel	Distribution	Electrical	Square D			250A, 120/208	1998	10		2027	3	3	1	4	0.34	$6,500	30	40	70
FCAID-0811	Liberty Heights Park	Liberty Heights Park	Exterior	N/A	Windows	Windows	Exteriors					1979	1	Single pane.	2018	5	3	1	4	0.34	$31,200	50	51	101
FCAID-1415	Liberty Heights Park	Liberty Heights Park	Switchhouse	MDP	Main Distribution Panel	Distribution	Electrical	Square D			250A, 120/208	1998	20		2037	2	5	1	4	0.34	$6,500	30	50	80
FCAID-0979	Liberty Heights Park	Liberty Heights Park	Pump House	P-2	Pump	HVAC	Mechanical	Sta-Rite			2 HP	1990	4	Serves pool	2021	4	2	1	4	0.34	$6,460	25	29	54
FCAID-0980	Liberty Heights Park	Liberty Heights Park	Pump House	P-3	Pump	HVAC	Mechanical	Sta-Rite			2 HP	1990	4	Serves pool	2021	4	2	1	4	0.34	$6,460	25	29	54
FCAID-0989	Liberty Heights Park	Liberty Heights Park	Pump House	P-1	Pump	HVAC	Mechanical	Century		H755	3 HP	1990	8	Serves pool; new motor 2007	2025	4	2	1	4	0.34	$8,600	25	33	58
FCAID-1045	Liberty Heights Park	Liberty Heights Park	Basement		Sump Pump	Plumbing	Mechanical				1/4 HP	1961	1	Duplex	2018	5	2	1	4	0.34	$2,000	10	11	21

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1406	Liberty Heights Park	Liberty Heights Park	1st Floor		Unit Ventilator	HVAC	Mechanical	Trane				1979	4		2021	4	3	1	4	0.34	$10,000	15	19	34
FCAID-1347	Liberty Heights Park	Liberty Heights Park	Boiler Room		Water Heater	Plumbing	Mechanical	Bradford-White	YJ2041004	MI30S6EN10	30,000 BTU/hr, 30 Gal	2003	5		2022	4	3	1	4	0.34	$4,250	15	20	35
FCAID-1069	Liberty Heights Park	Liberty Heights Park	Switchhouse		Unit Heater	HVAC	Mechanical	Intertek		EH-4604	5000W	2016	13		2030	2	2	1	4	0.34	$500	15	28	43
FCAID-1397	Liberty Heights Park	Liberty Heights Park	Pump House		Transformer	Supply	Electrical	GE	CB	9T21A1004	5 KVA	1979	1		2018	5	4	1	4	0.34	$2,500	30	31	61
FCAID-1412	Liberty Heights Park	Liberty Heights Park	Basement		Condensate Tank	Plumbing	Mechanical				1/3 HP	1961	1		2018	5	2	1	4	0.34	$5,000	10	11	21
FCAID-1421	Liberty Heights Park	Liberty Heights Park	Pump House		Water Filter	Plumbing	Mechanical	Pentair		Triton II	20 Gal		10		2027	2	2	1	4	0.34	$1,200	10	20	30
FCAID-1422	Liberty Heights Park	Liberty Heights Park	Pump House		Water Filter	Plumbing	Mechanical	Pentair		Triton II	20 Gal		10		2027	2	2	1	4	0.34	$1,200	10	20	30
FCAID-1423	Liberty Heights Park	Liberty Heights Park	Pump House		Chemical Feed System	Pool	Specialty	Strantrol	1464	System 4M		1990	4		2021	4	2	1	4	0.34	$650	10	14	24
FCAID-0288	Liberty Heights Substation	Liberty Heights Substation	Ceiling	N/A	Ceilings	Ceilings	Interiors					1949	6		2023	3	2	1	1	0.01	$479	20	26	46
FCAID-0313	Liberty Heights Substation	Liberty Heights Substation	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1949	1		2018	5	3	1	1	0.01	$5,264	40	41	81
FCAID-0346	Liberty Heights Substation	Liberty Heights Substation	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1949	6		2023	3	2	1	1	0.01	$1,117	12	18	30
FCAID-0423	Liberty Heights Substation	Liberty Heights Substation	Interior	N/A	Flooring	Flooring	Interiors					1949	15	Concrete Slab.	2032	2	3	1	1	0.01	$0	15	30	45
FCAID-0502	Liberty Heights Substation	Liberty Heights Substation	Interior	N/A	Lighting	Lighting	Electrical						1	Upgrade to LED.	2018	5	4	1	1	0.01	$1,595	20	21	41
FCAID-0557	Liberty Heights Substation	Liberty Heights Substation	Exterior	N/A	Roof	Roof	Exteriors					1949	6		2023	3	4	1	1	0.01	$3,190	20	26	46
FCAID-0812	Liberty Heights Substation	Liberty Heights Substation	Exterior	N/A	Windows	Windows	Exteriors						10	Glass block. Broken windows have been boarded.	2027	4	3	1	1	0.01	$2,765	50	60	110
FCAID-1444	Liberty Heights Substation	Liberty Heights Substation	Interior	B5	Transformer	Supply	Electrical	Westinghouse	59E10493	CPH 1803636	6.6A 30KW	1959	3	Oil Filled	2020	4	1	5	1	0.01	$11,800	30	33	63
FCAID-1445	Liberty Heights Substation	Liberty Heights Substation	Interior	B4	Transformer	Supply	Electrical	Westinghouse	58E13	CPH 1803636	6.6A 30KW	1959	3	Oil Filled	2020	4	1	5	1	0.01	$11,800	30	33	63
FCAID-1446	Liberty Heights Substation	Liberty Heights Substation	Interior	B1	Transformer	Supply	Electrical	Westinghouse	6789854	CPH 1803636	6.6A 30KW	1967	3	Oil Filled	2020	4	1	5	1	0.01	$11,800	30	33	63
FCAID-1447	Liberty Heights Substation	Liberty Heights Substation	Interior	CIR1	Circuit Breaker	Protection	Electrical				7500V	1967	3	Oil Filled	1967	4	1	5	1	0.01	$16,300	30	33	63
FCAID-1448	Liberty Heights Substation	Liberty Heights Substation	Interior	CIR2	Circuit Breaker	Protection	Electrical				7500V	1967	3	Oil Filled	1967	4	1	5	1	0.01	$16,300	30	33	63
FCAID-1449	Liberty Heights Substation	Liberty Heights Substation	Interior	CIR3	Circuit Breaker	Protection	Electrical				7500V	1967	3	Oil Filled	1967	4	1	5	1	0.01	$16,300	30	33	63
FCAID-1450	Liberty Heights Substation	Liberty Heights Substation	Interior	CIR4	Circuit Breaker	Protection	Electrical				7500V	1967	3	Oil Filled	2020	4	1	5	1	0.01	$16,300	30	33	63
FCAID-1451	Liberty Heights Substation	Liberty Heights Substation	Interior	CIR5	Circuit Breaker	Protection	Electrical				7500V	1967	3	Oil Filled	2020	4	1	5	1	0.01	$16,300	30	33	63
FCAID-1452	Liberty Heights Substation	Liberty Heights Substation	Interior		Protective relay	Protection	Electrical	South Bend Controller Co.	0964	PC6254	120V	1964	3		2020	4	1	5	1	0.01	$2,700	30	33	63

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1453	Liberty Heights Substation	Liberty Heights Substation	Interior		Protective relay	Protection	Electrical	South Bend Controller Co.	1070	PC6254	120V	1970	3		2020	4	1	5	1	0.01	$2,700	30	33	63
FCAID-1454	Liberty Heights Substation	Liberty Heights Substation	Interior		Protective relay	Protection	Electrical	South Bend Controller Co.	0474	PC6227	120V	1974	3		2020	4	1	5	1	0.01	$2,700	30	33	63
FCAID-1455	Liberty Heights Substation	Liberty Heights Substation	Interior		Protective relay	Protection	Electrical	South Bend Controller Co.	0643	PC4648	120V	1949	3		2020	4	1	5	1	0.01	$2,700	30	33	63
FCAID-1456	Liberty Heights Substation	Liberty Heights Substation	Interior		Protective relay	Protection	Electrical	South Bend Controller Co.	0673	PC6254	120V	1973	3		2020	4	1	5	1	0.01	$2,700	30	33	63
FCAID-1457	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1458	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1513	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1514	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1515	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1516	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1517	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1518	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1519	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1520	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1521	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1522	Liberty Heights Substation	Liberty Heights Substation	Interior		Switch	Protection	Electrical	R&IE		E8025226	100A, 7500V	1964	3	Single phase air switch	2020	4	1	5	1	0.01	$1,200	30	33	63
FCAID-1523	Liberty Heights Substation	Liberty Heights Substation	Interior		Transformer	Supply	Electrical				2400V 120V	1964	3		2020	4	1	5	1	0.01	$7,200	30	33	63
FCAID-0654	Library	Library	2nd Floor		Baseboard Radiation	HVAC	Mechanical	American Stabilis			266 linear ft, 790 BTU/ft	1988	6		2023	3	3	2	5	0.02	$66,500	15	21	36
FCAID-0655	Library	Library	1st Floor		Baseboard Radiation	HVAC	Mechanical	American Stabilis			496 linear ft, 790 BTU/ft	1988	6		2023	3	3	2	5	0.02	$124,000	15	21	36
FCAID-0043	Library	Library	1st Floor	Panel RC/L	Electrical Panel	Distribution	Electrical	Square D		Type NQOD	100A, 120/208	1988	15		2032	3	3	3	5	0.02	$3,500	30	45	75
FCAID-0052	Library	Library	1st Floor	Panel RC/R	Electrical Panel	Distribution	Electrical	Square D		Type NQOD	100A, 120/208	1988	15		2032	3	3	3	5	0.02	$3,500	30	45	75
FCAID-0692	Library	Library	1st Floor	CUH-5	Cabinet Heater	HVAC	Mechanical	Trane		M46A003	1/20 HP, 20.9 MBH, 320 CFM	1988	6		2023	3	2	2	5	0.02	$5,000	20	26	46
FCAID-0693	Library	Library	Vestibule 114	CUH-1	Cabinet Heater	HVAC	Mechanical	Trane		M46A008	1/4 HP, 50.9 MBH, 1180 CFM	1988	6		2023	3	2	2	5	0.02	$12,725	20	26	46
FCAID-0694	Library	Library	Vestibule 112	CUH-2	Cabinet Heater	HVAC	Mechanical	Trane		M46A008	1/4 HP, 50.9 MBH, 1180 CFM	1988	6		2023	3	2	2	5	0.02	$12,725	20	26	46
FCAID-0695	Library	Library	Stair 1	CUH-3	Cabinet Heater	HVAC	Mechanical	Trane		M46A003	1/20 HP, 20.9 MBH, 320 CFM	1988	6		2023	3	2	2	5	0.02	$5,000	20	26	46

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx. Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0696	Library	Library	Stair 2	CUH-4	Cabinet Heater	HVAC	Mechanical	Trane		M46A003	1/20 HP, 20.9 MBH, 320 CFM	1988	6		2023	3	2	2	5	0.02	$5,000	20	26	46
FCAID-0268	Library	Library	Mech Room 217	AHU-4	Air Handling Unit	HVAC	Mechanical	Trane	K88J29281		7.5 HP, 290 MBH (Cooling& Heating), 7000 CFM	1988	6	Electric Preheat	2023	4	5	4	5	0.02	$241,667	25	31	56
FCAID-0269	Library	Library	Mech Room 217	AHU-2	Air Handling Unit	HVAC	Mechanical	Trane	K88J29279		7.5 HP, 223 MBH (Cooling), 217 MBH (Heating), 6000 CFM	1988	10	Electric Preheat	2027	3	5	4	5	0.02	$183,333	25	35	60
FCAID-0270	Library	Library	Mech Room 217	AHU-3	Air Handling Unit	HVAC	Mechanical	Trane	K88J29280		15 HP, 319 MBH (Cooling), 477 MBH (Heating), 11,000 CFM	1988	10	Electric Preheat	2027	3	5	4	5	0.02	$331,667	25	35	60
FCAID-0271	Library	Library	1st Floor Mech Room	AHU-1	Air Handling Unit	HVAC	Mechanical	Trane	K88J29278		55 MBH (Cooling), 217 MBH	1988	10	New motor 2011	2027	3	5	4	5	0.02	$117,500	25	35	60
FCAID-0207	Library	Library	Boiler Room	B-1-6	Boiler	HVAC	Mechanical	HydroTherm	MSL-1009	MR-1800B-P	1,800,000 BTU/hr	1988	4	2x 3-boiler mods	2021	4	5	5	5	0.02	$185,000	30	34	64
FCAID-0087	Library	Library	Roof	EF-2	Exhaust Fan	HVAC	Mechanical	ILG		CRB15	1/2 HP, 1500 CFM	1988	6		2023	3	2	2	5	0.02	$4,500	25	31	56
FCAID-0098	Library	Library	Roof	EF-3	Exhaust Fan	HVAC	Mechanical	ILG		CRB15	1/2 HP, 1500 CFM	1988	6		2023	3	2	2	5	0.02	$4,500	25	31	56
FCAID-0107	Library	Library	Roof	EF-1	Exhaust Fan	HVAC	Mechanical	ILG		CRB15	1/2 HP, 2000 CFM	1988	6		2023	3	2	2	5	0.02	$4,500	25	31	56
FCAID-0116	Library	Library	Roof	EF-5	Exhaust Fan	HVAC	Mechanical	ILG		CRB15	1/2 HP, 2000 CFM	1988	6		2023	3	2	2	5	0.02	$4,500	25	31	56
FCAID-0181	Library	Library	1st Floor Mech Room		Pump	HVAC	Mechanical	Jacuzzi			1/2 HP	1988	4	Serves Fountain	2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-0117	Library	Library	Roof	EF-6	Exhaust Fan	HVAC	Mechanical	ILG		CRB15	1/2 HP, 2000 CFM	1988	6		2023	3	2	2	5	0.02	$4,500	25	31	56
FCAID-0202	Library	Library	1st Floor Mech Room	Panel LA	Electrical Panel	Distribution	Electrical	Square D		Type NEHB	125A, 277/480	1988	15		2032	3	3	3	5	0.02	$3,500	30	45	75
FCAID-0204	Library	Library	1st Floor Mech Room		Pump	HVAC	Mechanical	Jacuzzi			1/2 HP	1988	4	Serves Fountain	2021	4	2	3	5	0.02	$2,500	25	29	54
FCAID-0033	Library	Library	West Roof	ACCU-1	Condensing Unit	HVAC	Mechanical	Trane		RAUBC154	1 HP, 15 Tons	1988	8		2025	3	5	4	5	0.02	$60,000	20	28	48
FCAID-0085	Library	Library	Roof	ACCU-2	Condensing Unit	HVAC	Mechanical	Trane	J88H81986	RAUBC204AE13BD1	1 HP, 20 Tons	1988	8		2025	3	5	4	5	0.02	$80,000	20	28	48
FCAID-0127	Library	Library	Roof	ACCU-4	Condensing Unit	HVAC	Mechanical	Trane	J88H81987	RAUBC254BE13BD	1 HP, 25 Tons	1988	8		2025	3	5	4	5	0.02	$100,000	20	28	48
FCAID-0712	Library	Library	Roof	ACCU-3	Condensing Unit	HVAC	Mechanical	Trane	J88H81988	RAUBC304BE13BD1	1 HP, 30 Tons	1988	8		2025	4	5	4	5	0.02	$120,000	20	28	48
FCAID-0289	Library	Library	Ceiling	N/A	Ceilings	Ceilings	Interiors						10		2027	3	2	1	5	0.02	$38,148	20	30	50
FCAID-0314	Library	Library	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						11		2028	3	3	1	5	0.02	$139,876	40	51	91
FCAID-0347	Library	Library	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1		2018	5	2	1	5	0.02	$89,012	12	13	25
FCAID-0373	Library	Library	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						6		2023	3	4	3	5	0.02	$50,864	20	26	46
FCAID-0424	Library	Library	Interior	N/A	Flooring	Flooring	Interiors						6		2023	3	3	1	5	0.02	$127,160	15	21	36
FCAID-0452	Library	Library	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						12		2029	3	4	1	5	0.02	$508,640	20	32	52
FCAID-0477	Library	Library	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						7		2024	3	3	1	5	0.02	$76,296	10	17	27
FCAID-0503	Library	Library	Interior	N/A	Lighting	Lighting	Electrical						4	Upgrade to LED.	2021	3	4	3	5	0.02	$127,160	20	24	44
FCAID-0524	Library	Library	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						1		2018	5	2	1	5	0.02	$3,000	6	7	13
FCAID-0539	Library	Library	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						1		2018	5	3	1	5	0.02	$156,000	20	21	41
FCAID-0558	Library	Library	Exterior	N/A	Roof	Roof	Exteriors						6		2023	3	4	1	5	0.02	$738,000	20	26	46
FCAID-0585	Library	Library	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						8		2025	2	3	2	5	0.02	$94,098	15	23	38
FCAID-0612	Library	Library	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						8		2025	3	3	4	5	0.02	$83,926	18	26	44
FCAID-0638	Library	Library	Boiler Room		Air Separator	Plumbing	Mechanical	B&G		RL-3	190 GPM	1988	4	Rusted fitting	2021	4	1	4	5	0.02	$2,500	20	24	44
FCAID-0843	Library	Library	Roof	EF-7	Exhaust Fan	HVAC	Mechanical	ILG		CRF12	1/4 HP, 800 CFM	1988	6		2023	3	2	2	5	0.02	$3,800	25	31	56
FCAID-0851	Library	Library	Ceiling	EF-4	Exhaust Fan	HVAC	Mechanical	ILG		QA180	100 W, 134 CFM	1988	6		2023	3	2	2	5	0.02	$500	25	31	56
FCAID-0330	Library	Library	1st Floor		Elevator	Conveyance	Specialty	Westinghouse		Type E-1	15 HP	1988	5		2022	4	5	4	5	0.02	$40,000	35	40	75
FCAID-0398	Library	Library	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety					1988	10		2027	2	5	3	5	0.02	$178,024	40	50	90
FCAID-0774	Library	Library	Mech Room 217	Panel RB	Electrical Panel	Distribution	Electrical	Square D			225A, 120/208	1988	13		2030	3	3	3	5	0.02	$6,000	30	43	73
FCAID-0775	Library	Library	Mech Room 217	Panel RD	Electrical Panel	Distribution	Electrical	Square D			225A, 120/208	1988	13		2030	3	3	3	5	0.02	$6,000	30	43	73
FCAID-0776	Library	Library	1st Floor	Panel RD	Electrical Panel	Distribution	Electrical	Square D		Type NQOD	225A, 120/208	1988	13		2030	3	3	3	5	0.02	$6,000	30	43	73
FCAID-0777	Library	Library	1st Floor Mech Room	Panel RA/L	Electrical Panel	Distribution	Electrical	Square D		Type NQOD	225A, 120/208	1988	13		2030	3	3	3	5	0.02	$6,000	30	43	73
FCAID-0787	Library	Library	1st Floor Mech Room	Panel RA/R	Electrical Panel	Distribution	Electrical	Square D		Type NQOD	225A, 120/240	1988	13		2030	3	3	3	5	0.02	$6,000	30	43	73

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0796	Library	Library	Mech Room 217	Panel LB	Electrical Panel	Distribution	Electrical	Square D		Series E1	225A, 277/480	1988	13		2030	3	3	3	5	0.02	$6,000	30	43	73
FCAID-0809	Library	Library	Mech Room 217	H-4	Electronic Humidifier	HVAC	Mechanical	Herrtronic	3225	480350	50 lbs/hr	1988	4		2021	4	2	4	5	0.02	$7,500	15	19	34
FCAID-0810	Library	Library	Mech Room 217	H-3	Electronic Humidifier	HVAC	Mechanical	Herrtronic	3225	480350	50 lbs/hr	1988	4		2021	4	2	4	5	0.02	$7,500	15	19	34
FCAID-0813	Library	Library	Exterior	N/A	Windows	Windows	Exteriors						20		2037	3	3	1	5	0.02	$661,232	50	70	120
FCAID-0038	Library	Library	Mech Room 217	UH-6	Unit Heater	HVAC	Mechanical	Trane	D88J12555	UHSA-042W-2C-AAC	1/20 HP, 20 MBH, 530 CFM	1988	8		2025	3	2	2	5	0.02	$1,000	20	28	48
FCAID-0040	Library	Library	Mech Room 217	UH-7	Unit Heater	HVAC	Mechanical	Trane	D88J12556	UHSA-042W-2C-AAC	1/20 HP, 20 MBH, 530 CFM	1988	8		2025	3	2	2	5	0.02	$1,000	20	28	48
FCAID-0041	Library	Library	Shipping/Receiving	UH-5	Unit Heater	HVAC	Mechanical	Trane	D88J12554	UHSA-042W-2C-AAC	1/20 HP, 20 MBH, 530 CFM	1988	8		2025	3	2	2	5	0.02	$1,000	20	28	48
FCAID-0050	Library	Library	1st Floor Mech Room	UH-3	Unit Heater	HVAC	Mechanical	Trane	D88J12551	UHSA-042W-2C-AAC	1/20 HP, 20 MBH, 530 CFM	1988	4		2021	4	2	2	5	0.02	$1,000	20	24	44
FCAID-0053	Library	Library	1st Floor Mech Room	UH-2	Unit Heater	HVAC	Mechanical	Trane	D88J12552	UHSA-042W-2C-AAC	1/20 HP, 20 MBH, 530 CFM	1988	8		2025	3	2	2	5	0.02	$1,000	20	28	48
FCAID-0054	Library	Library	Shipping/Receiving	UH-4	Unit Heater	HVAC	Mechanical	Trane	D88J12553	UHSA-042W-2C-AAC	1/20 HP, 20 MBH, 530 CFM	1988	8		2025	3	2	2	5	0.02	$1,000	20	28	48
FCAID-0893	Library	Library	Boiler Room		Expansion Tank	HVAC	Mechanical				175 Gal	1988	4		2021	4	1	3	5	0.02	$10,000	30	34	64
FCAID-0985	Library	Library	Boiler Room	P-1	Pump	HVAC	Mechanical	B&G		1510	2 HP, 80 GPM	1988	8	New bearing and seal 2009	2025	3	2	3	5	0.02	$6,460	25	33	58
FCAID-0986	Library	Library	Boiler Room	P-2	Pump	HVAC	Mechanical	B&G		1510	2 HP, 80 GPM	1988	4	Heavy leaking; some corrosion; New seal 2008, New coupling 2009, 2010	2021	4	2	3	5	0.02	$6,460	25	29	54
FCAID-0191	Library	Library	Boiler Room	UH-1	Unit Heater	HVAC	Mechanical	Trane		90-W2	1/8 HP, 50 MBH, 1162 CFM	1988	4		2021	4	2	2	5	0.02	$1,600	20	24	44
FCAID-1126	Library	Library	1st Floor Library	VAV-4	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1150 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,000	25	33	58
FCAID-1127	Library	Library	Corridor 207	VAV-26	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1150 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,000	25	33	58
FCAID-1128	Library	Library	Rm 216	VAV-35	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1150 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,000	25	33	58
FCAID-1051	Library	Library	1st Floor Mech Room		Switchboard	Supply	Electrical	Square D			800A, 277/480	1988	15		2032	2	5	5	5	0.02	$32,000	40	55	95
FCAID-1145	Library	Library	Constitution Room	VAV-1	Variable Air Volume	HVAC	Mechanical	Trane	VCCD12		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1146	Library	Library	1st Floor Library	VAV-9	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1147	Library	Library	1st Floor Library	VAV-12	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1148	Library	Library	1st Floor Library	VAV-14	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1149	Library	Library	1st Floor Staff	VAV-15	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1150	Library	Library	North End 2nd Floor	VAV-32	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1151	Library	Library	Southeast 2nd Floor	VAV-33	Variable Air Volume	HVAC	Mechanical	Trane	VCCD10		1500 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1159	Library	Library	1st Floor Library	VAV-10	Variable Air Volume	HVAC	Mechanical	Trane	VCCD12		1850 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1160	Library	Library	1st Floor Library	VAV-13	Variable Air Volume	HVAC	Mechanical	Trane	VCCD12		1850 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1161	Library	Library	1st Floor Staff	VAV-16	Variable Air Volume	HVAC	Mechanical	Trane	VCCD12		1850 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1162	Library	Library	Childrens Main	VAV-31	Variable Air Volume	HVAC	Mechanical	Trane	VCCD12		1850 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1163	Library	Library	Southeast 2nd Floor	VAV-34	Variable Air Volume	HVAC	Mechanical	Trane	VCCD12		1850 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$6,500	25	33	58
FCAID-1173	Library	Library	1st Floor Staff	VAV-11	Variable Air Volume	HVAC	Mechanical	Trane	VCCD04		200 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$2,500	25	33	58
FCAID-1174	Library	Library	1st Floor Staff	VAV-17	Variable Air Volume	HVAC	Mechanical	Trane	VCCD04		200 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$2,500	25	33	58
FCAID-1175	Library	Library	Receiving	VAV-19	Variable Air Volume	HVAC	Mechanical	Trane	VCCD04		200 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$2,500	25	33	58
FCAID-1176	Library	Library	Rm 203	VAV-23	Variable Air Volume	HVAC	Mechanical	Trane	VCCD04		200 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$2,500	25	33	58
FCAID-1177	Library	Library	Rm 214	VAV-28	Variable Air Volume	HVAC	Mechanical	Trane	VCCD04		200 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$2,500	25	33	58
FCAID-1178	Library	Library	Rm 215	VAV-29	Variable Air Volume	HVAC	Mechanical	Trane	VCCD04		200 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$2,500	25	33	58
FCAID-1199	Library	Library	1st Floor Library	VAV-5	Variable Air Volume	HVAC	Mechanical	Trane	VCCD14		3000 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$10,000	25	33	58
FCAID-1201	Library	Library	1st Floor Staff	VAV-7	Variable Air Volume	HVAC	Mechanical	Trane	VCCD05		320 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1202	Library	Library	East Staff Corridor	VAV-18	Variable Air Volume	HVAC	Mechanical	Trane	VCCD05		320 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1203	Library	Library	Rm 204	VAV-22	Variable Air Volume	HVAC	Mechanical	Trane	VCCD05		320 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1204	Library	Library	Rm 202	VAV-24	Variable Air Volume	HVAC	Mechanical	Trane	VCCD05		320 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1205	Library	Library	Rm 201	VAV-25	Variable Air Volume	HVAC	Mechanical	Trane	VCCD05		320 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1286	Library	Library	1st Floor Mech Room	VAV-3	Variable Air Volume	HVAC	Mechanical	Trane			43.5 MBH, 1150 CFM	1988	8		2025	3	2	4	5	0.02	$15,000	25	33	58
FCAID-1291	Library	Library	1st Floor Staff	VAV-6	Variable Air Volume	HVAC	Mechanical	Trane	VCCD06		450 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1292	Library	Library	1st Floor Staff	VAV-8	Variable Air Volume	HVAC	Mechanical	Trane	VCCD06		450 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1298	Library	Library	Rm 206	VAV-21	Variable Air Volume	HVAC	Mechanical	Trane	VCCD06		500 CFM, Cooling Only	1988	8		2025	3	2	4	5	0.02	$3,000	25	33	58
FCAID-1312	Library	Library	Conf Room	VAV-2	Variable Air Volume	HVAC	Mechanical	Trane	VCCD08		600 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,500	25	33	58
FCAID-1323	Library	Library	Staff Lounge	VAV-20	Variable Air Volume	HVAC	Mechanical	Trane	VCCD08		750 CFM, Cooling only	1988	8		2025	3	2	4	5	0.02	$3,500	25	33	58
FCAID-1327	Library	Library	Stair 3	VAV-30	Variable Air Volume	HVAC	Mechanical	Trane			8.5 MBH, 200 CFM	1988	8		2025	3	2	4	5	0.02	$3,500	25	33	58
FCAID-1332	Library	Library	Stair 2	VAV-27	Variable Air Volume	HVAC	Mechanical	Trane			97.4 MBH, 3000 CFM	1988	8		2025	3	2	4	5	0.02	$20,000	25	33	58
FCAID-1338	Library	Library	Mech Room 217	VFD-3	Variable Frequency Drive	Distribution	Electrical	Toshiba				1988	8		2025	4	3	4	5	0.02	$9,350	20	28	48
FCAID-1371	Library	Library	Boiler Room		Water Heater	Plumbing	Mechanical	Rheem	1188403002	G60-50B	60,000 BTU/hr, 50 Gal	1988	2		2019	4	3	4	5	0.02	$7,500	15	17	32
FCAID-1425	Library	Library	Mech Room 217		Transformer	Supply	Electrical	Square D		Type 3R	75 KVA	1988	10		2027	4	4	5	5	0.02	$9,000	30	40	70
FCAID-1427	Library	Library	Shipping/Receiving		Water Heater	Plumbing	Mechanical	Bradford White	DB8772652	LD40S33G090	9000 W, 40 Gal	2007	4		2021	4	3	4	5	0.02	$6,800	15	19	34
FCAID-1440	Morgan Yard Waste	Morgan Yard Waste	Fee Booth	N/A	AC Unit	HVAC	Mechanical	Frigidaire			4,000 BTU/hr	2003	5		2022	3	3	1	2	0.65	$500	15	20	35
FCAID-0315	Morgan Yard Waste	Morgan Yard Waste	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1994	10		2027	3	3	1	2	0.65	$5,544	40	50	90
FCAID-0348	Morgan Yard Waste	Morgan Yard Waste	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1994	2	Repair fasteners and perform general maintenance.	2019	4	2	1	2	0.65	$2,352	12	14	26
FCAID-0374	Morgan Yard Waste	Morgan Yard Waste	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					2017	5		2022	4	4	1	2	0.65	$2,688	20	25	45
FCAID-0425	Morgan Yard Waste	Morgan Yard Waste	Interior	N/A	Flooring	Flooring	Interiors					1994	15	Concrete slab.	2032	2	3	1	2	0.65	$0	15	30	45
FCAID-0504	Morgan Yard Waste	Morgan Yard Waste	Interior	N/A	Lighting	Lighting	Electrical					1994	4	Upgrade to LED	2021	3	4	1	2	0.65	$3,360	20	24	44
FCAID-0559	Morgan Yard Waste	Morgan Yard Waste	Exterior	N/A	Roof	Roof	Exteriors					1994	8		2025	3	4	1	2	0.65	$32,256	20	28	48
FCAID-0586	Morgan Yard Waste	Morgan Yard Waste	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical					2017	7		2024	3	3	1	2	0.65	$4,973	15	22	37
FCAID-0160	Morgan Yard Waste	Morgan Yard Waste	Fee Booth		Electrical Panel	Distribution	Electrical	Square D		HOM6	100A, 120/240	2003	15		2032	2	4	1	2	0.65	$3,500	30	45	75
FCAID-0814	Morgan Yard Waste	Morgan Yard Waste	Exterior	N/A	Windows	Windows	Exteriors					1994	2	Ensure caulking and seals are repaired.	2019	4	3	1	2	0.65	$2,330	50	52	102
FCAID-0112	Municipal Yard	Storage Shed (Yanka)	New side		Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A, 120/240	1990	8		2025	3	3	3	3	0.03	$3,500	30	38	68
FCAID-0293	Municipal Yard	Storage Shed (Yanka)	Ceiling	N/A	Ceilings	Ceilings	Interiors						1		2018	5	2	1	3	0.03	$2,183	20	21	41
FCAID-0318	Municipal Yard	Storage Shed (Yanka)	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						1		2018	5	3	1	3	0.03	$6,003	40	41	81
FCAID-0351	Municipal Yard	Storage Shed (Yanka)	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1		2018	5	2	1	3	0.03	$15,279	12	13	25
FCAID-0428	Municipal Yard	Storage Shed (Yanka)	Interior	N/A	Flooring	Flooring	Interiors						15	Concrete slab.	2032	2	3	1	3	0.03	$0	15	30	45
FCAID-0456	Municipal Yard	Storage Shed (Yanka)	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						1		2018	5	4	1	3	0.03	$87,310	20	21	41
FCAID-0481	Municipal Yard	Storage Shed (Yanka)	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						1		2018	5	3	1	3	0.03	$13,097	10	11	21
FCAID-0507	Municipal Yard	Storage Shed (Yanka)	Interior	N/A	Lighting	Lighting	Electrical						3	Upgrade to LED.	2020	3	4	3	3	0.03	$21,828	20	23	43
FCAID-0562	Municipal Yard	Storage Shed (Yanka)	Exterior	N/A	Roof	Roof	Exteriors						3		2020	4	4	1	3	0.03	$104,772	20	23	43

Equipment Listing

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FCAID-0917	Municipal Yard	Storage Shed (Yanka)	Exterior	N/A	Windows	Windows	Exteriors						1		2018	5	3	1	3	0.03	$37,834	50	51	101
FCAID-1059	Municipal Yard	Storage Shed (Yanka)	Old Side		Unit Heater	HVAC	Mechanical	Advanced Distributor Products	5607K02041	SEP-200A-3	200,000 BTU/hr	2007	9		2026	3	2	1	3	0.03	$4,000	20	29	49
FCAID-0021	Municipal Yard	Municipal Yard	Office wall		AC unit	HVAC	Mechanical				6,000 BTU/hr	1998	4		2021	3	3	3	3	0.00	$1,200	15	19	34
FCAID-0063	Municipal Yard	Municipal Yard	Small Break Room (Small Engine Repair)		AC Unit	HVAC	Mechanical					1998	1	Drains into men's bathroom urinal	2018	5	3	3	3	0.00	$500	15	16	31
FCAID-0071	Municipal Yard	Municipal Yard	Electrical		AC Unit	HVAC	Mechanical	White-Westinghouse				1977	3		2020	4	3	3	3	0.00	$500	15	18	33
FCAID-0004	Municipal Yard	Municipal Yard	Garage (Original)		Pump	HVAC	Mechanical	Dayton		9N122	1 HP, 80 GPM	1996	3		2020	4	2	3	3	0.00	$2,800	25	28	53
FCAID-0111	Municipal Yard	Municipal Yard	Water Dept.		AC Unit	HVAC	Mechanical	LG			6,000 BTU/hr	2008	5		2022	3	3	3	3	0.00	$750	15	20	35
FCAID-0016	Municipal Yard	Municipal Yard	Equipment Repair	Panel P1-I	Electrical Panel	Distribution	Electrical	Square D			100A, 120/208	1986	12	Fed by P1	2029	3	3	3	3	0.00	$3,500	30	42	72
FCAID-0018	Municipal Yard	Municipal Yard	Over office next to vehicle entry		Fancoil Unit	HVAC	Mechanical				1 HP, 75,000 BTU/hr	2001	4		2021	3	2	3	3	0.00	$5,500	20	24	44
FCAID-0023	Municipal Yard	Municipal Yard	Building-Wide		Baseboard Radiation	HVAC	Mechanical					1977	1		2018	5	3	4	3	0.00	$15,000	15	16	31
FCAID-0079	Municipal Yard	Municipal Yard	Building and Sign	HV-2	Air Handling Unit	HVAC	Mechanical	McQuay	3HF00453	LHD-106CH	1/2 HP, 3500 CFM	1978	7		2024	3	5	4	3	0.00	$30,625	25	32	57
FCAID-0042	Municipal Yard	Municipal Yard	Equipment Repair		Radiant Tube Heater	HVAC	Mechanical	CoRayVac		CRVB1/2	120,000 BTU/hr	2008	6		2023	3	3	3	3	0.00	$6,000	18	24	42
FCAID-0067	Municipal Yard	Municipal Yard	Garage (Original)	Panel L4 (A)	Electrical Panel	Distribution	Electrical	Square D		NQOB-203-1	100A, 120/240	1977	4		2021	4	3	3	3	0.00	$3,500	30	34	64
FCAID-0073	Municipal Yard	Municipal Yard	Building and Sign (Locker Rm)		Furnace	HVAC	Mechanical	Janitrol	9708800260	GMP075-3	1/3 HP, 75,000 BTU/hr	1997	7		2024	3	3	3	3	0.00	$21,875	18	25	43
FCAID-0077	Municipal Yard	Municipal Yard	Building and Sign		Dust Collector	HVAC	Mechanical	Sternvent	5K182KL47		3 HP, 1500 CFM	1986	3		2020	4	3	3	3	0.00	$15,000	15	18	33
FCAID-0082	Municipal Yard	Municipal Yard	Building and Sign (paint booth)		Fume Hood	HVAC	Mechanical					1986	6		2023	3	3	4	3	0.00	$11,000	15	21	36
FCAID-0083	Municipal Yard	Municipal Yard	Garage (Original)	Panel L4 (A2)	Electrical Panel	Distribution	Electrical	Square D			100A, 120/240	1977	7	Serves fuel station	2024	4	3	3	3	0.00	$3,500	30	37	67
FCAID-0084	Municipal Yard	Municipal Yard	Garage (Original)	UPS Panel	Electrical Panel	Distribution	Electrical	Square D			100A, 120/240	1986	15	Fuel dispenser electronics	2032	2	3	3	3	0.00	$3,500	30	45	75
FCAID-0089	Municipal Yard	Municipal Yard	Equipment Repair	Panel P1-C2 Panel 3AA	Electrical Panel	Distribution	Electrical	Square D			100A, 120/240	1977	7		2024	4	3	3	3	0.00	$3,500	30	37	67
FCAID-0090	Municipal Yard	Municipal Yard	Garage (Original)	Panel P-B(A)	Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A, 120/240	1977	7	Serves Hoist Door NE Equip Repair	2024	4	3	3	3	0.00	$3,500	30	37	67
FCAID-0096	Municipal Yard	Municipal Yard	Basement Electrical Room	Panel ML-3	Electrical Panel	Distribution	Electrical	Eaton			100A, 120/240	1995	15		2032	2	3	3	3	0.00	$3,500	30	45	75
FCAID-0102	Municipal Yard	Municipal Yard	Tire Shop		Air Compressor	Air Compressor	Specialty	Ingersoll-Rand	412080199	2475N7	80 Gal, 175 PSIG	2004	10		2027	2	2	4	3	0.00	$6,500	15	25	40
FCAID-0103	Municipal Yard	Municipal Yard	Tire Shop		Air Compressor	Air Compressor	Specialty	Kaeser	1045	ABT 57	120 Gal, 300 PSIG	2004	10		2027	2	2	4	3	0.00	$17,500	15	25	40
FCAID-0114	Municipal Yard	Municipal Yard	Garage (Original)	PRV-1	PRV	HVAC	Mechanical				Has coils**		10		2027	3	3	3	3	0.00	$12,000	15	25	40
FCAID-0022	Municipal Yard	Municipal Yard	Safety Training Office		Electric Baseboard	HVAC	Mechanical				4'	1977	6	Fed by Panel P2-C	2023	3	3	2	3	0.00	$1,000	10	16	26
FCAID-0093	Municipal Yard	Municipal Yard	Forestry Office		Electric Baseboard	HVAC	Mechanical				4'	1977	8	Electric	2025	3	3	2	3	0.00	$1,500	10	18	28
FCAID-0014	Municipal Yard	Municipal Yard	Roof		Exhaust Fan	HVAC	Mechanical				1 HP, 1200 CFM	2001	8		2025	3	3	2	3	0.00	$8,500	25	33	58
FCAID-0123	Municipal Yard	Municipal Yard	Roof		Rooftop Unit	HVAC	Mechanical	Trane	151612448L	TSC060E3E OA1MD	1 HP, 5 Ton	2015	12		2029	2	3	3	3	0.00	$25,000	15	27	42
FCAID-0125	Municipal Yard	Municipal Yard	Roof		Rooftop Unit	HVAC	Mechanical	Trane	729100447L	TSC036E1E 0A07D	3/4 HP, 3 Ton	2007	6		2023	3	3	3	3	0.00	$15,000	15	21	36
FCAID-0126	Municipal Yard	Municipal Yard	Roof		Rooftop Unit	HVAC	Mechanical	Carrier	1099G20673	48TJF004---511GA	1.5 HP, 115,000 BTU/hr	1999	6		2023	3	3	3	3	0.00	$47,917	15	21	36
FCAID-0003	Municipal Yard	Municipal Yard	Mezzanine	Boiler 3	Boiler	HVAC	Mechanical	P-K	FX07-09-33289	N1000-MFD	1,000,000 BTU/hr	2009	21	New blower 2015	2038	2	5	5	3	0.00	$105,000	30	51	81
FCAID-0138	Municipal Yard	Municipal Yard	Basement Electrical Room		Automatic Transfer Switch	Emergency Power	Electrical	Eaton	J15D00800	ATC3C3X30 800BSU	1200A, 480V	2015	22		2039	1	4	5	3	0.00	$12,000	25	47	72
FCAID-0146	Municipal Yard	Municipal Yard	Basement Boiler Room	2	Air Compressor	Air Compressor	Specialty	Pacemaker			120 Gal	1987	4		2021	4	2	4	3	0.00	$12,000	15	19	34
FCAID-0147	Municipal Yard	Municipal Yard	Basement Boiler Room	1	Air Compressor	Air Compressor	Specialty	Pacemaker			120 Gal	1987	4		2021	4	2	4	3	0.00	$12,000	15	19	34
FCAID-0150	Municipal Yard	Municipal Yard	Equipment Repair		Radiant Tube Heater	HVAC	Mechanical	CoRayVac					6		2023	3	3	3	3	0.00	$6,000	18	24	42
FCAID-0154	Municipal Yard	Municipal Yard	Basement Electrical Room		Transformer	Supply	Electrical	Utility Transformer & Equipment Co.	FA3-7160	Type HT	30 KVA	1971	1		2018	5	4	5	3	0.00	$6,000	30	31	61

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0172	Municipal Yard	Municipal Yard	Basement Boiler Room	Panel L5(A)	Electrical Panel	Distribution	Electrical	Kinney			125A, 120/240	1977	7		2024	4	3	3	3	0.00	$3,500	30	37	67
FCAID-0120	Municipal Yard	Municipal Yard	Garage (Original)		Exhaust Fan	HVAC	Mechanical		991746	K6	500 CFM	2012	19	Serves front office	2036	2	2	2	3	0.00	$4,500	25	44	69
FCAID-0662	Municipal Yard	Municipal Yard	Mezzanine	Boiler 1	Boiler	HVAC	Mechanical	P-K	M502-08-2594	C-300	300,000 BTU/hr	2008	20		2037	2	5	5	3	0.00	$32,000	30	50	80
FCAID-0215	Municipal Yard	Municipal Yard	Garage (Original)	Panel L1(B)	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7	Fed from L-1	2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0216	Municipal Yard	Municipal Yard	Basement Electrical Room	PB-ML	Transformer	Supply	Electrical	Eaton		V24R28T33EE	300 KVA	2015	27		2044	1	4	5	3	0.00	$39,000	30	57	87
FCAID-0217	Municipal Yard	Municipal Yard	Sanitation Hallway	Panel L-1(A)	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0218	Municipal Yard	Municipal Yard	Inventory North		Electrical Panel	Distribution	Electrical	Cutler-Hammer		Type CS	200A, 120/240	1977	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0219	Municipal Yard	Municipal Yard	Garage (Original)	Panel L-2(E2)	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7	Serves small engine repair	2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0220	Municipal Yard	Municipal Yard	Small Engine Repair	Panel L-2E	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0223	Municipal Yard	Municipal Yard	Electrical	L-2C	Electrical Panel	Distribution	Electrical	Square D			200A, 120/240	1986	8		2025	3	3	3	3	0.00	$5,500	30	38	68
FCAID-0232	Municipal Yard	Municipal Yard	Basement Boiler Room		Sump Pump	Plumbing	Mechanical	Armstrong			1/3 HP	1977	1		2018	5	2	3	3	0.00	$2,200	10	11	21
FCAID-0233	Municipal Yard	Municipal Yard	Basement Boiler Room		Sump Pump	Plumbing	Mechanical				1/3 HP	1977	1		2018	5	2	3	3	0.00	$2,200	10	11	21
FCAID-0243	Municipal Yard	Municipal Yard	Garage (1977 Addition)	Panel ML-6B	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0244	Municipal Yard	Municipal Yard	Garage (Original)	L1 DA	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0245	Municipal Yard	Municipal Yard	Water Dept.	Panel L-1CB	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0247	Municipal Yard	Municipal Yard	Garage (Original)	Panel L-1CA	Electrical Panel	Distribution	Electrical	Cutler-Hammer		Type CS	200A, 120/240	1977	7	Serves boilers and AC-unit in DPW dir office	2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0248	Municipal Yard	Municipal Yard	Equipment Repair	ML-4	Electrical Panel	Distribution	Electrical	Cutler-Hammer		Type CS	200A, 120/240	1990	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0249	Municipal Yard	Municipal Yard	Equipment Repair	ML-4B	Electrical Panel	Distribution	Electrical	Cutler-Hammer		Type CS	200A, 120/240	1990	7		2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0669	Municipal Yard	Municipal Yard	Mezzanine	Boiler 2	Boiler	HVAC	Mechanical	P-K	M729-08-3040	C-450LNX	399,000 BTU/hr	2008	20	New blower 2011	2037	2	5	5	3	0.00	$43,500	30	50	80
FCAID-0291	Municipal Yard	Municipal Yard	Ceiling	N/A	Ceilings	Ceilings	Interiors						2		2019	4	2	1	3	0.00	$18,073	20	22	42
FCAID-0316	Municipal Yard	Municipal Yard	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						2	Int/Ext doors are worn, consider replacement throughout.	2019	4	3	1	3	0.00	$132,536	40	42	82
FCAID-0716	Municipal Yard	Municipal Yard	Wall mounted, serves Fleet Services Office		Condensing Unit	HVAC	Mechanical	Lennox	5186K02044	HS16-311V-4P	1/4 HP, 2.5 Tons	1986	4		2021	4	3	3	3	0.00	$10,000	15	19	34
FCAID-0720	Municipal Yard	Municipal Yard	Roof		Condensing Unit	HVAC	Mechanical	ICECO	6931 M480536614	10AJB18A05	1/6 HP, 18,000 BTU/hr	2005	7		2024	3	3	3	3	0.00	$6,000	20	27	47
FCAID-0721	Municipal Yard	Municipal Yard	Garage (1977 Addition)		Condensing Unit	HVAC	Mechanical	Goodman	9709041827	CK24-1B	1/6 HP, 24,000 BTU/hr	2003	6		2023	4	3	3	3	0.00	$8,000	20	26	46
FCAID-0349	Municipal Yard	Municipal Yard	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						1	Repair brick veneer.	2018	5	2	1	3	0.00	$84,341	12	13	25
FCAID-0375	Municipal Yard	Municipal Yard	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						7		2024	3	4	3	3	0.00	$96,390	20	27	47
FCAID-0426	Municipal Yard	Municipal Yard	Interior	N/A	Flooring	Flooring	Interiors						1		2018	5	3	1	3	0.00	$120,488	15	16	31
FCAID-0454	Municipal Yard	Municipal Yard	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						2		2019	4	4	1	3	0.00	$321,300	20	22	42
FCAID-0479	Municipal Yard	Municipal Yard	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						2		2019	4	3	1	3	0.00	$48,195	10	12	22
FCAID-0505	Municipal Yard	Municipal Yard	Interior	N/A	Lighting	Lighting	Electrical						3	Upgrade to LED.	2020	3	4	3	3	0.00	$240,975	20	23	43
FCAID-0525	Municipal Yard	Municipal Yard	Exterior	N/A	Parking Lots Striping	Parking Lots	Site						4		2021	2	2	1	3	0.00	$3,000	6	10	16
FCAID-0540	Municipal Yard	Municipal Yard	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site						4		2021	4	3	1	3	0.00	$252,000	20	24	44
FCAID-0560	Municipal Yard	Municipal Yard	Exterior	N/A	Roof	Roof	Exteriors						6		2023	3	4	1	3	0.00	$1,688,400	20	26	46
FCAID-0587	Municipal Yard	Municipal Yard	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						7		2024	3	3	2	3	0.00	$178,322	15	22	37
FCAID-0614	Municipal Yard	Municipal Yard	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical						7		2024	3	3	4	3	0.00	$159,044	18	25	43
FCAID-0188	Municipal Yard	Municipal Yard	Building and Sign (Locker Rm)		Exhaust Fan	HVAC	Mechanical	Dayton		2C1078	1/30 HP, 400 CFM	1977	1		2018	5	2	2	3	0.00	$500	25	26	51
FCAID-0818	Municipal Yard	Municipal Yard	Inventory South		Exhaust Fan	HVAC	Mechanical	Dayton		4C358A	1/4 HP, 600 CFM	1999	6	24 inch shutter mounted	2023	3	2	2	3	0.00	$3,800	25	31	56
FCAID-0819	Municipal Yard	Municipal Yard	Tire Shop		Exhaust Fan	HVAC	Mechanical	Century	01614M1	F48U63A01	1/4 HP, 600 CFM	2014	21		2038	1	2	2	3	0.00	$3,800	25	46	71

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0821	Municipal Yard	Municipal Yard	Small Engine Repair		Exhaust Fan	HVAC	Mechanical	Westinghouse			1/4 HP, 600 CFM	1977	6	Mounted in corner with long ducting coming off	2023	3	2	2	3	0.00	$3,800	25	31	56
FCAID-0826	Municipal Yard	Municipal Yard	Roof		Exhaust Fan	HVAC	Mechanical	Dayton	13002607 1209	5DVT0	1/4 HP, 1300 CFM	2009	16		2033	2	2	2	3	0.00	$3,800	25	41	66
FCAID-0400	Municipal Yard	Municipal Yard	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety						16		2033	3	5	3	3	0.00	$337,365	40	56	96
FCAID-0926	Municipal Yard	Municipal Yard	North Side Exterior		Generator	Emergency Power	Electrical	Caterpillar	2WB16702	9Y-8247	256KW, 462 A	1995	5	Installed 2015 but 20 years old at time of purchase	2022	4	5	5	3	0.00	$120,000	20	25	45
FCAID-0755	Municipal Yard	Municipal Yard	Small Engine Repair	Panel P1(F)	Electrical Panel	Distribution	Electrical	Square D	417573		200A, 220V	1977	7	Tag says "All Off"	2024	4	3	3	3	0.00	$5,500	30	37	67
FCAID-0781	Municipal Yard	Municipal Yard	Building and Sign	Panel P2-B	Electrical Panel	Distribution	Electrical	Kinney	BE-316253		225A, 120/240	1977	7		2024	4	3	3	3	0.00	$6,000	30	37	67
FCAID-0782	Municipal Yard	Municipal Yard	Building and Sign	Panel P2-A	Electrical Panel	Distribution	Electrical	Kinney	BE-316254		225A, 120/240	1977	7		2024	4	3	3	3	0.00	$6,000	30	37	67
FCAID-0783	Municipal Yard	Municipal Yard	Garage (1977 Addition)	Panel L-6B	Electrical Panel	Distribution	Electrical	Kinney	BG-103821		225A, 120/240	1958	1		2018	5	3	3	3	0.00	$6,000	30	31	61
FCAID-0784	Municipal Yard	Municipal Yard	Garage (Original)	Panel P-2C	Electrical Panel	Distribution	Electrical	Eaton		PRL-1A	225A, 120/240	2006	18	Serves air compressor tire shop	2035	2	3	3	3	0.00	$6,000	30	48	78
FCAID-0785	Municipal Yard	Municipal Yard	Basement Boiler Room	Panel P1(G)	Electrical Panel	Distribution	Electrical	Kinney			225A, 120/240	1977	7		2024	4	3	3	3	0.00	$6,000	30	37	67
FCAID-0808	Municipal Yard	Municipal Yard	Small Engine Repair	Panel P1-C	Electrical Panel	Distribution	Electrical	Cutler-Hammer			60A, 120/240	1977	7		2024	4	2	3	3	0.00	$2,500	30	37	67
FCAID-0815	Municipal Yard	Municipal Yard	Exterior	N/A	Windows	Windows	Exteriors						5	Repair windows, reseal, recaulk.	2022	4	3	1	3	0.00	$208,845	50	55	105
FCAID-0890	Municipal Yard	Municipal Yard	Inventory North		Exhaust Fan	HVAC	Mechanical	Venlo-Holland			1/20 HP, 200 CFM	1977	8		2025	3	2	2	3	0.00	$1,200	25	33	58
FCAID-1358	Municipal Yard	Municipal Yard	Equipment Repair (SW Corner)		Exhaust Fan	HVAC	Mechanical				1/8 HP, 400 CFM	1977	4		2021	4	2	2	3	0.00	$1,200	25	29	54
FCAID-1366	Municipal Yard	Municipal Yard	Small Break Room (Small Engine Repair)		Exhaust Fan	HVAC	Mechanical				1/20 HP, 200 CFM	1977	8		2025	3	2	2	3	0.00	$500	25	33	58
FCAID-1367	Municipal Yard	Municipal Yard	Men's Bathroom (small engine repair)		Exhaust Fan	HVAC	Mechanical				1/20 HP, 200 CFM	1977	4	Vents out to garage	2021	4	2	2	3	0.00	$500	25	29	54
FCAID-1377	Municipal Yard	Municipal Yard	Building and Sign		Exhaust Fan	HVAC	Mechanical				1/20 HP, 200 CFM	1977	8		2025	3	2	2	3	0.00	$1,200	25	33	58
FCAID-1383	Municipal Yard	Municipal Yard	Garage (1977 Addition)	EF-3	Exhaust Fan	HVAC	Mechanical				1/4 HP, 800 CFM	1977	4		2021	4	2	2	3	0.00	$1,200	25	29	54
FCAID-1384	Municipal Yard	Municipal Yard	Water Dept.		Exhaust Fan	HVAC	Mechanical				1/4 HP, 800 CFM	1977	4		2021	4	2	2	3	0.00	$1,200	25	29	54
FCAID-1390	Municipal Yard	Municipal Yard	Garage (Original)	EF-1	Exhaust Fan	HVAC	Mechanical	Peerless		245C	1/4 HP, 800 CFM	1977	4		2021	4	2	2	3	0.00	$1,200	25	29	54
FCAID-1391	Municipal Yard	Municipal Yard	Garage (Original)	EF-2	Exhaust Fan	HVAC	Mechanical				1/4 HP, 800 CFM	1977	4		2021	4	2	2	3	0.00	$1,200	25	29	54
FCAID-1392	Municipal Yard	Municipal Yard	Roof		Exhaust Fan	HVAC	Mechanical				1/4 HP, 1300 CFM	2001	8		2025	3	2	2	3	0.00	$6,500	25	33	58
FCAID-1401	Municipal Yard	Municipal Yard	Roof		Exhaust Fan	HVAC	Mechanical					1977	1		2018	5	2	2	3	0.00	$2,800	25	26	51
FCAID-1429	Municipal Yard	Municipal Yard	Roof		Exhaust Fan	HVAC	Mechanical				Fractional HP, 200 CFM	1977	1		2018	5	2	2	3	0.00	$2,800	25	26	51
FCAID-1433	Municipal Yard	Municipal Yard	Roof		Exhaust Fan	HVAC	Mechanical				1/4 HP, 1300 CFM	2001	8		2025	3	2	2	3	0.00	$6,500	25	33	58
FCAID-0025	Municipal Yard	Municipal Yard	Equipment Repair		Unit Heater	HVAC	Mechanical	Advanced Distributor Products	5608B16757	SEP-300A-5	1 HP, 241,500 BTU/hr	2008	10		2027	3	2	2	3	0.00	$5,000	20	30	50
FCAID-0026	Municipal Yard	Municipal Yard	Equipment Repair		Unit Heater	HVAC	Mechanical	Advanced Distributor Products	5611A02487	SEP-345A-6	1 HP, 276,000 BTU/hr	2012	14		2031	2	2	2	3	0.00	$5,000	20	34	54
FCAID-0027	Municipal Yard	Municipal Yard	Equipment Repair		Unit Heater	HVAC	Mechanical	Advanced Distributor Products	5611A00735	SEP-345A-6	1 HP, 276,000 BTU/hr	2012	14		2031	2	2	2	3	0.00	$5,000	20	34	54
FCAID-0037	Municipal Yard	Municipal Yard	Water Dept.		Unit Heater	HVAC	Mechanical	Dayton	C0683961301 1003	5YH20	1/12 HP, 84,000 BTU/hr	2006	8		2025	3	2	2	3	0.00	$2,500	20	28	48
FCAID-0065	Municipal Yard	Municipal Yard	Building and Sign		Unit Heater	HVAC	Mechanical	Vulcan	K0559244100 1001	HV-048	1/20 HP, 48,000 BTU/hr	2005	7		2024	3	2	2	3	0.00	$1,500	20	27	47
FCAID-0066	Municipal Yard	Municipal Yard	Building and Sign (Locker Rm)		Unit Heater	HVAC	Mechanical	Trane	F08H37314	UHSB0601TAA	1/20 HP, 60,000 BTU/hr	2008	10		2027	3	2	2	3	0.00	$1,800	20	30	50
FCAID-0068	Municipal Yard	Municipal Yard	Small Engine Repair		Unit Heater	HVAC	Mechanical	Trane	F08H37312	UHSB0601TAA	1/20 HP, 60,000BTU/hr	2008	10		2027	3	2	2	3	0.00	$1,800	20	30	50
FCAID-0069	Municipal Yard	Municipal Yard	Small Engine Repair		Unit Heater	HVAC	Mechanical	Trane	F08H37315	UHSB0601TAA	1/20 HP, 60,000BTU/hr	2008	10		2027	3	2	2	3	0.00	$1,800	20	30	50
FCAID-0070	Municipal Yard	Municipal Yard	Lunch Room		Unit Heater	HVAC	Mechanical	Trane	F08H37307	UHSB0721TAA	1/20 HP, 71,000 BTU/hr	2008	10		2027	3	2	2	3	0.00	$1,800	20	30	50
FCAID-0072	Municipal Yard	Municipal Yard	Inventory North		Unit Heater	HVAC	Mechanical	Trane		UHSB0721TAA	1/20 HP, 71,000 BTU/hr	2008	10		2027	3	2	2	3	0.00	$1,800	20	30	50

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FCAID-0902	Municipal Yard	Municipal Yard	Mezzanine		Expansion Tank	HVAC	Mechanical	Wessels		NTA-80	80 Gal	2008	20		2037	2	1	3	3	0.00	$7,000	30	50	80
FCAID-0035	Municipal Yard	Municipal Yard	Equipment Repair	MUA-3	Make Up Air Unit	HVAC	Mechanical	Captive-Aire Systems	142779-1	NHMUA-12-15	1.5 HP, 369,360 BTU/hr	2001	3	Possibly not used due to fault; Tag says "Power Ventilator" Gas Burning Direct Fired Heater'	2020	4	5	4	3	0.00	$107,625	20	23	43
FCAID-0051	Municipal Yard	Municipal Yard	Garage (Original)	MUA-2	Make Up Air Unit	HVAC	Mechanical				1.5 HP, 369,360 BTU/hr	2001	3		2020	4	5	4	3	0.00	$107,625	20	23	43
FCAID-0086	Municipal Yard	Municipal Yard	Garage (1977 Addition)		Make Up Air Unit	HVAC	Mechanical	Titan			1.5 HP, 369,360 BTU/hr	2011	13	Serves spray booth	2030	3	5	4	3	0.00	$39,500	20	33	53
FCAID-0115	Municipal Yard	Municipal Yard	Garage (Original)	MUA-1	Make Up Air Unit	HVAC	Mechanical	Applied Air Systems			1.5 HP, 369,360 BTU/hr	2001	3		2020	4	5	4	3	0.00	$107,625	20	23	43
FCAID-0879	Municipal Yard	Municipal Yard	Roof		PRV	HVAC	Mechanical	Dayton			7.5 HP	2001	12		2029	2	5	3	3	0.00	$44,000	25	37	62
FCAID-0950	Municipal Yard	Municipal Yard	Mezzanine		Pump	HVAC	Mechanical	Webster	6J81	C48H2EC11	1/3 HP, 40 GPM	1981	3	Might serve fire suppression	2020	4	2	3	3	0.00	$2,200	25	28	53
FCAID-0962	Municipal Yard	Municipal Yard	Mezzanine		Pump	HVAC	Mechanical	B&G	A41	PL-36	1/6 HP, 40 GPM	2014	21		2038	1	2	3	3	0.00	$1,800	25	46	71
FCAID-0973	Municipal Yard	Municipal Yard	Garage (Original)		Pump	HVAC	Mechanical	Baldor	F591	M2513T	15 HP, 300 GPM	2013	3	2013: New belt and unloader valve; New starter assembly 12/17	2020	4	3	3	3	0.00	$14,000	25	28	53
FCAID-0987	Municipal Yard	Municipal Yard	Mezzanine		Pump	HVAC	Mechanical	B&G	K31	PL-130	2/5 HP, 130 GPM	2014	21		2038	1	2	3	3	0.00	$2,300	25	46	71
FCAID-0988	Municipal Yard	Municipal Yard	Mezzanine		Pump	HVAC	Mechanical	B&G	M51	PL-55	2/5 HP, 50 GPM	2018	25		2042	1	2	3	3	0.00	$2,300	25	50	75
FCAID-0990	Municipal Yard	Municipal Yard	Mezzanine	Pump 3	Pump	HVAC	Mechanical	Emerson		B-071	3 HP, 15 GPM	2008	15		2032	2	2	3	3	0.00	$8,600	25	40	65
FCAID-0991	Municipal Yard	Municipal Yard	Mezzanine	Pump 4	Pump	HVAC	Mechanical	Emerson		B-071	3 HP, 15 GPM	2008	15		2032	2	2	3	3	0.00	$8,600	25	40	65
FCAID-0019	Municipal Yard	Municipal Yard	Over vehicle entry		Radiant Tube Heater	HVAC	Mechanical	CoRayVac	0808-027-080-0040	CRVB1/2	120,000 BTU/hr	2008	8		2025	3	3	3	3	0.00	$6,000	18	26	44
FCAID-0088	Municipal Yard	Municipal Yard	Garage (1977 Addition)		Radiant Tube Heater	HVAC	Mechanical	Roberts Gordon	0712-003	RP203	3/4 HP, 100,000 BTU/hr	2008	8		2025	3	3	3	3	0.00	$6,000	18	26	44
FCAID-0012	Municipal Yard	Municipal Yard	Roof		Split System Condensing Unit	HVAC	Mechanical	NCP			12,500 BTU/hr	2005	2	Serves Inventory Office	2019	3	3	4	3	0.00	$5,000	15	17	32
FCAID-0128	Municipal Yard	Municipal Yard	Garage (1977 Addition)		Split System Condensing Unit	HVAC	Mechanical	Panasonic	6854100264	CU-S9NKU-1	8500 BTU/hr	2013	15		2032	2	3	4	3	0.00	$3,750	20	35	55
FCAID-0038	Municipal Yard	Municipal Yard	Mezzanine		Split System Condensing Unit	HVAC	Mechanical	Friedrich	LDAC01563	MR09C1E	9400 BTU/hr	2001	6	Serves office space below mezzanine by	2023	3	3	4	3	0.00	$3,750	15	21	36
FCAID-0002	Municipal Yard	Municipal Yard	Inventory Office		Split System Evaporative Unit	HVAC	Mechanical	NCP	51249500234		12,500 BTU/hr	2005	2		2019	3	3	4	3	0.00	$5,000	15	17	32
FCAID-0011	Municipal Yard	Municipal Yard	Conference Room		Split System Evaporative Unit	HVAC	Mechanical	NCP		S240A-13K11-I	12,500 BTU/hr	2005	2		2019	3	3	4	3	0.00	$5,000	15	17	32
FCAID-0100	Municipal Yard	Municipal Yard	Admin Office		Split System Evaporative Unit	HVAC	Mechanical	Friedrich	LDBC01441	MW09C1E	3/4 Ton	2001	6		2023	3	3	4	3	0.00	$3,750	15	21	36
FCAID-0039	Municipal Yard	Municipal Yard	Mezzanine		Split System Evaporative Unit	HVAC	Mechanical	Friedrich		MW09C1E	9400 BTU/hr	2001	6		2023	3	3	4	3	0.00	$3,750	15	21	36
FCAID-0040	Municipal Yard	Municipal Yard	Forestry Office		Split System Evaporative Unit	HVAC	Mechanical	Panasonic	249801012		9401 BTU/hr	2013	10		2027	3	3	4	3	0.00	$3,750	15	25	40
FCAID-0094	Municipal Yard	Municipal Yard	Electrical		Unit Heater	HVAC	Mechanical	Dayton	M0800883474037005	5PV28A	1/3 HP, 144,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,000	20	30	50
FCAID-0095	Municipal Yard	Municipal Yard	Electrical (Parts cage)		Unit Heater	HVAC	Mechanical	Dayton	M0800883474037001	5PV28A	1/3 HP, 144,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,000	20	30	50
FCAID-0097	Municipal Yard	Municipal Yard	Inventory South		Unit Heater	HVAC	Mechanical	Dayton	M0800883474037004	5PV28A	1/3 HP, 144,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,000	20	30	50
FCAID-0099	Municipal Yard	Municipal Yard	Inventory South		Unit Heater	HVAC	Mechanical	Trane			1/3 HP, 144,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,000	20	30	50
FCAID-0101	Municipal Yard	Municipal Yard	Building and Sign		Unit Heater	HVAC	Mechanical	Dayton	J0800860652025006	5PV29A	1/3 HP, 156,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,000	20	30	50
FCAID-0106	Municipal Yard	Municipal Yard	Electrical		Unit Heater	HVAC	Mechanical	Trane	F08H37317	UHSB1801TAA	1/3 HP, 180,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,000	20	30	50
FCAID-0151	Municipal Yard	Municipal Yard	Lunch Room		Unit Heater	HVAC	Mechanical	Trane			1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50
FCAID-0157	Municipal Yard	Municipal Yard	Locker Hallway		Unit Heater	HVAC	Mechanical	Trane	F08H37305	UHSB0361TAA	1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50
FCAID-0162	Municipal Yard	Municipal Yard	Men's Bathroom		Unit Heater	HVAC	Mechanical	Trane			1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50
FCAID-0163	Municipal Yard	Municipal Yard	Forestry Office		Unit Heater	HVAC	Mechanical	Trane	F08H37309	UHSB0361TAA	1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50

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FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx. Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0168	Municipal Yard	Municipal Yard	Forestry Office		Unit Heater	HVAC	Mechanical	Trane	F08H37310	UHSB0361TAA	1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50
FCAID-0170	Municipal Yard	Municipal Yard	Tire Shop		Unit Heater	HVAC	Mechanical	Trane	F08H37308	UHSB0361TAA	1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50
FCAID-0177	Municipal Yard	Municipal Yard	Water Dept.		Unit Heater	HVAC	Mechanical	Trane	F08H37310	UHSB0361TAA	1/47 HP, 36,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$1,500	20	30	50
FCAID-0133	Municipal Yard	Municipal Yard	Basement Electrical Room	P1	Switchboard	Supply	Electrical	Square D	417558	6769	225A, 120/240	1977	1		2018	5	5	5	3	0.00	$6,000	40	41	81
FCAID-0134	Municipal Yard	Municipal Yard	Basement Electrical Room	P2	Switchboard	Supply	Electrical	Square D	417558	6769	225A, 120/240	1977	1		2018	5	5	5	3	0.00	$6,000	40	41	81
FCAID-0135	Municipal Yard	Municipal Yard	Basement Electrical Room	Panel P-B	Switchboard	Supply	Electrical	Cutler-Hammer		PRL4B	1000A, 240V	1995	17		2034	2	5	5	3	0.00	$45,000	40	57	97
FCAID-0136	Municipal Yard	Municipal Yard	Basement Electrical Room	Panel ML	Switchboard	Supply	Electrical	Eaton		PRL4	800A, 120/208	2015	37		2054	1	5	5	3	0.00	$32,000	40	77	117
FCAID-0140	Municipal Yard	Municipal Yard	Basement Electrical Room	L-1	Switchboard	Supply	Electrical	Square D	417569	6669	225 A, 240V	1977	1		2018	5	5	5	3	0.00	$6,000	40	41	81
FCAID-0141	Municipal Yard	Municipal Yard	Basement Electrical Room	L-2	Switchboard	Supply	Electrical	Square D		6669	225 A, 240V	1977	1		2018	5	5	5	3	0.00	$6,000	40	41	81
FCAID-1343	Municipal Yard	Municipal Yard	Garage (Original)		Water Heater	Plumbing	Mechanical	Ruud	0595G04265	RFD76-200-1	199,900 BTU/hr, 76 Gal	1995	4		2021	4	3	4	3	0.00	$10,000	15	19	34
FCAID-1349	Municipal Yard	Municipal Yard	Basement Electrical Room		Water Heater	Plumbing	Mechanical	GSW	9811179076	G540LDE	4500 W, 40 Gal	1998	4		2021	4	3	4	3	0.00	$6,800	15	19	34
FCAID-1376	Municipal Yard	Municipal Yard	Basement Boiler Room		Water Heater	Plumbing	Mechanical	Bradford White	LK35145668	D75T1253N	75 Gal, 125,000 BTU/hr	2015	12		2029	2	3	4	3	0.00	$9,500	15	27	42
FCAID-1082	Municipal Yard	Municipal Yard	Equipment Repair		Unit Heater	HVAC	Mechanical	Dayton		5PV28A	1/3 HP, 144,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,200	20	30	50
FCAID-1083	Municipal Yard	Municipal Yard	Wash Bay		Unit Heater	HVAC	Mechanical	Modine				1977	1		2018	5	3	2	3	0.00	$3,200	20	21	41
FCAID-1084	Municipal Yard	Municipal Yard	Small Engine Repair		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	1977	4		2021	4	3	2	3	0.00	$3,200	20	24	44
FCAID-1085	Municipal Yard	Municipal Yard	Small Engine Repair		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	1977	4		2021	4	3	2	3	0.00	$3,200	20	24	44
FCAID-1086	Municipal Yard	Municipal Yard	Small Break Room (Small Engine Repair)		Unit Heater	HVAC	Mechanical	American Air Filter		SAYU-1011	1/8 HP, 42,000 BTU/hr	2002	4		2021	3	3	2	3	0.00	$2,800	20	24	44
FCAID-1087	Municipal Yard	Municipal Yard	Electrical		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	1977	4		2021	4	3	2	3	0.00	$3,200	20	24	44
FCAID-1351	Municipal Yard	Municipal Yard	Electrical		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	1977	4		2021	4	3	2	3	0.00	$3,200	20	24	44
FCAID-1352	Municipal Yard	Municipal Yard	Electrical		Unit Heater	HVAC	Mechanical	American Air Filter		SAYU-1011	1/8 HP, 42,000 BTU/hr	2002	8		2025	3	3	2	3	0.00	$2,800	20	28	48
FCAID-1353	Municipal Yard	Municipal Yard	Building and Sign (paint booth)		Unit Heater	HVAC	Mechanical	American Air Filter		SAYU-1011	1/8 HP, 42,000 BTU/hr	2002	8		2025	3	3	2	3	0.00	$2,800	20	28	48
FCAID-1354	Municipal Yard	Municipal Yard	Water Dept.		Unit Heater	HVAC	Mechanical	Dayton		5PV28A	1/3 HP, 144,000 BTU/hr	2008	10		2027	3	3	2	3	0.00	$3,200	20	30	50
FCAID-1418	Municipal Yard	Municipal Yard	Garage (Original)		Pump	HVAC	Mechanical	Emerson			1/2 HP, 80 GPM	1977	1		2018	5	2	3	3	0.00	$3,500	25	26	51
FCAID-1419	Municipal Yard	Municipal Yard	Garage (Original)		Pump	HVAC	Mechanical	Baldor			1/2 HP, 80 GPM	1977	1		2018	5	2	3	3	0.00	$3,500	25	26	51
FCAID-1420	Municipal Yard	Municipal Yard	Garage (Original)		Pump	HVAC	Mechanical	Peerless			1/2 HP, 80 GPM	1977	1		2018	5	2	3	3	0.00	$3,500	25	26	51
FCAID-1431	Municipal Yard	Municipal Yard	Water Dept.		Water Heater	Plumbing	Mechanical				60,000 BTU/hr	1977	2		2019	4	3	4	3	0.00	$1,200	15	17	32
FCAID-0108	Municipal Yard	North Garage	Western End	Panel-1B	Electrical Panel	Distribution	Electrical	Square D			100A, 120/240	2010	22		2039	2	3	3	1	0.00	$3,500	30	52	82
FCAID-0158	Municipal Yard	North Garage	Weld Bay		Fume Collector	HVAC	Mechanical	Donaldson Torit				2002	8		2025	4	4	1	1	0.00	$28,000	24	32	56
FCAID-0159	Municipal Yard	North Garage	Weld Bay		Waste Oil Furnace	HVAC	Mechanical	Clean Burn		CB-2500	250,000 BTU/hr	2010	10		2027	3	2	3	1	0.00	$52,083	18	28	46
FCAID-0250	Municipal Yard	North Garage	Weld Bay		Electrical Panel	Distribution	Electrical	Federal Pacific		Type NALP	200A, 120/240	1958	1		2018	5	3	3	1	0.00	$5,500	30	31	61
FCAID-0252	Municipal Yard	North Garage	Weld Bay	Sub-Panel B	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1977	7		2024	4	3	3	1	0.00	$5,500	30	37	67
FCAID-0292	Municipal Yard	North Garage	Ceiling	N/A	Ceilings	Ceilings	Interiors						15		2032	2	2	1	1	0.00	$2,600	20	35	55
FCAID-0317	Municipal Yard	North Garage	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						3		2020	4	3	1	1	0.00	$48,675	40	43	83
FCAID-0350	Municipal Yard	North Garage	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						10		2027	2	2	1	1	0.00	$30,975	12	22	34
FCAID-0376	Municipal Yard	North Garage	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						6		2023	3	4	3	1	0.00	$5,900	20	26	46

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FCAID-0427	Municipal Yard	North Garage	Interior	N/A	Flooring	Flooring	Interiors						15	Concrete slab.	2032	2	3	1	1	0.00	$0	15	30	45
FCAID-0506	Municipal Yard	North	Interior	N/A	Lighting	Lighting	Electrical						4	Upgrade to LED.	2021	3	4	3	1	0.00	$44,250	20	24	44
FCAID-0561	Municipal Yard	North	Exterior	N/A	Roof	Roof	Exteriors						10		2027	3	4	1	1	0.00	$265,500	20	30	50
FCAID-0588	Municipal Yard	North Garage	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical						5		2022	3	3	2	1	0.00	$32,745	15	20	35
FCAID-0806	Municipal Yard	North Garage	Weld Bay		Electrical Panel	Distribution	Electrical	Square D			400A, 120/240	1977	7		2024	4	4	3	1	0.00	$20,000	30	37	67
FCAID-0807	Municipal Yard	North Garage	Eastern end	Panel-1A	Electrical Panel	Distribution	Electrical	Cutler-Hammer			60A, 120/208	1977	7		2024	4	2	3	1	0.00	$2,500	30	37	67
FCAID-0156	Municipal Yard	North Garage	Weld Bay		Make Up Air Unit	HVAC	Mechanical				1.5 HP, 369,360 BTU/hr	2001	9		2026	3	5	4	1	0.00	$18,600	20	29	49
FCAID-1053	Municipal Yard	North Garage	Weld Bay		Transformer	Supply	Electrical	Square D		Type AA	45 KVA	1990	6		2023	3	4	5	1	0.00	$7,000	30	36	66
FCAID-1066	Municipal Yard	North Garage	Eastern end		Unit Heater	HVAC	Mechanical	Marley		HUH-524T	5 KW	1977	6		2023	3	2	1	1	0.00	$500	15	21	36
FCAID-1359	Municipal Yard	North Garage	Western End		Electrical Panel	Distribution	Electrical	Cutler-Hammer			60A, 120/240	1990	9		2026	4	2	3	1	0.00	$2,500	30	39	69
FCAID-1373	Municipal Yard	North Garage	Western End		Electrical Panel	Distribution	Electrical	Cutler-Hammer			60A, 120/240	1990	9		2026	4	2	3	1	0.00	$2,500	30	39	69
FCAID-1374	Municipal Yard	North Garage	Western End		Electrical Panel	Distribution	Electrical	Cutler-Hammer			60A, 120/240	1990	9		2026	4	2	3	1	0.00	$2,500	30	39	69
FCAID-1360	Municipal Yard	North Garage	Weld Bay		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	2002	4		2021	4	3	1	1	0.00	$3,200	20	24	44
FCAID-1361	Municipal Yard	North Garage	Western End		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	2002	4		2021	4	1	1	1	0.00	$3,200	20	24	44
FCAID-1362	Municipal Yard	North Garage	Western End		Unit Heater	HVAC	Mechanical	Modine			47,000 BTU/hr	2002	4		2021	4	1	1	1	0.00	$3,200	20	24	44
FCAID-0113	Municipal Yard	Fuel Station	Wall		Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A, 120/240	1968	7		2024	3	3	3	3	3.65	$3,500	30	37	67
FCAID-0171	Municipal Yard	Fuel Station	Inside		Furnace	HVAC	Mechanical	Thermal Zone	GY5D302F250706166	TZ91UP453TA	1/2 HP, 45,000 BTU/hr, 1195 CFM	2014	14		2031	2	3	3	3	3.65	$13,125	18	32	50
FCAID-0294	Municipal Yard	Fuel Station	Ceiling	N/A	Ceilings	Ceilings	Interiors						5		2022	4	2	1	3	3.65	$309	20	25	45
FCAID-0319	Municipal Yard	Fuel Station	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware						11		2028	3	3	1	3	3.65	$1,133	40	51	91
FCAID-0352	Municipal Yard	Fuel Station	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors						3		2020	4	2	1	3	3.65	$721	12	15	27
FCAID-0457	Municipal Yard	Fuel Station	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors						5		2022	4	4	1	3	3.65	$4,120	20	25	45
FCAID-0482	Municipal Yard	Fuel Station	Interior	N/A	Interior Finishes	Interior Finishes	Interiors						5		2022	4	3	1	3	3.65	$618	10	15	25
FCAID-0508	Municipal Yard	Fuel Station	Interior	N/A	Lighting	Lighting	Electrical						10		2027	3	4	3	3	3.65	$1,030	20	30	50
FCAID-0563	Municipal Yard	Fuel Station	Exterior	N/A	Roof	Roof	Exteriors						10		2027	3	4	1	3	3.65	$2,060	20	30	50
FCAID-1032	Municipal Yard	Fuel Station	Exterior	N/A	Windows	Windows	Exteriors						25		2042	3	3	1	3	3.65	$1,785	50	75	125
FCAID-1068	Municipal Yard	Fuel Station	Ceiling		Unit Heater	HVAC	Mechanical	Dayton		3E042B	5000W	1968	3		2020	4	2	2	3	3.65	$500	15	18	33
FCAID-1378	Police and Vets Park	Police and Vets Park	Vestibule	EBB-1	Baseboard Radiation	HVAC	Mechanical	Q Mark		QMKC2506W	1.5 KW, 6 ft	2004	10		2027	2	3	2	4	0.01	$1,500	15	25	40
FCAID-1379	Police and Vets Park	Police and Vets Park	Vestibule	EBB-2	Baseboard Radiation	HVAC	Mechanical	Q Mark		QMKC2506W	1.5 KW, 6 ft	2004	10		2027	2	3	2	4	0.01	$1,500	15	25	40
FCAID-0205	Police and Vets Park	Police and Vets Park	Basement		Sump Pump	Plumbing	Mechanical	ProFlo			1/2 HP	1993	2		2019	4	2	3	4	0.01	$2,500	10	12	22
FCAID-0295	Police and Vets Park	Police and Vets Park	Ceiling	N/A	Ceilings	Ceilings	Interiors					2004	15		2032	2	2	1	4	0.01	$2,775	20	35	55
FCAID-0320	Police and	Police and	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardwa					2004	14		2031	3	3	1	4	0.01	$10,175	40	54	94
FCAID-0719	Police and Vets Park	Police and Vets Park	Outside	CU-3	Condensing Unit	HVAC	Mechanical	Trane	3391R0G5F	TTB018C1	1/6 HP, 1.5 Tons	2004	8		2025	2	3	3	4	0.01	$6,000	20	28	48
FCAID-0353	Police and Vets Park	Police and Vets Park	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1993	5		2022	3	2	1	4	0.01	$6,475	12	17	29
FCAID-0379	Police and Vets Park	Police and Vets Park	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					2004	8		2025	3	4	3	4	0.01	$3,700	20	28	48
FCAID-0725	Police and Vets Park	Police and Vets Park	Outside	CU-1	Condensing Unit	HVAC	Mechanical	Trane		2TTB0036A1	1/8 HP, 3 Tons	2004	8		2025	2	3	3	4	0.01	$6,000	20	28	48
FCAID-0726	Police and Vets Park	Police and Vets Park	Outside	CU-2	Condensing Unit	HVAC	Mechanical	Trane	42510XD5F	2TTB0036A1	1/8 HP, 3 Tons	2004	8		2025	2	3	3	4	0.01	$12,000	20	28	48
FCAID-0430	Police and Vets Park	Police and Vets Park	Interior	N/A	Flooring	Flooring	Interiors					2004	10		2027	2	3	1	4	0.01	$18,500	15	25	40
FCAID-0458	Police and Vets Park	Police and Vets Park	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors					2004	16		2033	2	4	1	4	0.01	$9,250	20	36	56

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0483	Police and Vets Park	Police and Vets Park	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					2004	7		2024	3	3	1	4	0.01	$5,550	10	17	27
FCAID-0509	Police and Vets Park	Police and Vets Park	Interior	N/A	Lighting	Lighting	Electrical					2004	5	Upgrade to LED.	2022	3	4	3	4	0.01	$9,250	20	25	45
FCAID-0564	Police and Vets Park	Police and Vets Park	Exterior	N/A	Roof	Roof	Exteriors					2004	12		2029	3	4	1	4	0.01	$51,000	20	32	52
FCAID-0591	Police and Vets Park	Police and Vets Park	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical					2004	8		2025	2	3	2	4	0.01	$3,423	15	23	38
FCAID-0618	Police and Vets Park	Police and Vets Park	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical					2017	8		2025	3	3	4	4	0.01	$2,035	18	26	44
FCAID-0752	Police and Vets Park	Police and Vets Park	Basement	Panel L-2	Electrical Panel	Distribution	Electrical	Cutler-Hammer			200A, 120/240	1993	5		2022	3	3	3	4	0.01	$5,500	30	35	65
FCAID-0753	Police and Vets Park	Police and Vets Park	Storage 110	Panel L-1	Electrical Panel	Distribution	Electrical	Square D		Series A1	200A, 120/240	1955	1	Well beyond recommended life. Replace.	2018	5	3	3	4	0.01	$5,500	30	31	61
FCAID-0868	Police and Vets Park	Police and Vets Park	Men's Bathroom	CEF-1	Exhaust Fan	HVAC	Mechanical	Broan		L-400	300 CFM	2004	11		2028	2	2	2	4	0.01	$2,800	25	36	61
FCAID-0869	Police and Vets Park	Police and Vets Park	Women's Bathroom	CEF-2	Exhaust Fan	HVAC	Mechanical	Broan		L-400	300 CFM	2004	11		2028	2	2	2	4	0.01	$2,800	25	36	61
FCAID-0881	Police and Vets Park	Police and Vets Park	Janitor Closet	CEF-3	Exhaust Fan	HVAC	Mechanical	Broan		L-150	75 CFM	2004	11		2028	2	2	2	4	0.01	$500	25	36	61
FCAID-1033	Police and Vets Park	Police and Vets Park	Exterior	N/A	Windows	Windows	Exteriors						20		2037	3	3	1	4	0.01	$48,100	50	70	120
FCAID-1370	Police and Vets Park	Police and Vets Park	Basement		Switchboard	Supply	Electrical	Cutler-Hammer			400A, 120/240	1993	15		2032	2	5	5	4	0.01	$20,000	40	55	95
FCAID-1345	Police and Vets Park	Police and Vets Park	Basement		Water Heater	Plumbing	Mechanical	Rheem	Q511440177	XE06P06PU20U0	2000W, 6 Gal	2014	11		2028	2	3	2	4	0.01	$1,200	15	26	41
FCAID-1355	Police and Vets Park	Police and Vets Park	Janitor Closet		Water Heater	Plumbing	Mechanical	Bradford White	ZM4009632	M130R6DS13	4500W, 30 Gal	2004	6		2023	2	3	2	4	0.01	$4,250	15	21	36
FCAID-1372	Police and Vets Park	Police and Vets Park	Basement	F-3	Furnace	HVAC	Mechanical	Trane	4291H1X7G	TUX080C942D3	80,000 BTU/hr (Heating), 36,000 BTU/hr (Cooling)	2004	7	New blower and board 2009	2024	3	3	3	4	0.01	$33,833	18	25	43
FCAID-1375	Police and Vets Park	Police and Vets Park	Storage 110	F-1	Furnace	HVAC	Mechanical	Trane		TUX040	40,000 BTU/hr (Heating), 18,000 BTU/hr (Cooling)	2004	7		2024	3	3	3	4	0.01	$11,667	18	25	43
FCAID-1382	Police and Vets Park	Police and Vets Park	Above ceiling	F-2	Furnace	HVAC	Mechanical	Trane		TUX040	40,000 BTU/hr (Heating), 18,000 BTU/hr (Cooling)	2004	4		2021	4	3	3	4	0.01	$11,667	18	22	40
FCAID-0253	Police HQ	Police HQ	Maint Super Office 043	AC-1	AC Unit	HVAC	Mechanical	Westinghouse			6000 BTU/hr	1995	1		2018	5	3	3	4	0.00	$2,500	15	16	31
FCAID-0254	Police HQ	Police HQ	Kennel		AC Unit	HVAC	Mechanical				6000 BTU/hr	1995	1		2018	5	3	3	4	0.00	$2,500	15	16	31
FCAID-0652	Police HQ	Police HQ	Toilet 044	BB-2	Baseboard Radiation	HVAC	Mechanical	Sterling		JVA-S14	2 linear ft, 1040 BTU/ft	1994	6		2023	3	3	2	4	0.00	$500	15	21	36
FCAID-0653	Police HQ	Police HQ	Maint Super Office 043	BB-1	Baseboard Radiation	HVAC	Mechanical	Sterling			3 linear ft, 1040 BTU/ft	1995	6		2023	3	3	2	4	0.00	$750	15	21	36
FCAID-0047	Police HQ	Police HQ	Mechanical Room	P-9	Pump	HVAC	Mechanical	B&G		Series 60-2" A	1.5 HP, 64 GPM	1995	8	Heat recovery 1&2	2025	3	2	3	4	0.00	$3,050	25	33	58
FCAID-0048	Police HQ	Police HQ	Boiler Room	P-5	Pump	HVAC	Mechanical	B&G		1510 2" AC	1.5 HP, 64GPM	2012	19	New seal 2015; motor original 1995	2036	3	2	3	4	0.00	$3,050	25	44	69
FCAID-0049	Police HQ	Police HQ	Boiler Room	P-6	Pump	HVAC	Mechanical	B&G		1510 2" AC	1.5 HP, 64GPM	1995	2		2019	5	2	3	4	0.00	$3,050	25	27	52
FCAID-0686	Police HQ	Police HQ	Vestibule	CUH-1	Cabinet Heater	HVAC	Mechanical	Sterling		W-1070-03	20 MBH, 335 CFM	1995	10		2027	2	2	2	4	0.00	$5,000	20	30	50
FCAID-0687	Police HQ	Police HQ	Corridor 054	CUH-3	Cabinet Heater	HVAC	Mechanical	Sterling		W-1070-03	20 MBH, 335 CFM	1995	10		2027	2	2	2	4	0.00	$5,000	20	30	50
FCAID-0263	Police HQ	Police HQ	Mechanical Room	AHU-6	Air Handling Unit	HVAC	Mechanical	York		AP105	5 HP, 348 MBH (Cooling), 381 MBH Heating, 5800 CFM	1995	10	Serves lcoker room	2027	2	5	4	4	0.00	$303,750	25	35	60
FCAID-0688	Police HQ	Police HQ	Corridor 036	CUH-2	Cabinet Heater	HVAC	Mechanical	Sterling		W-1070-03	20 MBH, 335 CFM	1995	10		2027	2	2	2	4	0.00	$5,000	20	30	50

Equipment Listing

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FCAID-0264	Police HQ	Police HQ	Mechanical Room	AHU-1	Air Handling Unit	HVAC	Mechanical	York		AP120	10 HP, 237 MBH (Cooling), 202 MBH (Heating), 6900 CFM	1995	10	Serves basement	2027	2	5	4	4	0.00	$182,917	25	35	60
FCAID-0265	Police HQ	Police HQ	Mechanical Room	AHU-2	Air Handling Unit	HVAC	Mechanical	York	CCDM-006993	AP305	15 HP, 361 MBH (Cooling), 951 MBH (Heating), 16,000 CFM	1995	10	Serves indoor range; size based on schedule	2027	2	5	4	4	0.00	$546,667	25	35	60
FCAID-0266	Police HQ	Police HQ	Mech Platform	AHU-3	Air Handling Unit	HVAC	Mechanical	York		AP215	ng), 309 MBH	1995	10		2027	2	5	4	4	0.00	$352,500	25	35	60
FCAID-0689	Police HQ	Police HQ	Corridor 062	CUH-5	Cabinet Heater	HVAC	Mechanical	Sterling		W-1070-03	20 MBH, 335 CFM	1995	10		2027	2	2	2	4	0.00	$5,000	20	30	50
FCAID-0690	Police HQ	Police HQ	016	CUH-4	Cabinet Heater	HVAC	Mechanical	Sterling		W-1070-03	20 MBH, 335 CFM	1995	10		2027	2	2	2	4	0.00	$5,000	20	30	50
FCAID-0691	Police HQ	Police HQ	Corridor 062	CUH-5	Cabinet Heater	HVAC	Mechanical	Sterling		W-1070-03	20 MBH, 335 CFM	1995	10		2027	2	2	2	4	0.00	$5,000	20	30	50
FCAID-0267	Police HQ	Police HQ	Above Dispatch	AHU-4	Air Handling Unit	HVAC	Mechanical	York		AP215	MBH (Cooling)	1995	10		2027	2	5	4	4	0.00	$19,583	25	35	60
FCAID-0032	Police HQ	Police HQ	Fleet Maintenance	EF-13	Exhaust Fan	HVAC	Mechanical	Loren Cook		120 SQIB	1 HP, 1177 CFM	1995	6	Inline; New motor 2001	2023	3	3	2	4	0.00	$8,500	25	31	56
FCAID-0005	Police HQ	Police HQ	Boiler Room	B-2	Boiler	HVAC	Mechanical	Thermal Solutions	65136821	EVA1500BN1	1,500,000 BTU/hr	2009	21		2038	2	5	5	4	0.00	$155,000	30	51	81
FCAID-0007	Police HQ	Police HQ	Boiler Room	B-1	Boiler	HVAC	Mechanical	Thermal Solutions	64974509	EVA1500BN1	1,500,000 BTU/hr	2009	21		2038	2	5	5	4	0.00	$155,000	30	51	81
FCAID-0165	Police HQ	Police HQ	Electrical Room	Panel EM/LS	Electrical Panel	Distribution	Electrical	GE		AXB7	125A, 120/208	2009	21		2038	2	3	3	4	0.00	$3,500	30	51	81
FCAID-0166	Police HQ	Police HQ	New Garage	Panel 1 X/C	Electrical Panel	Distribution	Electrical	GE		A Series II	125A, 120/208	2008	20		2037	2	3	3	4	0.00	$3,500	30	50	80
FCAID-0078	Police HQ	Police HQ	Toilet 085	EF-3	Exhaust Fan	HVAC	Mechanical	Loren Cook			1/2 HP, 1230 CFM	1995	6		2023	3	2	2	4	0.00	$4,500	25	31	56
FCAID-0180	Police HQ	Police HQ	Garage		Sump Pump	Plumbing	Mechanical				1/2 HP	2008	4		2021	3	2	3	4	0.00	$2,500	10	14	24
FCAID-0203	Police HQ	Police HQ	Dispatch	Panel UPS	Electrical Panel	Distribution	Electrical	Square D			125A. 120/208	2008	20		2037	2	3	3	4	0.00	$3,500	30	50	80
FCAID-0206	Police HQ	Police HQ	Mechanical Room		Water Heater	Plumbing	Mechanical	HTP	K03Q50043	PH199-119	199,000 BTU/hr, 119 Gal	2010	7		2024	3	3	4	4	0.00	$15,000	15	22	37
FCAID-0224	Police HQ	Police HQ	Boiler Room		Expansion Tank	HVAC	Mechanical	B&G		D-120V	120 Gal	1995	7		2024	3	1	3	4	0.00	$8,500	30	37	67
FCAID-0225	Police HQ	Police HQ	Mechanical Room		Expansion Tank	HVAC	Mechanical	Flexcon		WHV50	14 Gal	2003	15		2032	2	1	3	4	0.00	$300	30	45	75
FCAID-0256	Police HQ	Police HQ	Mechanical Room		Air Dryer	Air Dryer	Specialty	Hankinson			2 HP (x2)	1995	7		2024	3	1	4	4	0.00	$2,100	15	22	37
FCAID-0257	Police HQ	Police HQ	Boiler Room		Air Dryer	Air Dryer	Specialty	Domnick Hunter	3658760005	DRD35	1 HP	2008	13		2030	2	1	4	4	0.00	$3,000	15	28	43
FCAID-0703	Police HQ	Police HQ	Outside	CH-1	Chiller	HVAC	Mechanical	York	SEXM-954280	YLAA0170SE17XCA	170 Tons	2011	14	air cooled scroll	2031	2	5	5	4	0.00	$306,000	15	29	44
FCAID-0277	Police HQ	Police HQ	Mechanical Room		Air Separator	Plumbing	Mechanical	Rolairtrol		R-6	700 GPM	1995	8		2025	3	1	4	4	0.00	$3,500	20	28	48
FCAID-0296	Police HQ	Police HQ	Ceiling	N/A	Ceilings	Ceilings	Interiors					1995	14		2031	2	2	1	4	0.00	$42,954	20	34	54
FCAID-0321	Police HQ	Police HQ	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1995	23		2040	3	3	1	4	0.00	$157,498	40	63	103
FCAID-0354	Police HQ	Police HQ	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1995	9		2026	2	2	1	4	0.00	$100,226	12	21	33
FCAID-0380	Police HQ	Police HQ	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety						5		2022	4	4	3	4	0.00	$57,272	20	25	45
FCAID-0431	Police HQ	Police HQ	Interior	N/A	Flooring	Flooring	Interiors					1995	5		2022	4	3	1	4	0.00	$286,360	15	20	35
FCAID-0459	Police HQ	Police HQ	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors					1995	13		2030	2	4	1	4	0.00	$572,720	20	33	53
FCAID-0484	Police HQ	Police HQ	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					1995	8		2025	2	3	1	4	0.00	$85,908	10	18	28
FCAID-0510	Police HQ	Police HQ	Interior	N/A	Lighting	Lighting	Electrical					2017	4	Upgrade to LED.	2021	3	4	3	4	0.00	$143,180	20	24	44
FCAID-0527	Police HQ	Police HQ	Exterior	N/A	Parking Lots Striping	Parking Lots	Site					1995	2		2019	4	2	1	4	0.00	$3,000	6	8	14
FCAID-0542	Police HQ	Police HQ	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site					1995	7		2024	3	3	1	4	0.00	$165,000	20	27	47
FCAID-0565	Police HQ	Police HQ	Exterior	N/A	Roof	Roof	Exteriors					1995	10		2027	3	4	1	4	0.00	$900,000	20	30	50
FCAID-0592	Police HQ	Police HQ	Interior	N/A	Security/Access Control/Surveillance	Security/Access Control/Surveillance	Electrical					2017	7		2024	3	3	2	4	0.00	$105,953	15	22	37
FCAID-0619	Police HQ	Police HQ	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical					2017	7		2024	3	3	4	4	0.00	$94,499	18	25	43
FCAID-0635	Police HQ	Police HQ	Mechanical Room		Air Separator	Plumbing	Mechanical	Rolairtrol		R-2 1/2	115 GPM	1995	8	Servies HRC	2025	3	1	4	4	0.00	$2,000	20	28	48
FCAID-0636	Police HQ	Police HQ	Mechanical Room		Air Separator	Plumbing	Mechanical	Rolairtrol		IAS-1 1/4	25 GPM	1995	8		2025	3	1	4	4	0.00	$1,200	20	28	48
FCAID-0637	Police HQ	Police HQ	Boiler Room		Air Separator	Plumbing	Mechanical	B&G		R-6	700 GPM	1995	1	Showing leaks and rust	2018	5	1	4	4	0.00	$3,500	20	21	41
FCAID-0644	Police HQ	Police HQ	Electrical Room	ATS/LS	Automatic Transfer Switch	Emergency Power	Electrical	Kohler			100A, 120/208	2009	16		2033	2	4	5	4	0.00	$2,000	25	41	66
FCAID-0645	Police HQ	Police HQ	Electrical Room	ATS	Automatic Transfer Switch	Emergency Power	Electrical	Kohler			400A, 120/208	1995	6		2023	3	4	5	4	0.00	$5,000	25	31	56
FCAID-0827	Police HQ	Police HQ	New Garage Roof	PRV-1	Exhaust Fan	HVAC	Mechanical	Greenheck	115908570811	SB-131-4-X	1/4 HP, 1300 CFM	2008	15		2032	2	2	2	4	0.00	$3,800	25	40	65
FCAID-0828	Police HQ	Police HQ	New Garage Roof	PRV-2	Exhaust Fan	HVAC	Mechanical	Greenheck	115908580811	SB-131-4-X	1/4 HP, 1300 CFM	2008	15		2032	2	2	2	4	0.00	$3,800	25	40	65
FCAID-0838	Police HQ	Police HQ	Sallyport 3	EF-4	Exhaust Fan	HVAC	Mechanical	Loren Cook			1/4 HP, 360 CFM	1995	2		2019	5	2	2	4	0.00	$3,800	25	27	52

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FCAID-0841	Police HQ	Police HQ	Property Room	EF-8	Exhaust Fan	HVAC	Mechanical	Coolair	041095M19B320	U0U14H11E1231	1/4 HP, 500 CFM	1995	8		2025	3	2	2	4	0.00	$3,800	25	33	58
FCAID-0842	Police HQ	Police HQ	Bulk Storage	EF-15	Exhaust Fan	HVAC	Mechanical	Loren Cook			1/4 HP, 560 CFM	1995	8		2025	3	2	2	4	0.00	$3,800	25	33	58
FCAID-0844	Police HQ	Police HQ	Mechanical Room	EF-16	Exhaust Fan	HVAC	Mechanical	Loren Cook		120 SQIB	1/5 HP, 1177 CFM	1995	8	New motor 2009	2025	3	2	2	4	0.00	$3,400	25	33	58
FCAID-0845	Police HQ	Police HQ	Boiler Room	EF-14	Exhaust Fan	HVAC	Mechanical	Loren Cook			1/6 HP, 680 CFM	1995	8		2025	3	2	2	4	0.00	$3,200	25	33	58
FCAID-0848	Police HQ	Police HQ	Electrical Room		Exhaust Fan	HVAC	Mechanical	Fantech			1/8 HP, 300 CFM	2016	23		2040	1	2	2	4	0.00	$2,800	25	48	73
FCAID-0849	Police HQ	Police HQ	Mechanical Room	EF-1	Exhaust Fan	HVAC	Mechanical	Loren Cook		BSQ-420	10 HP, 15000 CFM	1995	8	Serves HRC-2 in exhaust duct	2025	3	2	2	4	0.00	$52,000	25	33	58
FCAID-0744	Police HQ	Police HQ	Toilet 086	C-2	Convector	HVAC	Mechanical	Sterling		Type W-A	1400 BTU/hr	1995	8		2025	3	3	4	4	0.00	$3,000	25	33	58
FCAID-0708	Police HQ	Police HQ	Mechanical Room		Air Compressor	Air Compressor	Specialty	Curtis			150 PSI, 80 Gal	1995	8	Motor replaced 1997; head replaced 2010	2025	3	2	4	4	0.00	$6,500	15	23	38
FCAID-0709	Police HQ	Police HQ	Boiler Room		Air Compressor	Air Compressor	Specialty	Ingersoll-Rand			10 HP, 200 PSI, 80 Gal	1995	10		2027	2	2	4	4	0.00	$6,500	15	25	40
FCAID-0745	Police HQ	Police HQ	Stair 009	C-3	Convector	HVAC	Mechanical	Sterling		Type W-A	1400 BTU/hr	1995	12		2029	2	3	4	4	0.00	$3,000	25	37	62
FCAID-0746	Police HQ	Police HQ	Stair 131	C-1	Convector	HVAC	Mechanical	Sterling			3300 BTU/hr	1995	12		2029	2	3	4	4	0.00	$3,000	25	37	62
FCAID-0329	Police HQ	Police HQ	South Elevator Room		Elevator	Conveyance	Specialty	Dover	EF2688	EP-060-15	15 HP	1995	12		2029	2	5	4	4	0.00	$40,000	35	47	82
FCAID-0405	Police HQ	Police HQ	Interior	N/A	Fire Sprinklers	Fire Sprinklers	Fire and Life Safety	USFP				1995	17		2034	3	5	3	4	0.00	$200,452	40	57	97
FCAID-0929	Police HQ	Police HQ	Sallyport		Generator	Emergency Power	Electrical	Kohler	363462	80RZ82	80 KW, 100 KVA	1995	3		2020	4	5	5	4	0.00	$35,000	20	23	43
FCAID-0770	Police HQ	Police HQ	Receiving	Panel G/X	Electrical Panel	Distribution	Electrical	GE			225A, 120/208	1995	7		2024	3	3	3	4	0.00	$6,000	30	37	67
FCAID-0771	Police HQ	Police HQ	New Garage	Panel G/F Left	Electrical Panel	Distribution	Electrical	GE		A Series II	225A, 120/208	2008	20		2037	2	3	3	4	0.00	$6,000	30	50	80
FCAID-0772	Police HQ	Police HQ	New Garage	Panel G/F Right	Electrical Panel	Distribution	Electrical	GE		A Series II	225A, 120/208	2008	20		2037	2	3	3	4	0.00	$6,000	30	50	80
FCAID-0773	Police HQ	Police HQ	Dispatch	Panel 1/XA	Electrical Panel	Distribution	Electrical	GE		A Series	225A, 120/208	1995	7		2024	3	3	3	4	0.00	$6,000	30	37	67
FCAID-0938	Police HQ	Police HQ	Electrical Room	EM/MDP	Main Distribution Panel	Distribution	Electrical	GE			400A, 120/208	1995	7		2024	3	5	5	4	0.00	$20,000	30	37	67
FCAID-0817	Police HQ	Police HQ	Mechanical Room		Elevator Sump Pump	Conveyance	Specialty				1/3 HP	1995	4	Serves elevator	2021	4	2	4	4	0.00	$2,200	10	14	24
FCAID-0856	Police HQ	Police HQ	Electrical Room	EF-21	Exhaust Fan	HVAC	Mechanical	Loren Cook			190 W, 300 CFM	1995	8		2025	3	2	2	4	0.00	$500	25	33	58
FCAID-0859	Police HQ	Police HQ	Mechanical Room	EF-2	Exhaust Fan	HVAC	Mechanical	Loren Cook		180 SQIB	3 HP, 5000 CFM	1995	2		2019	5	3	2	4	0.00	$15,000	25	27	52
FCAID-0863	Police HQ	Police HQ	HazMat Room	EF-10	Exhaust Fan	HVAC	Mechanical	Loren Cook			3/4 HP, 1190 CFM	1995	8		2025	3	2	2	4	0.00	$6,800	25	33	58
FCAID-0864	Police HQ	Police HQ	HazMat Room	EF-11	Exhaust Fan	HVAC	Mechanical	Loren Cook			3/4 HP, 1190 CFM	1995	8	Cracked belt	2025	3	2	2	4	0.00	$6,800	25	33	58
FCAID-0865	Police HQ	Police HQ	Property Room	EF-9	Exhaust Fan	HVAC	Mechanical	Loren Cook			3/4 HP, 1200 CFM	1995	8		2025	3	2	2	4	0.00	$6,800	25	33	58
FCAID-0873	Police HQ	Police HQ	Workroom 032	EF-6	Exhaust Fan	HVAC	Mechanical	Loren Cook			37 W, 100 CFM	1995	8		2025	3	2	2	4	0.00	$500	25	33	58
FCAID-0874	Police HQ	Police HQ	Darkroom	EF-7	Exhaust Fan	HVAC	Mechanical	Loren Cook			37 W, 100 CFM	1995	8		2025	3	2	2	4	0.00	$500	25	33	58
FCAID-0875	Police HQ	Police HQ	Toilet 114	EF-17	Exhaust Fan	HVAC	Mechanical	Loren Cook			37 W, 100 CFM	1995	8		2025	3	2	2	4	0.00	$500	25	33	58
FCAID-0876	Police HQ	Police HQ	Toilet 044	EF-12	Exhaust Fan	HVAC	Mechanical	Loren Cook			37 W, 50 CFM	1995	8		2025	3	2	2	4	0.00	$500	25	33	58
FCAID-0882	Police HQ	Police HQ	Drying Room 030	EF-5	Exhaust Fan	HVAC	Mechanical	Loren Cook			75 W, 150 CFM	1995	8		2025	3	2	2	4	0.00	$500	25	33	58
FCAID-0886	Police HQ	Police HQ	Kennel		Exhaust Fan	HVAC	Mechanical	Dayton		2C713B	Fractional HP, 1000 CFM	1995	8		2025	3	2	2	4	0.00	$3,698	25	33	58
FCAID-0888	Police HQ	Police HQ	Toilet 125	EF-20	Exhaust Fan	HVAC	Mechanical	Loren Cook			Fractional HP, 500 CFM	1995	8		2025	3	2	2	4	0.00	$3,698	25	33	58
FCAID-0889	Police HQ	Police HQ	Toilet 160	EF-18	Exhaust Fan	HVAC	Mechanical	Loren Cook			Fractional HP, 525 CFM	1995	8		2025	3	2	2	4	0.00	$3,698	25	33	58
FCAID-0892	Police HQ	Police HQ	Mechanical Room		Expansion Tank	HVAC	Mechanical				15 Gal	1995	12		2029	2	1	3	4	0.00	$300	30	42	72
FCAID-0901	Police HQ	Police HQ	Mechanical Room		Expansion Tank	HVAC	Mechanical	Wessels			60 Gal	1995	7		2024	3	1	3	4	0.00	$5,000	30	37	67
FCAID-0903	Police HQ	Police HQ	Mechanical Room		Expansion Tank	HVAC	Mechanical	B&G		AX-80	80 Gal	1995	12		2029	2	1	3	4	0.00	$7,000	30	42	72
FCAID-0907	Police HQ	Police HQ	Property	FPVAV-5	Fan Powered VAV	HVAC	Mechanical				1/4 HP, 12	1995	8		2025	3	2	3	4	0.00	$3,500	17	25	42
FCAID-0908	Police HQ	Police HQ	Gym	FPVAV-1	Fan Powered VAV	HVAC	Mechanical				1/4 HP, 9.5 MBH, 700 CFM	1995	8		2025	3	2	3	4	0.00	$3,000	17	25	42
FCAID-0909	Police HQ	Police HQ	Patrol 021	FPVAV-2	Fan Powered VAV	HVAC	Mechanical				1/3 HP, 14.5 MBH, 1100 CFM	1995	8		2025	3	2	3	4	0.00	$3,500	17	25	42
FCAID-0910	Police HQ	Police HQ	Booking 065	FPVAV-3	Fan Powered VAV	HVAC	Mechanical				1/3 HP, 25.3 MBH, 1460 CFM	1995	8		2025	3	2	3	4	0.00	$7,000	17	25	42
FCAID-0911	Police HQ	Police HQ	Training 025/026	FPVAV-4	Fan Powered VAV	HVAC	Mechanical				3/4 HP, 21 MBH, 1950 CFM	1995	8		2025	3	2	3	4	0.00	$5,250	17	25	42
FCAID-0912	Police HQ	Police HQ	Court 003	FPVAV-6	Fan Powered VAV	HVAC	Mechanical				1/2 HP, 23.9 MBH, 1840 CFM	1995	8		2025	3	2	3	4	0.00	$5,975	17	25	42

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0913	Police HQ	Police HQ	Court 003	FPVAV-7	Fan Powered VAV	HVAC	Mechanical				1/2 HP, 23.9 MBH, 1840 CFM	1995	8		2025	3	2	3	4	0.00	$5,975	17	25	42
FCAID-0914	Police HQ	Police HQ	Judge 107	FPVAV-8	Fan Powered VAV	HVAC	Mechanical				1/6 HP, 18.5 MBH, 400 CFM	1995	8		2025	3	2	3	4	0.00	$4,625	17	25	42
FCAID-0915	Police HQ	Police HQ	Lobby 154	FPVAV-9	Fan Powered VAV	HVAC	Mechanical				3/4 HP, 28 MBH, 2100 CFM	1995	8		2025	3	2	3	4	0.00	$7,000	17	25	42
FCAID-0916	Police HQ	Police HQ	Records 146	FPVAV-10	Fan Powered VAV	HVAC	Mechanical				3/4 HP, 44.5 MBH, 2400 CFM	1995	8		2025	3	2	3	4	0.00	$11,125	17	25	42
FCAID-0945	Police HQ	Police HQ	Bulk Storage	MAU-1	Make Up Air Unit	HVAC	Mechanical	Cambridge		C390	2 HP, 491 MBH, 4420 CFM	1995	1	Possibly abandoned	2018	5	5	4	4	0.00	$143,208	20	21	41
FCAID-0946	Police HQ	Police HQ	New Garage Roof	MUA-3	Make Up Air Unit	HVAC	Mechanical	Applied Air Systems	2008-0009432001-01	DFL070HRB	5 HP, 458,000 BTU/hr, 3600 CFM	2008	10		2027	3	5	4	4	0.00	$133,583	20	30	50
FCAID-0947	Police HQ	Police HQ	Fleet Maintenance	MAU-2	Make Up Air Unit	HVAC	Mechanical	Modine	95-771M	MU110AD0104B	1 HP, 216,000 BTU/hr, 2000 CFM	1995	10		2027	2	5	4	4	0.00	$63,000	20	30	50
FCAID-0958	Police HQ	Police HQ	Mechanical Room	P-10	Pump	HVAC	Mechanical	B&G		Series 60-1" AA	1/4 HP, 11 GPM	1995	10	Heat recovery 3&4	2027	2	2	3	4	0.00	$2,000	25	35	60
FCAID-0967	Police HQ	Police HQ	Mechanical Room	P-3	Pump	HVAC	Mechanical	B&G			10 HP, 160 GPM	1995	10	Serves chilled water	2027	2	3	3	4	0.00	$12,000	25	35	60
FCAID-0972	Police HQ	Police HQ	Mechanical Room	P-4	Pump	HVAC	Mechanical	B&G			11 HP, 160 GPM	1995	10	Serves chilled water; New seal 2014	2027	2	4	3	4	0.00	$12,000	25	35	60
FCAID-0992	Police HQ	Police HQ	Mechanical Room	P-1	Pump	HVAC	Mechanical	B&G		1510	3 HP, 200 GPM	1995	10	Serves chilled water; New seal 2014	2027	2	2	3	4	0.00	$8,600	25	35	60
FCAID-0993	Police HQ	Police HQ	Mechanical Room	P-2	Pump	HVAC	Mechanical	B&G		1510	3 HP, 200 GPM	1995	10	Serves chilled water	2027	2	2	3	4	0.00	$8,600	25	35	60
FCAID-0091	Police HQ	Police HQ	Vehicle Storage		Split System Condensing Unit	HVAC	Mechanical	Sanyo	9792	C2472	24,200 BTU/hr	2010	7		2024	3	3	4	4	0.00	$10,000	15	22	37
FCAID-0092	Police HQ	Police HQ	Dispatch		Split System Evaporative Unit	HVAC	Mechanical	Sanyo	31991	KS2472	24,200 BTU/hr	2010	7		2024	3	3	4	4	0.00	$10,000	15	22	37
FCAID-1043	Police HQ	Police HQ	Range		Sump Pump	Plumbing	Mechanical				1/3 HP	1995	4		2021	3	2	3	4	0.00	$2,200	10	14	24
FCAID-1047	Police HQ	Police HQ	Exterior	N/A	Windows	Windows	Exteriors					1995	33		2050	3	3	1	4	0.00	$744,536	50	83	133
FCAID-1054	Police HQ	Police HQ	Receiving		Transformer	Supply	Electrical	GE		Type QL	500 KVA	1995	7		2024	3	4	5	4	0.00	$42,000	30	37	67
FCAID-0105	Police HQ	Police HQ	Fleet Maintenance	UH-7	Unit Heater	HVAC	Mechanical	Dayton	J0800860652025002	5PV29A	1/3 HP, 156,000 BTU/hr, 2600 CFM	2008	10		2027	3	3	2	4	0.00	$3,000	20	30	50
FCAID-0189	Police HQ	Police HQ	New Garage	UH-1 (NG)	Unit Heater	HVAC	Mechanical	Sterling		VS104	1/8 HP, 48.6 MBH, 1530 CFM	2008	10		2027	3	2	2	4	0.00	$1,600	20	30	50
FCAID-1062	Police HQ	Police HQ	Mechanical Room	UH-10	Unit Heater	HVAC	Mechanical	Modine	5081094	HS47S01	47,000 BTU/hr	1995	6		2023	3	2	2	4	0.00	$1,600	20	26	46
FCAID-1063	Police HQ	Police HQ	Bulk Storage	UH-5	Unit Heater	HVAC	Mechanical	Modine	5081094	HS47S01	47,000 BTU/hr	1995	1	Installed in violation of manufacturer's recommended height above floor	2018	5	2	2	4	0.00	$1,600	20	21	41
FCAID-1064	Police HQ	Police HQ	Fleet Maintenance	UH-6	Unit Heater	HVAC	Mechanical	Modine		HS47S01	47,000 BTU/hr	1994	4	Rusted pipes/fittings	2021	4	2	2	4	0.00	$1,600	20	24	44
FCAID-1065	Police HQ	Police HQ	Home Security Shop	UH-9	Unit Heater	HVAC	Mechanical	Modine		HS47S01	47,000 BTU/hr	1995	8		2025	3	2	2	4	0.00	$1,600	20	28	48
FCAID-1094	Police HQ	Police HQ	Office 080	VAV-1	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1095	Police HQ	Police HQ	Library	VAV-3	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1096	Police HQ	Police HQ	Room 158	VAV-13	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1097	Police HQ	Police HQ	Room 150	VAV-31	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1098	Police HQ	Police HQ	Room 139	VAV-41	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1099	Police HQ	Police HQ	Room 137	VAV-42	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1100	Police HQ	Police HQ	Room 136	VAV-44	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1101	Police HQ	Police HQ	Room 102	VAV-51	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1102	Police HQ	Police HQ	Room 059	VAV-52	Variable Air Volume	HVAC	Mechanical				1.1 MBH, 100 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1103	Police HQ	Police HQ	Room 168	VAV-25	Variable Air Volume	HVAC	Mechanical				1.3 MBH, 120 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1104	Police HQ	Police HQ	Room 175	VAV-29	Variable Air Volume	HVAC	Mechanical				1.3 MBH, 120 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1105	Police HQ	Police HQ	Room 160	VAV-14	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1106	Police HQ	Police HQ	Room 121	VAV-18	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1107	Police HQ	Police HQ	Room 164	VAV-19	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1108	Police HQ	Police HQ	Room 165	VAV-20	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1109	Police HQ	Police HQ	Room 171	VAV-27	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1110	Police HQ	Police HQ	Room 018	VAV-53	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1111	Police HQ	Police HQ	Room 019	VAV-54	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1112	Police HQ	Police HQ	Room 020	VAV-55	Variable Air Volume	HVAC	Mechanical				1.6 MBH, 150 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1113	Police HQ	Police HQ	Files 034	VAV-6	Variable Air Volume	HVAC	Mechanical				1.8 MBH, 120 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1114	Police HQ	Police HQ	Chief 127	VAV-38	Variable Air Volume	HVAC	Mechanical				10 MBH, 480 CFM	1995	8		2025	3	2	4	4	0.00	$4,000	25	33	58
FCAID-1116	Police HQ	Police HQ	DARE 157	VAV-12	Variable Air Volume	HVAC	Mechanical				10.9 MBH, 450 CFM	1995	8		2025	3	2	4	4	0.00	$4,000	25	33	58
FCAID-1049	Police HQ	Police HQ	Electrical Room	MSB	Switchboard	Supply	Electrical	GE			Section 1/4: 3000A, 120/208 Section 2/4: 3000A, 120/208 Section 3/4: 2000A, 120/208 Section 4/4: 1600A, 120/208	1995	17		2034	2	5	5	4	0.00	$300,000	40	57	97
FCAID-1050	Police HQ	Police HQ	Electrical Room		Switchboard	Supply	Electrical	GE		Power Break II	1600A, 120/208	2017	39		2056	1	5	5	4	0.00	$80,000	40	79	119
FCAID-1155	Police HQ	Police HQ	Room 132	VAV-43	Variable Air Volume	HVAC	Mechanical				18 MBH, 1050 CFM	1995	8		2025	3	2	4	4	0.00	$6,500	25	33	58
FCAID-1164	Police HQ	Police HQ	Room 108/109	VAV-16	Variable Air Volume	HVAC	Mechanical				2.2 MBH, 200 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1165	Police HQ	Police HQ	Room 148/149	VAV-32	Variable Air Volume	HVAC	Mechanical				2.2 MBH, 200 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1166	Police HQ	Police HQ	Room 121	VAV-35	Variable Air Volume	HVAC	Mechanical				2.2 MBH, 200 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1167	Police HQ	Police HQ	Room 142/143	VAV-40	Variable Air Volume	HVAC	Mechanical				2.3 MBH, 210 CFM	1995	8		2025	3	2	4	4	0.00	$2,500	25	33	58
FCAID-1181	Police HQ	Police HQ	Room 024	VAV-57	Variable Air Volume	HVAC	Mechanical				22.1 MBH, 2050 CFM	1995	8		2025	3	2	4	4	0.00	$8,000	25	33	58
FCAID-1192	Police HQ	Police HQ	Room 023	VAV-56	Variable Air Volume	HVAC	Mechanical				3.2 MBH, 250 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1193	Police HQ	Police HQ	Training	VAV-2	Variable Air Volume	HVAC	Mechanical				3.2 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1194	Police HQ	Police HQ	Offices 065/069/070	VAV-4	Variable Air Volume	HVAC	Mechanical				3.2 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1195	Police HQ	Police HQ	Room 127	VAV-37	Variable Air Volume	HVAC	Mechanical				3.2 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1196	Police HQ	Police HQ	Room 039	VAV-7	Variable Air Volume	HVAC	Mechanical				3.7 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1267	Police HQ	Police HQ	Room 052/053	VAV-9	Variable Air Volume	HVAC	Mechanical				4.3 MBH, 350 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1269	Police HQ	Police HQ	Room 185	VAV-45	Variable Air Volume	HVAC	Mechanical				4.7 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1270	Police HQ	Police HQ	Room 185	VAV-46	Variable Air Volume	HVAC	Mechanical				4.7 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1271	Police HQ	Police HQ	Room 169/170	VAV-26	Variable Air Volume	HVAC	Mechanical				4.9 MBH, 260 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1272	Police HQ	Police HQ	Room 182/183	VAV-30	Variable Air Volume	HVAC	Mechanical				4.9 MBH, 260 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1273	Police HQ	Police HQ	Room 162	VAV-21	Variable Air Volume	HVAC	Mechanical				4.9 MBH, 270 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1274	Police HQ	Police HQ	Room 163	VAV-22	Variable Air Volume	HVAC	Mechanical				4.9 MBH, 270 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1275	Police HQ	Police HQ	Room 167	VAV-24	Variable Air Volume	HVAC	Mechanical				4.9 MBH, 270 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1276	Police HQ	Police HQ	Workroom 032	VAV-5	Variable Air Volume	HVAC	Mechanical				4.9 MBH, 550 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1294	Police HQ	Police HQ	Room 165	VAV-23	Variable Air Volume	HVAC	Mechanical				5 MBH, 270 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1295	Police HQ	Police HQ	Room 133	VAV-47	Variable Air Volume	HVAC	Mechanical				5.2 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1296	Police HQ	Police HQ	Room 120	VAV-34	Variable Air Volume	HVAC	Mechanical				5.6 MBH, 320 CFM	1995	8		2025	3	2	4	4	0.00	$3,000	25	33	58
FCAID-1307	Police HQ	Police HQ	Room 124	VAV-36	Variable Air Volume	HVAC	Mechanical				6.2 MBH, 370 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58
FCAID-1309	Police HQ	Police HQ	Room 130	VAV-39	Variable Air Volume	HVAC	Mechanical				6.4 MBH, 360 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58
FCAID-1316	Police HQ	Police HQ	Sergeants 040	VAV-8	Variable Air Volume	HVAC	Mechanical				7 MBH, 600 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58
FCAID-1317	Police HQ	Police HQ	Room 166/167	VAV-48	Variable Air Volume	HVAC	Mechanical				7 MBH, 600 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58
FCAID-1320	Police HQ	Police HQ	Room 102/103	VAV-10	Variable Air Volume	HVAC	Mechanical				7.6 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58
FCAID-1321	Police HQ	Police HQ	Room 156	VAV-11	Variable Air Volume	HVAC	Mechanical				7.6 MBH, 300 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1322	Police HQ	Police HQ	Room 188	VAV-50	Variable Air Volume	HVAC	Mechanical				7.8 MBH, 360 CFM	1995	8		2025	3	2	4	4	0.00	$3,500	25	33	58
FCAID-1328	Police HQ	Police HQ	Room 177	VAV-28	Variable Air Volume	HVAC	Mechanical				8.8 MBH, 450 CFM	1995	8		2025	3	2	4	4	0.00	$4,000	25	33	58
FCAID-1337	Police HQ	Police HQ	Mech Platform	VFD-3	Variable Frequency Drive	Distribution	Electrical	Danfoss		VLT 6000		2006	8		2025	3	3	4	4	0.00	$17,000	20	28	48
FCAID-1071	Police HQ	Police HQ	Fleet Maintenance	UH-11	Unit Heater	HVAC	Mechanical	Trane	S81G-14004	UHSA-090S-8A-AAE	90,000 BTU/hr	2000	8		2025	3	2	2	4	0.00	$2,000	20	28	48
FCAID-1072	Police HQ	Police HQ	Boiler Room	UH-4	Unit Heater	HVAC	Mechanical	Modine		HS 18S01	Fractional HP, 18,000 BTU/hr, 500 CFM	1995	12		2029	2	2	2	4	0.00	$1,000	20	32	52
FCAID-1075	Police HQ	Police HQ	Receiving	UH-12	Unit Heater	HVAC	Mechanical	Modine	30080494	V42S01	Fractional HP, 42,000 BTU/hr, 800 CFM	1995	8		2025	3	2	2	4	0.00	$15,000	20	28	48
FCAID-1076	Police HQ	Police HQ	Sallyport 3	UH-8	Unit Heater	HVAC	Mechanical	Modine	30080494	V42S01	Fractional HP, 42,000 BTU/hr, 800 CFM	1995	8		2025	3	2	2	4	0.00	$1,600	20	28	48
FCAID-1369	Police HQ	Police HQ	Boiler Room	P-7	Pump	HVAC	Mechanical	B&G		1510 2" BC	5 HP, 160 GPM	2014	21		2038	1	3	3	4	0.00	$10,000	25	46	71
FCAID-1079	Police HQ	Police HQ	Vehicle Storage	UH-1	Unit Heater	HVAC	Mechanical	Modine	5081094	V78S01	Fractional HP, 78,000 BTU/hr, 1500 CFM	1995	8		2025	3	2	2	4	0.00	$2,000	20	28	48
FCAID-1080	Police HQ	Police HQ	Vehicle Storage	UH-2	Unit Heater	HVAC	Mechanical	Modine	5081094	V78S01	Fractional HP, 78,000 BTU/hr, 1500 CFM	1995	8	Pipes rusty	2025	3	2	2	4	0.00	$2,000	20	28	48
FCAID-1081	Police HQ	Police HQ	Vehicle Storage	UH-3	Unit Heater	HVAC	Mechanical	Modine	5081094	V78S01	Fractional HP, 78,000 BTU/hr, 1500 CFM	1995	8	Pipes rusty	2025	3	2	2	4	0.00	$2,000	20	28	48
FCAID-1385	Police HQ	Police HQ	Boiler Room	P-8	Pump	HVAC	Mechanical	B&G		1510 2" BC	5 HP, 160 GPM	2017	24	Motor original	2041	1	3	3	4	0.00	$10,000	25	49	74
FCAID-1388	Police HQ	Police HQ	Boiler Room	P-9	Pump	HVAC	Mechanical	B&G			Fractional HP, 10 GPM	2009	16		2033	2	2	3	4	0.00	$500	25	41	66
FCAID-1413	Police HQ	Police HQ	Mechanical Room	Panel G/D	Electrical Panel	Distribution	Electrical	GE			Section 1: 225A, 120/208 Section 2: 225A, 120/208	1995	15		2032	2	3	3	4	0.00	$12,000	30	45	75
FCAID-1416	Police HQ	Police HQ	Property Room	Panel G/B	Electrical Panel	Distribution	Electrical	GE		A Series	Section 1: 225A, 120/208 Section 2: 225A, 120/208	1995	15		2032	2	3	3	4	0.00	$12,000	30	45	75
FCAID-1417	Police HQ	Police HQ	Dispatch	Panel 1/XB	Electrical Panel	Distribution	Electrical	GE		A Series	Section 1: 225A, 120/208 Section 2: 225A, 120/208	1995	15		2032	2	3	3	4	0.00	$12,000	30	45	75
FCAID-1424	Police HQ	Police HQ	Corridor 174	Panel 1/C	Electrical Panel	Distribution	Electrical	GE		A Series	Section 1: 225A, 120/208 Section 2: 225A, 120/208	1995	15		2032	2	3	3	4	0.00	$12,000	30	45	75
FCAID-1428	Police HQ	Police HQ	Receiving	Panel G/E	Electrical Panel	Distribution	Electrical	GE			Section 1: 400A, 120/208 Section 2: 400A, 120/208	1995	15		2032	2	4	3	4	0.00	$40,000	30	45	75
FCAID-1432	Police HQ	Police HQ	Fleet Maintenance	Panel G/C	Electrical Panel	Distribution	Electrical	GE		A Series	Section 1: 400A, 120/208 Section 2: 400A, 120/208	1995	15		2032	2	4	3	4	0.00	$40,000	30	45	75
FCAID-1393	Police HQ	Police HQ	New Garage	UH-2 (NG)	Unit Heater	HVAC	Mechanical	Sterling				2008	10		2027	3	3	2	4	0.00	$2,800	20	30	50
FCAID-1435	Police HQ	Police HQ	Corridor 141	Panel 1/A	Electrical Panel	Distribution	Electrical	GE		A Series	Section 1: 400A, 120/208 Section 2: 400A, 120/208	1995	15		2032	2	4	3	4	0.00	$40,000	30	45	75
FCAID-1399	Police HQ	Police HQ	New Garage	UH-3 (NG)	Unit Heater	HVAC	Mechanical	Sterling				2008	10		2027	3	3	2	4	0.00	$2,800	20	30	50
FCAID-1400	Police HQ	Police HQ	New Garage	UH-4 (NG)	Unit Heater	HVAC	Mechanical	Sterling				2008	10		2027	3	3	2	4	0.00	$2,800	20	30	50

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1441	Police HQ	Police HQ	Corridor 116	Panel 1/B	Electrical Panel	Distribution	Electrical	GE		A Series	Section 1: 400A, 120/208 Section 2: 400A, 120/208	1995	15		2032	2	4	3	4	0.00	$40,000	30	45	75
FCAID-0164	Reservoir Park	Reservoir Park	Mech Rm	Panel A	Electrical Panel	Distribution	Electrical	Cutler-Hammer			100A,120/240	1983	1		2018	5	3	1	4	0.11	$3,500	30	31	61
FCAID-0297	Reservoir Park	Reservoir Park	Ceiling	N/A	Ceilings	Ceilings	Interiors					1983	11		2028	3	2	1	4	0.11	$648	20	31	51
FCAID-0322	Reservoir Park	Reservoir Park	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1983	11		2028	3	3	1	4	0.11	$4,752	40	51	91
FCAID-0355	Reservoir Park	Reservoir Park	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1983	6		2023	3	2	1	4	0.11	$1,512	12	18	30
FCAID-0432	Reservoir Park	Reservoir Park	Interior	N/A	Flooring	Flooring	Interiors					1983	6		2023	3	3	1	4	0.11	$864	15	21	36
FCAID-0485	Reservoir Park	Reservoir Park	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					1983	6		2023	3	3	1	4	0.11	$1,296	10	16	26
FCAID-0511	Reservoir Park	Reservoir Park	Interior	N/A	Lighting	Lighting	Electrical					2003	3	Upgrade to LED.	2020	3	4	1	4	0.11	$2,160	20	23	43
FCAID-0566	Reservoir Park	Reservoir Park	Exterior	N/A	Roof	Roof	Exteriors					1983	8		2025	3	4	1	4	0.11	$4,320	20	28	48
FCAID-0884	Reservoir Park	Reservoir Park	Roof		Exhaust Fan	HVAC	Mechanical				750 CFM	1983	8		2025	4	2	1	4	0.11	$3,698	25	33	58
FCAID-0981	Reservoir Park	Reservoir Park	Mech Rm		Pump	HVAC	Mechanical	AO Smith			2 HP	1983	1		2018	5	2	1	4	0.11	$6,460	25	26	51
FCAID-1344	Reservoir Park	Reservoir Park	Pipe Chase		Water Heater	Plumbing	Mechanical	Rheem	596305317	6E748	2000 W, 6 Gal	1996	2		2019	4	3	1	4	0.11	$1,200	15	17	32
FCAID-0657	Senior Center	Senior Center	1st Floor		Baseboard Radiation	HVAC	Mechanical				300 linear ft, 600 BTU/ft	1983	6		2023	4	3	2	5	0.00	$75,000	15	21	36
FCAID-0658	Senior Center	Senior Center	2nd Floor		Baseboard Radiation	HVAC	Mechanical				300 linear ft, 600 BTU/ft	1983	6		2023	4	3	2	5	0.00	$75,000	15	21	36
FCAID-0659	Senior Center	Senior Center	Basement		Baseboard Radiation	HVAC	Mechanical				300 linear ft, 600 BTU/ft	1983	6		2023	4	3	2	5	0.00	$75,000	15	21	36
FCAID-0700	Senior Center	Senior Center	2nd Floor Hallway		Cabinet Heater	HVAC	Mechanical					1954	1	Abandoned?	2018	5	2	2	5	0.00	$5,500	20	21	41
FCAID-0110	Senior Center	Senior Center	Boiler Room		Water Heater	Plumbing	Mechanical	Ruud	URNG0407G 011087	G82-156	156,000 BTU/hr, 82 Gal	2009	6		2023	3	3	2	5	0.00	$10,000	15	21	36
FCAID-0701	Senior Center	Senior Center	2nd Floor		Cabinet Heater	HVAC	Mechanical					1954	1	Abandoned?	2018	5	2	2	5	0.00	$5,500	20	21	41
FCAID-0702	Senior Center	Senior Center	Basement Stairs		Cabinet Heater	HVAC	Mechanical					1954	1		2018	5	2	2	5	0.00	$5,500	20	21	41
FCAID-0273	Senior Center	Senior Center	2nd Floor Mech Rm	AHU-1	Air Handling Unit	HVAC	Mechanical	Carrier	3313U31959	39MN17DL2 307733SXQ	5 HP, 8500 CFM	2013	20		2037	2	5	4	5	0.00	$106,250	25	45	70
FCAID-0142	Senior Center	Senior Center	Basement Electrical Vault		Transformer	Supply	Electrical				25KVA	1981	5	No access during eval. 1981 drawings show old xfr also in use. Possibly 25 KVA.	2022	4	4	5	5	0.00	$5,500	30	35	65
FCAID-0143	Senior Center	Senior Center	Kitchen Closet	Panel NK	Electrical Panel	Distribution	Electrical	Westinghouse		Type B1	100A, 120/240	1983	15		2032	2	3	3	5	0.00	$3,500	30	45	75
FCAID-0144	Senior Center	Senior Center	Basement Electrical Rm	Emergency Panel	Electrical Panel	Distribution	Electrical	Square D		Type XO	100A, 120/240	1954	1		2018	5	3	3	5	0.00	$3,500	30	31	61
FCAID-0152	Senior Center	Senior Center	Basement Electrical Rm	Panel B-11	Electrical Panel	Distribution	Electrical	Westinghouse		Type E1	100A, 120/240	1981	5		2022	4	3	3	5	0.00	$3,500	30	35	65
FCAID-0229	Senior Center	Senior Center	Boiler Room	Circ Pump #1	Pump	HVAC	Mechanical	Taco		42X	1/2 HP, 80 GPM	2012	19	Motor 1999	2036	2	2	3	5	0.00	$2,500	25	44	69
FCAID-0230	Senior Center	Senior Center	Boiler Room	Circ Pump #2	Pump	HVAC	Mechanical	Taco		42X	1/2 HP, 80 GPM	2012	19	New motor 2014	2036	2	2	3	5	0.00	$2,500	25	44	69
FCAID-0231	Senior Center	Senior Center	Boiler Room		Pump	HVAC	Mechanical	Taco		007-F5	1/25 HP, 23 GPM	2009	16		2033	2	2	3	5	0.00	$500	25	41	66
FCAID-0259	Senior Center	Senior Center	Boiler Room		Air Dryer	Air Dryer	Specialty	Johnson Controls		A-4210-1		1983	7	Dust accumulation	2024	3	1	2	5	0.00	$3,000	15	22	37
FCAID-0673	Senior Center	Senior Center	Boiler Room	B-1	Boiler	HVAC	Mechanical	Thermal Solutions	64117781	EVH0750BN 1	750,000 BTU/hr	1999	11	Circ pipes rusty	2028	2	5	5	5	0.00	$80,000	30	41	71
FCAID-0674	Senior Center	Senior Center	Boiler Room	B-2	Boiler	HVAC	Mechanical	Thermal Solutions	64117782	EVH0750BN 1	750,000 BTU/hr	1999	11	Circ pipes rusty	2028	2	5	5	5	0.00	$80,000	30	41	71
FCAID-0298	Senior Center	Senior Center	Ceiling	N/A	Ceilings	Ceilings	Interiors					1981	8		2025	3	2	1	5	0.00	$13,709	20	28	48
FCAID-0323	Senior Center	Senior Center	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1981	12		2029	3	3	1	5	0.00	$50,265	40	52	92
FCAID-0714	Senior Center	Senior Center	Outside		Condensing Unit	HVAC	Mechanical	Carrier	2813Q48564	38APD025	1.5 HP (x2), 25 Tons	2013	15		2032	2	5	3	5	0.00	$100,000	20	35	55
FCAID-0356	Senior Center	Senior Center	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					1981	7		2024	3	2	1	5	0.00	$31,987	12	19	31
FCAID-0382	Senior Center	Senior Center	Interior	N/A	Fire Alarm/Detection	Fire Alarm/Detection	Fire and Life Safety					2013	6		2023	3	4	3	5	0.00	$18,278	20	26	46
FCAID-0433	Senior Center	Senior Center	Interior	N/A	Flooring	Flooring	Interiors					1981	10		2027	2	3	1	5	0.00	$91,390	15	25	40
FCAID-0461	Senior Center	Senior Center	Interior	N/A	Furniture/Millwork	Furniture/Millwork	Interiors					1981	8		2025	3	4	1	5	0.00	$91,390	20	28	48
FCAID-0486	Senior Center	Senior Center	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					1981	8		2025	2	3	1	5	0.00	$27,417	10	18	28

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-0512	Senior Center	Senior Center	Interior	N/A	Lighting	Lighting	Electrical					2004	4	Upgrade to LED	2021	3	4	3	5	0.00	$45,695	20	24	44
FCAID-0528	Senior Center	Senior Center	Exterior	N/A	Parking Lots Striping	Parking Lots	Site					1981	3		2020	3	2	1	5	0.00	$1,500	6	9	15
FCAID-0543	Senior Center	Senior Center	Exterior	N/A	Parking Lots/Walkways Surfaces	Parking Lots	Site					1981	3		2020	4	3	1	5	0.00	$36,600	20	23	43
FCAID-0567	Senior Center	Senior Center	Exterior	N/A	Roof	Roof	Exteriors					1981	5		2022	4	4	1	5	0.00	$120,000	20	25	45
FCAID-0621	Senior Center	Senior Center	Interior	N/A	Voice/Data Systems	Voice/Data Systems	Electrical					2013	8		2025	3	3	4	5	0.00	$30,159	18	26	44
FCAID-0854	Senior Center	Senior Center	2nd Floor Attic Space		Exhaust Fan	HVAC	Mechanical	Fantech		FR225	150W, 225 CFM	2009	16		2033	2	2	2	5	0.00	$500	25	41	66
FCAID-0855	Senior Center	Senior Center	Basement		Exhaust Fan	HVAC	Mechanical	Fantech		FR100	18W, 100 CFM	2009	16		2033	2	2	2	5	0.00	$500	25	41	66
FCAID-0711	Senior Center	Senior Center	Boiler Room		Air Compressor	Air Compressor	Specialty	Dayton		3JR83A	1 HP, 30 Gal, 90 PSI	2008	5		2022	4	2	2	5	0.00	$4,250	15	20	35
FCAID-0747	Senior Center	Senior Center	2nd Floor Men's Bathroom	C-1	Convector	HVAC	Mechanical				2000 BTU/hr	1983	12		2029	3	3	2	5	0.00	$3,000	25	37	62
FCAID-0748	Senior Center	Senior Center	2nd Floor Women's Bathroom	C-2	Convector	HVAC	Mechanical				2000 BTU/hr	1983	12		2029	3	3	2	5	0.00	$3,000	25	37	62
FCAID-0331	Senior Center	Senior Center	Elevator Machine Rm		Elevator	Conveyance	Specialty	Dover	S16035		20 HP	1981	3	Occupant safety concerns	2020	4	5	4	5	0.00	$60,000	35	38	73
FCAID-0788	Senior Center	Senior Center	1st Floor	Panel B-15a	Electrical Panel	Distribution	Electrical	Westinghouse		Type E1	225A, 120/240	1983	7	New Panel "NB" on 1981 drawings	2024	3	3	3	5	0.00	$6,000	30	37	67
FCAID-0789	Senior Center	Senior Center	1st Floor	Panel B-15b	Electrical Panel	Distribution	Electrical	Westinghouse		Type E1	225A, 120/240	1983	7	New Panel "NB" on 1981 drawings	2024	3	3	3	5	0.00	$6,000	30	37	67
FCAID-0790	Senior Center	Senior Center	2nd Floor Storage		Electrical Panel	Distribution	Electrical	Square D		Type NQO	225A, 120/240	1983	12		2029	3	3	3	5	0.00	$6,000	30	42	72
FCAID-0791	Senior Center	Senior Center	Billiards Rm	Panel A	Electrical Panel	Distribution	Electrical	Westinghouse		Type E1	225A, 120/240	1981	15	New Panel "NA" on 1981 drawings	2032	2	3	3	5	0.00	$6,000	30	45	75
FCAID-0792	Senior Center	Senior Center	Computer Rm Storage	Panel B-2	Electrical Panel	Distribution	Electrical	Square D			225A, 120/240	1983	15		2032	2	3	3	5	0.00	$6,000	30	45	75
FCAID-0861	Senior Center	Senior Center	Roof	PRV-1	Exhaust Fan	HVAC	Mechanical				3/4 HP, 1100 CFM	1981	6		2023	4	2	2	5	0.00	$6,800	25	31	56
FCAID-0862	Senior Center	Senior Center	Roof	PRV-2	Exhaust Fan	HVAC	Mechanical				3/4 HP, 1100 CFM	1981	6		2023	4	2	2	5	0.00	$6,800	25	31	56
FCAID-0878	Senior Center	Senior Center	2nd Floor Attic Space		Exhaust Fan	HVAC	Mechanical	Fantech		FR125	57W, 150 CFM	2009	16		2033	2	2	2	5	0.00	$500	25	41	66
FCAID-0939	Senior Center	Senior Center	Basement Electrical Rm	Old MDP	Main Distribution Panel	Distribution	Electrical	Square D			600A, 120/240	1954	1		2018	5	5	5	5	0.00	$26,000	30	31	61
FCAID-0898	Senior Center	Senior Center	Boiler Room		Expansion Tank	HVAC	Mechanical				40 Gal	1981	1		2018	5	1	3	5	0.00	$3,500	30	31	61
FCAID-0900	Senior Center	Senior Center	Boiler Room		Expansion Tank	HVAC	Mechanical	Watts		PLT-5	5 Gal	2009	21		2038	4	1	3	5	0.00	$300	30	51	81
FCAID-0940	Senior Center	Senior Center	Basement Electrical Rm	New MDP	Main Distribution Panel	Distribution	Electrical	Westinghouse		Type FDP	400A, 120/240	1983	12		2029	3	5	5	5	0.00	$20,000	30	42	72
FCAID-0954	Senior Center	Senior Center	Boiler Room	P-1	Pump	HVAC	Mechanical	Taco			1/3 HP, 47 GPM	1999	3	New motor 2008; bearing case rusty and corroded	2020	4	2	3	5	0.00	$2,200	25	28	53
FCAID-0955	Senior Center	Senior Center	Boiler Room	P-2	Pump	HVAC	Mechanical	Taco			1/3 HP, 47 GPM	1999	6	New motor and bearing 2011	2023	3	2	3	5	0.00	$2,200	25	31	56
FCAID-1044	Senior Center	Senior Center	Elevator Machine Rm		Sump Pump	HVAC	Mechanical				1/3 HP	1981	2		2019	4	2	3	5	0.00	$2,200	10	12	22
FCAID-1060	Senior Center	Senior Center	2nd Floor Storage	UH-2	Unit Heater	HVAC	Mechanical	Trane	S81E-09235	UHSA-038S-8A-AAC	38,000 BTU/hr, 550 CFM	1981	8		2025	3	2	2	5	0.00	$1,500	20	28	48
FCAID-1061	Senior Center	Senior Center	Custodian Office	UH-1	Unit Heater	HVAC	Mechanical	Trane	S81E-09235	UHSA-038S-8A-AAC	38,000 BTU/hr, 550 CFM	1983	8	Relocated from 2nd Floor	2025	3	2	2	5	0.00	$1,500	20	28	48
FCAID-1119	Senior Center	Senior Center	1st Floor	VAV-8	Variable Air Volume	HVAC	Mechanical				1080 CFM	1981	8		2025	3	2	2	5	0.00	$6,000	25	33	58
FCAID-1120	Senior Center	Senior Center	1st Floor	VAV-10	Variable Air Volume	HVAC	Mechanical				1080 CFM	1981	8		2025	3	2	2	5	0.00	$6,000	25	33	58
FCAID-1124	Senior Center	Senior Center	Basement	VAV-5	Variable Air Volume	HVAC	Mechanical				110 CFM	1981	8		2025	3	2	2	5	0.00	$2,500	25	33	58
FCAID-1133	Senior Center	Senior Center	1st Floor	VAV-7	Variable Air Volume	HVAC	Mechanical				1220 CFM	1981	8		2025	3	2	2	5	0.00	$6,500	25	33	58
FCAID-1141	Senior Center	Senior Center	1st Floor	VAV-9	Variable Air Volume	HVAC	Mechanical				1400 CFM	1981	8		2025	3	2	2	5	0.00	$6,500	25	33	58
FCAID-1152	Senior Center	Senior Center	1st Floor	VAV-13	Variable Air Volume	HVAC	Mechanical				153 CFM	1981	8		2025	3	2	2	5	0.00	$2,500	25	33	58
FCAID-1158	Senior Center	Senior Center	1st Floor	VAV-12	Variable Air Volume	HVAC	Mechanical				180 CFM	1981	8		2025	3	2	2	5	0.00	$2,500	25	33	58
FCAID-1088	Senior Center	Senior Center	Creativity Room		Unit Ventilator	HVAC	Mechanical	Amana	1101515990	PTC123E25A	11,500 BTU/hr (Cooling), 8500 BTU/hr (Heating)	2012	9		2026	2	3	2	5	0.00	$10,000	15	24	39
FCAID-1089	Senior Center	Senior Center	Creativity Room		Unit Ventilator	HVAC	Mechanical	Amana	1004181611	PTC123E25A	11,500 BTU/hr (Cooling), 8500 BTU/hr (Heating)	2012	9		2026	2	3	2	5	0.00	$10,000	15	24	39

Equipment Listing

FCAID	Location	Building	Location Description	Equipment Tag	Equipment Type	Equipment SubSystem	Equipment System	Manufacturer	Serial Number	Model Number	Equipment Size	Approx Install Date	Estimated Remaining Life	Notes	Estimated Replacement Date	Asset Condition (1-5)	Occupant Impact (1-5)	Revenue Impact (1-5)	Constituent Facing (1-5)	FCI Score	Estimated Replacement Cost	Life Expectancy	2nd Replacement	3rd Replacement
FCAID-1090	Senior Center	Senior Center	Fitness Center		Unit Ventilator	HVAC	Mechanical	Amana	1101622687	PTC123E25A	11,500 BTU/hr (Cooling), 8500 BTU/hr (Heating)	2012	9		2026	2	3	2	5	0.00	$10,000	15	24	39
FCAID-1091	Senior Center	Senior Center	Fitness Center		Unit Ventilator	HVAC	Mechanical	Amana	110151597X	PTC123E25A	11,500 BTU/hr (Cooling), 8500 BTU/hr (Heating)	2012	9		2026	2	3	2	5	0.00	$10,000	15	24	39
FCAID-1200	Senior Center	Senior Center	Basement	VAV-6	Variable Air Volume	HVAC	Mechanical				320 CFM	1981	8		2025	3	2	2	5	0.00	$3,000	25	33	58
FCAID-1207	Senior Center	Senior Center	2nd Floor	VAV-16	Variable Air Volume	HVAC	Mechanical				332 CFM	1981	8		2025	3	2	2	5	0.00	$3,000	25	33	58
FCAID-1092	Senior Center	Senior Center	Fitness Center		Unit Ventilator	HVAC	Mechanical	Amana	1101622689	PTC123E25A	11,500 BTU/hr (Cooling), 8500 BTU/hr (Heating)	2012	9		2026	2	3	2	5	0.00	$10,000	15	24	39
FCAID-1209	Senior Center	Senior Center	2nd Floor	VAV-17	Variable Air Volume	HVAC	Mechanical				343 CFM	1981	8		2025	3	2	2	5	0.00	$3,000	25	33	58
FCAID-1093	Senior Center	Senior Center	Fitness Center		Unit Ventilator	HVAC	Mechanical	Amana	1101622889	PTC123E25A	11,500 BTU/hr (Cooling), 8500 BTU/hr (Heating)	2012	9		2026	2	3	2	5	0.00	$10,000	15	24	39
FCAID-1214	Senior Center	Senior Center	2nd Floor	VAV-18	Variable Air Volume	HVAC	Mechanical				386 CFM	1981	8		2025	3	2	2	5	0.00	$4,000	25	33	58
FCAID-1284	Senior Center	Senior Center	Basement	VAV-19	Variable Air Volume	HVAC	Mechanical				420 CFM	1981	8		2025	3	2	2	5	0.00	$3,500	25	33	58
FCAID-1285	Senior Center	Senior Center	1st Floor	VAV-14	Variable Air Volume	HVAC	Mechanical				421 CFM	1981	8		2025	3	2	2	5	0.00	$3,500	25	33	58
FCAID-1289	Senior Center	Senior Center	Basement	VAV-3	Variable Air Volume	HVAC	Mechanical				450 CFM	1981	8		2025	3	2	2	5	0.00	$3,000	25	33	58
FCAID-1290	Senior Center	Senior Center	Basement	VAV-4	Variable Air Volume	HVAC	Mechanical				450 CFM	1981	8		2025	3	2	2	5	0.00	$3,000	25	33	58
FCAID-1299	Senior Center	Senior Center	Basement	VAV-1	Variable Air Volume	HVAC	Mechanical				531 CFM	1981	8		2025	3	2	2	5	0.00	$3,000	25	33	58
FCAID-1310	Senior Center	Senior Center	Basement	VAV-2	Variable Air Volume	HVAC	Mechanical				600 CFM	1981	8		2025	3	2	2	5	0.00	$3,500	25	33	58
FCAID-1311	Senior Center	Senior Center	1st Floor	VAV-11	Variable Air Volume	HVAC	Mechanical				600 CFM	1981	8		2025	3	2	2	5	0.00	$3,500	25	33	58
FCAID-1314	Senior Center	Senior Center	2nd Floor	VAV-15	Variable Air Volume	HVAC	Mechanical				664 CFM	1981	8		2025	3	2	2	5	0.00	$3,500	25	33	58
FCAID-1341	Senior Center	Senior Center	2nd Floor Mech Rm	VFD-1	Variable Frequency Drive	Distribution	Electrical	ABB			5 HP	2013	8		2025	3	3	2	5	0.00	$9,350	20	28	48
FCAID-1442	Senior Center	Senior Center	Exterior	N/A	Windows	Windows	Exteriors					1981	20		2037	3	3	1	5	0.00	$237,614	50	70	120
FCAID-1437	Transfer Station	Transfer Station	Office		AC Unit	HVAC	Mechanical	Frigidaire			12,000 BTU/hr	2005	1		2018	5	3	2	1	0.00	$5,000	15	16	31
FCAID-1438	Transfer Station	Transfer Station	Bathroom		Baseboard Radiation	HVAC	Mechanical				4 linear ft	1987	1	Scorch marks on wall; Replace immediately	2018	5	3	2	1	0.00	$1,000	15	16	31
FCAID-1436	Transfer Station	Transfer Station	Office		Cabinet Heater	HVAC	Mechanical	Qmark		QMKC2544W	1000 W	2005	7		2024	4	2	2	1	0.00	$300	20	27	47
FCAID-0036	Transfer Station	Transfer Station	Main Area		Exhaust Fan	HVAC	Mechanical				1.5 HP	1987	1		2018	5	3	2	1	0.00	$10,000	25	26	51
FCAID-0059	Transfer Station	Transfer Station	Main Area		Exhaust Fan	HVAC	Mechanical				1.5 HP	1987	1		2018	5	3	2	1	0.00	$10,000	25	26	51
FCAID-0299	Transfer Station	Transfer Station	Ceiling	N/A	Ceilings	Ceilings	Interiors					1987	1		2018	5	2	1	1	0.00	$6,518	20	21	41
FCAID-0324	Transfer Station	Transfer Station	Interior	N/A	Door/Hardware	Doors/Hardware	Doors/Hardware					1987	3		2020	4	3	1	1	0.00	$23,898	40	43	83
FCAID-0357	Transfer Station	Transfer Station	Exterior	N/A	Exterior Finishes	Exterior Finishes	Exteriors					2005	3		2020	4	2	1	1	0.00	$15,208	12	15	27
FCAID-0434	Transfer Station	Transfer Station	Interior	N/A	Flooring	Flooring	Interiors					1987	1		2018	5	3	1	1	0.00	$8,690	15	16	31
FCAID-0487	Transfer Station	Transfer Station	Interior	N/A	Interior Finishes	Interior Finishes	Interiors					1987	1		2018	5	3	1	1	0.00	$13,035	10	11	21
FCAID-0513	Transfer Station	Transfer Station	Interior	N/A	Lighting	Lighting	Electrical					2005	1	Upgrade to LED when ceiling is replaced.	2018	5	4	2	1	0.00	$21,725	20	21	41
FCAID-0568	Transfer Station	Transfer Station	Exterior	N/A	Roof	Roof	Exteriors					2005	1	Couldn't access, but many leaks apparent.	2018	5	4	1	1	0.00	$130,350	20	21	41
FCAID-0754	Transfer Station	Transfer Station	Next to office		Electrical Panel	Distribution	Electrical	Square D			200A, 120/240	1987	1		2018	5	3	3	1	0.00	$5,500	30	31	61
FCAID-0885	Transfer Station	Transfer Station	Bathroom Ceiling	EF-1	Exhaust Fan	HVAC	Mechanical	Penn		ZL2	80 CFM	2005	1		2018	5	2	2	1	0.00	$500	25	26	51
FCAID-1443	Transfer Station	Transfer Station	Exterior	N/A	Windows	Windows	Exteriors					1987	10	Glass block.	2027	4	3	1	1	0.00	$11,297	50	60	110

Facilities Evaluation –

Report

McKinstry
For The Life Of Your Building

BUILDING:	**City Hall**
YEAR CONSTRUCTED:	**1968**
FOOTPRINT	**19,143**
GROSS AREA:	**50,130**
NO. LEVELS	**3**

GENERAL DESCRIPTION



The 50,130 SF, West Allis City Hall was constructed in 1968. The building is in two portions: An office wing of 3 levels, and a free-standing structure containing the council chambers above a gallery that is connected by a glass-enclosed bridge. The office wing is entered from the higher portion of the site, such that the lower level is a daylight basement opening onto a landscaped plaza. The gallery opens onto the plaza, with the high-ceilinged council chambers above it at the same elevation as the main floor of the office wing. Construction is a concrete frame with concrete block infill and interior walls. While the concrete frame is exposed, the remainder of the exterior is covered in what appear to be pre-cast concrete panels with a decorative stone applique. Windows are aluminum. The building does not have a sprinkler system.

SITE

The City Hall is sited on a 2.1-acre parcel on West Greenfield Avenue. The parcel slopes to the north, with an elevation change of roughly one floor occurring in-line with the building. The higher southern portion of the lot has a surface parking lot, and other services such as an emergency generator and an enclosure for trash containers. The main entrance opens onto the parking lot. The lower portion of the site is a landscaped plaza facing onto West Greenfield Avenue, which it is located very slightly below. The gallery and council chambers create a sculptural object in the plaza.

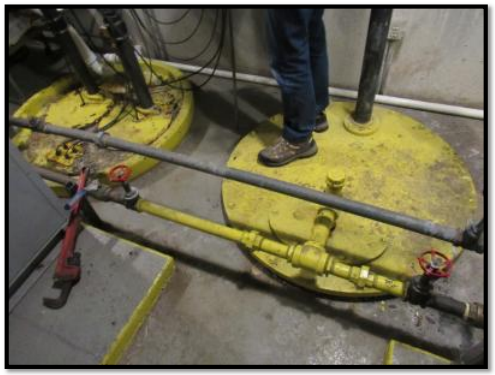
BUILDING HISTORY

An energy conservation project was carried out in 1983, and there have been minor accessibility upgrades scheduled every other year since 2009. The building was not designed to be accessible, and due to its construction—concrete block walls and many ceramic tile or terrazzo floors—modifications are difficult.

OBSERVED CONDITIONS (Building description by area follows):

A SUBSTRUCTURE

A10 Foundations



The foundation is set into a one-story high slope, such that there are full height walls on one side, where the mechanical room and print shops are located, with the other side opening onto the plaza facing Greenfield Avenue. It is assumed to be a conventional perimeter foundation--presumably with spread footings along the basement portion and most likely widened squares along the back, where the weight of the upper floors is brought down on piers. There is a sump in the mechanical room, (upper center) but no evidence of extreme water problems. No structural damage to either the concrete walls or concrete slab was observed.

B SHELL

B10 Superstructure





Floor and roof construction is primarily of concrete--the only exception being the penthouse where there is bar joist framing supporting a metal pan-deck. The majority is assumed to be a panned slab, center-behind the pipes. In the center of the gallery is an area of waffle slab--used here because of a need for a two-way cantilever, although it was also a popular (but expensive) architectural form at the time.

B20 Exterior Enclosure








The building exterior consists of the exposed concrete frame, pre-cast panels with stone appliques, and very limited areas of stucco that has recently been repaired (lower right). There are several different stone patterns. At the penthouse, a screen of cast metal surrounds the structure (upper right). The stone panels are in good condition, having recently been re-hung. Caulk joints must have been renewed at that time, as they are in good condition (lower left). No problems with the exterior were noted or reported by occupants.

B30 Roofing








The roof appears to be a built-up roof membrane, without a granular finish. It has subsequently been coated, although that finish is worn. (upper right). This suggests that the roof is older, having already been coated due to leaks. The parapet copings appear to be copper, and the interior faces of the parapet are covered in panels (upper left). Roof drains do not have any means of overflow. (Upper center)

C INTERIORS

C10 Interior Construction



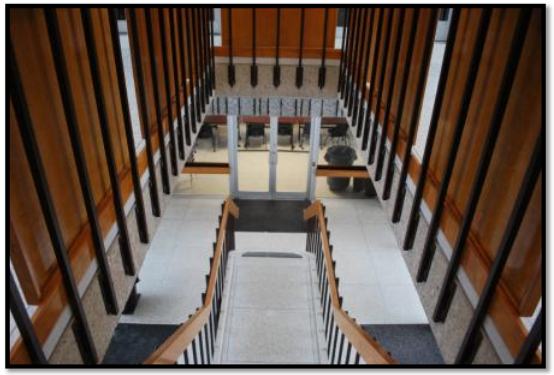





Interior partitions appear to all be concrete block, mostly with a plaster finish. There were no observed problems with those walls. The walls have a variety of finishes, noted elsewhere in this document. Interior doors are generally wood, although some other types are found, particularly at office entrances off the main corridors--lower center.

C20 Stairs







The building has a fire stair at either end, as well as a single flight from the main level to the gallery, located in the connection between the main building and the council chambers. All of these stairs have a terrazzo finish, and presumably a concrete structure. Railings do not meet current code for pass-through, the spacing between balusters--the vertical members--that keep children from falling through or getting their heads stuck in the railings. Handrails do not meet accessibility code for extensions and grip sections. The stairs are grandfathered in so upgrades are not required. Additionally, there are styles at the roof (lower left) and the exterior stair down from the council chambers. There are also several site stairs.

C30 Interior Finishes

C3010 Wall Finishes








There are many different interior finishes, generally in good condition. There is extensive use of vinyl wallpaper, which is coming loose in several locations—center. Walls are generally in good condition with some need for cleaning or patching and painting (lower left). Wood paneling at entry is in good condition. (Upper right)

C3020 Floor Finishes








Carpets are frequently worn or dirty (upper left) as is flooring in elevator cab (not shown). Terrazzo floors in stairs and corridors are high quality and in good condition (lower center) . Also present are ceramic tile of several patterns, VCT, and sheet vinyl.

C3030 Ceiling Finishes









The ceiling consists of both glue-on and suspended acoustic tiles. The tiles are generally in good condition, although older. There are areas of damage from both impact (lower right) and staining. (center right) The staining appears to be associated with the mechanical systems rather than roof leaks. There is a large skylight in the council chambers (upper left)

D SERVICES

D10 Conveying











There is a single, 3-stop hydraulic elevator. It is likely original to the buuilding. Staff complains that it works poorly. This is not surprising, since it is past its expected service life if in fact original.

D20 Plumbing








Many of the fixtures are older. Faucet handles could be replaced to improve accessibility. Newer fixtures would reduce water consumption.

D30 HVAC









Steam boilers serve two steam to hot water heat exchangers, one steam “fired” humidifier, two preheat coils. AHU 1 is a multizone unit located in the basement and serves the IT room. AHU-2 is the dual duct air handling unit. The building chiller is nominally 185 tons and was replaced in 2011 and has multiple 25 ton compressors. There are no issues with this chiller. The small chiller is city water cooled and currently has an issue that causes it to fail. This chiller is used to serve the multi-zone unit during the swing seasons of spring and fall. The critical load is the IT room. The dual duct system does have VAV boxes installed and connected to both the hot duct and the cold duct. The hot duct is not capped and is still pressurized whenever the AHU runs. The VAV boxes are full DDC and have Honeywell XL10 controllers. A 1983 HVAC project installed baseboard radiation served by steam-to-hot water heating, rather than emplacing reheat coils in the VAVs. This system has become both inefficient and ineffective. The hot duct section of AHU-2 is not blocked off so it is flowing air to the VAV boxes, which mixes unconditioned air with conditioned air during the summer, greatly reducing efficiency and effectiveness. There is a VFD on the supply fan but not on the return fan, which may be causing building pressurization issues.

D40 Fire Protection













The building does not have a sprinkler system. Egress signage is provided, and the building has alarms. A suppression system is present in the server room (lower center) although it is halon, an outdated material.

D50 Electrical













The electrical service is original to the building, although it has had some upgrades. Several panels are in unsatisfactory condition and should be replaced as soon as possible. Based on the much larger role of technology since the building was first built, the City should evaluate the need for further service upgrade.

E EQUIPMENT & FURNISHINGS

E20 Furnishings








Furnishings are typical office equipment of varying ages. All of it is functional. There are a number of desks for working with the public, that are of differeng ages. All are in good condition, although some are not designed for accessibility.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The West Allis City Hall is a 50-year old building and looks it—mostly stylistically rather than in its condition. The building demonstrates routine maintenance over its life, with some soiled carpeting confirming the limited budgets of municipalities today. Accessibility upgrades are needed, but appear to be in progress. Some work could be done to improve accessibility, for example replacing a faucet with a touch-free one without waiting to remodel the bathroom.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Compared to today's code, not including accessibility, the primary differences noted were the spacing of balusters on guard rails, both within stairwells and on the exterior outside the council chambers.

B. Structural Integrity: With recent work on the exterior wall cladding panels that were failing, the building appears to be structurally sound. No deficiencies were noted. The building is not in a seismic zone.

C. Physical Condition

a. Interior

i. Walls: Surface wear on finishes were noted. Walls appeared to be in good condition

ii. Floors: Wear and staining on applied finishes were noted. The terrazzo floors were in good condition, but may be slippery when wet.

b. Exterior

i. Walls: Walls appeared to be in good condition.

ii. Roof: Roof has been coated, which suggests it is old and had been leaking. It should be assessed for replacement need.

iii. Windows: Windows are insulated glass but likely not high-performance frames. Some fogging was noted in insulated units, but windows appear to be in good condition.

iv. Masonry: Concrete block walls were in good condition (including interior walls)

v. Caulking: Large control joints in exterior stone panels appeared recent. No deficiencies noted.

D. Historical Integrity: While the building is eligible for historic listing, it does not appear to be listed. Relatively few modifications have been made, and the historical integrity is high.

E. Appearance: The building appearance is generally as intended. It is very much a building of its time, which may cause it to be viewed as unattractive today, although fashions come and go. The building might benefit from some architectural devices that make the entrances more apparent to the infrequent visitor.

F. Accessibility: As noted earlier, modifications toward accessibility have been made, although the only accessible restroom is on the main floor. Entries and corridors are accessible, as is most door hardware. Doorways to restrooms and suites are the area of greatest challenge, where wall layouts and interior concrete block construction make modifications difficult.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace. Increase insulation thickness at this time if needed.
2. Replace glazing units with failed seals.
3. Replace stained acoustic ceiling tiles.
4. Replace stained and worn carpets
5. Replace vinyl wall coverings, verifying that they are not coming loose due to moisture in walls.
6. Repair damaged walks adjacent to parking lot; Restripe parking lot.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Farmer's Market**
YEAR CONSTRUCTED:	**1930**
FOOTPRINT	**17,130**
GROSS AREA:	**680**
NO. LEVELS	**1**
UNFIN. BSMNT.	**0**

GENERAL DESCRIPTION

The farmers market consists of 4-roofed pavilions that cover sales stalls arranged within a three sided façade. There is also some uncovered, unstructured area that may be used for additional sales spaces. A small office for management is provided, as well as men's and women's restrooms. The covered areas are illuminated but have no mechanical or plumbing systems. A more recent "gateway" helps define the western edge of the site, where there is not a facade.



SITE

The 1.966-acre site slopes to the south. At the north end of the site is a surface parking lot with a drop off area. The asphalt paving has some bad cracking.

BUILDING HISTORY

There is documentation for repairs to the shelter roofs circa 2000, probably due to rot. Restrooms are more recent, but there was no information regarding that project available.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations






The sheds are supported on deep concrete columns with spread footing, per some of the available drawings. The perimeter walls are on a concrete stem wall and footing, but it is not detailed in drawings--lower left. No problems were observed.

B SHELL

B10 Superstructure





The floor within the small offices is concrete slab on grade. The roof, which are much larger, are wood decking on a steel structure that is sometimes also connected to the perimeter walls. In some areas paint is blistering on the roof structure,. suggesting that the wood is becoming wet . The roof surface could not be reviewed for condition, so it is not possible to tell if leaks are on-going or have been remedied since.

B20 Exterior Enclosure













The building appears to be unreinforced masonry. On the insides of the perimeter wall, the structure is clay tile rather than brick. Because the office and restroom enclosure is so small, there are very few windows and doors. Doors are steel, and windows are mostly insulated aluminum. No problems were observed.

B30 Roofing






The roof is not accessible. There is evidence of roof leaks at some point, shown by blistering and flaking paint. These may be caused by water entering the connection of the end wall to the roof where the roof elevation steps, rather than the roof itself. The roof is clay tile. There are no roof openings to speak of. Previous repairs have been made to the roof deck, suggesting the possibility of areas of damage.

C INTERIORS

C10 Interior Construction





There is little interior space--just the walls dividing the office and the two restrooms. These walls are concrete block. See also under wall finishes. No problems were observed. There are no interior doors.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

C30 Interior Finishes



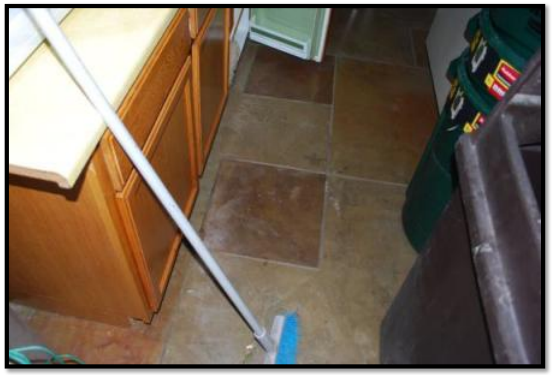




Restrooms have ceramic tile on the walls. Finishes in the office are painted gypsum wall board--lower center.

C3020 Floor Finishes









Floors in the market area are concrete slab on grade--upper right. It is worn but in good condition. There are steps out in some locations--lower left. Within the offices and restrooms, the floor is stained concrete that has been colored. It is in good condition.

C3030 Ceiling Finishes









The ceiling is gypsum wall board, and in good condition.

D SERVICES

D20 Plumbing









Plumbing consists of basic restroom fixtures and drains, all of which appear to be in good working order and not in need of rapair or replacement.

D30 HVAC









The primary enclosed structure at the Farmer's Market is served by a split system heat pump and exhaust fan in the office, while men's and women's bathrooms contain infrared heaters. All equipment is assessed as in poor condition due to use well beyond recommended replacement, as well as outdoor exposure in the case of the fan and heat pump. Air quality, comfort, and energy efficiency could all be improved by replacing this equipment.

D40 Fire Protection









The building does not have a sprinkler system or alarms. Fire extinguishers are provided. Note that the AED device is missing from its enclosure.

D50 Electrical








The electrical system is primarily lighting, which is in good condition with recent controls. The site is also served by security cameras with unkown user interface. The need for improved security infrastructure should be evaluated as public use of the market increaases.

E EQUIPMENT & FURNISHINGS

E10 Equipment





The facility does not have equipment other than restroom partitions and counters. All were in good condition.

E20 Furnishings



There is a desk in the office, as well as a few chairs. They were in fair condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The farmers market is a unique facility that appears to be in generally good condition.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Very little of the building must meet code, since it is mostly weather protection. The restrooms are recent and the office simple, it appears they likely do meet current codes.

B. Structural Integrity: The facility had no structuraldeficiencies that are causes for alarm, although it does not appear to be designed well to resist lateral loading as might be generated by high winds because the wide shed roofs can generate a large amount of uplift, and the columns supporting them are then subjected to bending or twisting stresses.

C. Physical Condition
a. Interior
i. Walls: Office and restroom walls are new and in good condition
ii. Floors: Interior floors ae in good condition,. Slab for majority of facility should be reviewed.
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: Roof appears to be in good condition except evidence of leaks may suggest problems with related flashings or siding.
iii. Windows: In good condition.
iv. Masonry: Walls are in good condition, although clay tile may have deteriorating mortar joints.
v. Caulking: None observed.

D. Historical Integrity: While the building is eligible for historic listing, it does not appear to be listed. Relatively few modifications have been made, and the historical integrity is high.

E. Appearance: The building appearance is generally as intended. The additional architectural elements along the west side of the site are far enough away that they should not impact the historical integrity of the rest of the facility. They perform a useful task in defining the edge of the facility on that side.

F. Accessibility: Restrooms are accessible, the rest of the facility is essentially open. Some door openings to street have a single step that makes them non-accessible for those in wheelchairs. Signage regarding this was not observed but may be useful.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and related flashings and siding at end walls where roof elevation changes.
2. Implement sand-blasting solution to remove lead-based paints, which are beginning to chip and may represent a liability.
3. Review condition of clay tile
4. Consider signage for single step door openings along south elevation to make more safe and convenient for wheelchair users.
5. Repair cracks in paving as needed.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Fire Department Administration**
YEAR CONSTRUCTED:	**1928**
FOOTPRINT	**5,600**
GROSS AREA:	**14,322**
NO. LEVELS	**3**
UNFIN. BSMNT.	**0**

GENERAL DESCRIPTION

The 14,322 SF Fire Department Administration Building was initially constructed in 1930 as a Fire Station. It was converted to administrative use in 2003. The building is two floors with a basement. Per the drawings available, construction appears to be concrete block with a brick veneer, with some internal steel framing. Windows are aluminum. The building has a sprinkler system. It is located next to the new Fire Station #1, which was the previous occupant of the building.



SITE

The Fire Department Administration building is sited on a 0.557-acre parcel on West National Avenue. The parcel slopes gently to the east. There are small landscaped areas to the west and south, while an alley runs along the north side providing access to a small plaza and parking lot located between the building and Fire Station #1, which is immediately to the east, on the same parcel.

BUILDING HISTORY

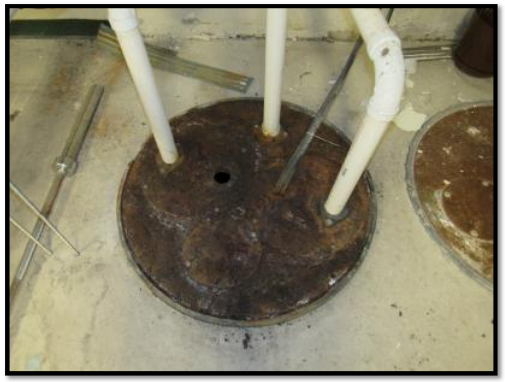
The 2003 work was extensive and involved the entire building fabric and all-new systems. The exterior walls and the locations of windows remain from before, but otherwise the building effectively dates to that year. The building is not listed on the National Register of Historic Places, although it is likely was eligible. The renovation generally maintained the appearance of the building exterior, although elements such as the e windows are clearly new. The interior is modern, although some detailing recalls the historic nature of the building.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations





The basement appears to be concrete, and was not modified during the 2003 work, other than interior walls are all new. The basement contains a boiler room on a lower level, as well as exercise equipment at a middle level, and storage and offices at a third. The basement is in generally good condition. There is some evidence of moisture in the space, although it appears to be coming from the wall to ceiling joint rather than below grade. (Photo at lower left shows damage to plaster ceiling on pre-cast plank that may be caused by water entering high on basement wall)

B SHELL

B10 Superstructure





Floors are concrete with a new slab poured over the original. The slab is supported in some areas on steel beams.

According to the 1930 drawings, the roof appears to be made from Haydite, a light-weight expanded clay / shale product applied over a steel frame. During the 2003 renovation the roof tiles were replaced, although that is covered separately. The roof structure is not visible.

B20 Exterior Enclosure









The building exteriors a brick veneer over concrete block. The brick is either very coarse in texture or has possibly been sand blasted. Sand blasting removes the harder outer layer of the brick and makes is absorb water more, which is not good. Mortar is damaged in some locations, and is coming out in pieces. This appears to be related to re-pointing, since the mortar is coming out to the depth of re-painting. It should be repaired. At the base of the walls sandstone panels are applied. These panels have some flaking, likely caused by freeze / thaw cycles. Applying a sealant may prevent this damage.

Exterior windows are aluminum frame. They appear to be in good condition, although sealant around them should be renewed. Some glazing stops do not appear to be correctly installed, although this is not significant.

B30 Roofing







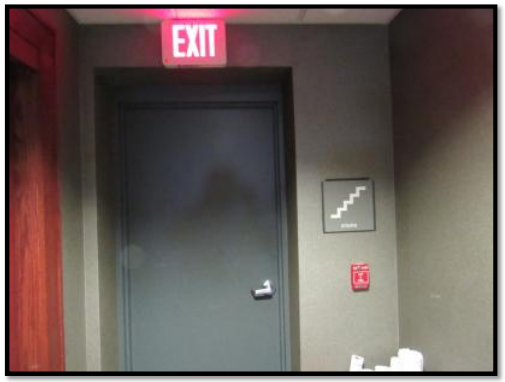

The roof is mostly flat, although the tower and perimeter of the main roof are sloped and finished with clay tiles. The clay tiles date to the 2003 remodel and are in good condition. Flat roofs have an asphalt surface with gravel. There is evidence of patching on curbs, and the patching material is cracked. This suggests that the roof had problems that drove the application of the patching, which is now older itself. While leaks were not reported or observed, the roof may be approaching the end of its useful life.

C INTERIORS

C10 Interior Construction





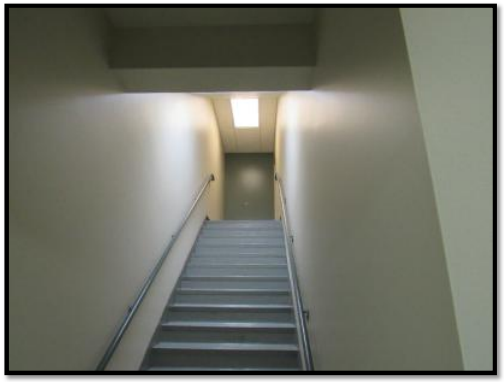



New interior partitions are light gauge steel studs with gypsum wall board. There are some original masonry partition as well. There were no observed problems with those walls. The walls have a variety of finishes, noted elsewhere in this document. Interior doors are generally wood, although some other types are found, particularly rated doors at egress stairs--lower right.

C20 Stairs







Interior stairs are pre-fabricated steel dating to the 2003 renovation, except for a small section to roof access shown at upper left. There is also a ramp in the basement that has the same detailing as the stairs. The stairs appear in good condition, with no observed problems.

C30 Interior Finishes











Interior finishes are mostly paint on gypsum wall board, although there are also areas of applied wall covering--upper right and lower left--probably vinyl. There are some areas of exposed brick a that is painted in the basement. The building has a substantial amount of wood trim in the building.

C3020 Floor Finishes







The building has carpet, Vinyl Composition Tile, Ceramic tile, and bare concrete as interior floors. While the concrete was worn, the other finishes are generally in good condition. There was an area of bad staining in the VCT caused by a leak from above. Floors are generally good.

C3030 Ceiling Finishes









The ceiling is almost entirely acoustic tile. It has some minor damage from leaks--most likely from mechanical--but is mostly in good condition.

D SERVICES

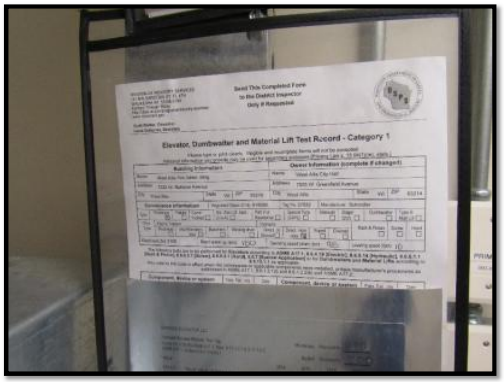
D10 Conveying













There is a single hydraulic elevator. No problems were observed.

D20 Plumbing





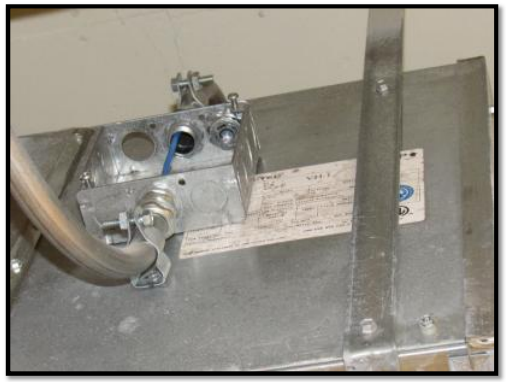



Lavatories do not have insulated p-trap covers, and faucet handles are not accessible. Water distribution and drain lines date to remodel. Plumbing equipment and fixtures are genrally in good condition.

D30 HVAC





Fire Admin building is served by an air handler which distributes cool air from a rooftop condensing unit, two mini-split systems distributed via space coolers, exhaust fans, and baseboard/cabinet heating. The VAV system has reheat coils for central hot air distribution, and unit heaters also provide some heating. The majority of HVAC equipment at this location is in good or fair condition.

D40 Fire Protection







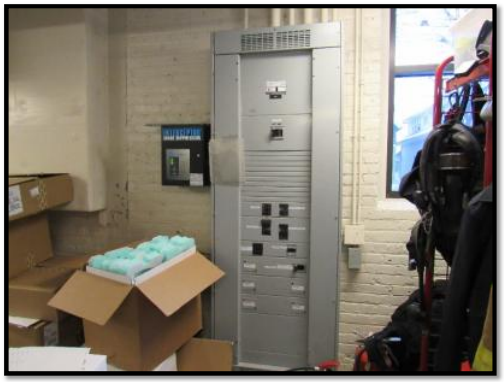






The building has a sprinkler system and alarms, which appear to be in good condition.

D50 Electrical








The electrical system dates to the last remodel and is in good condition. Surveillance system, while minimal, appears to be in good condition. There were no observed deficiencies with access control or general security.

E EQUIPMENT & FURNISHINGS

E10 Equipment







Restroom equipment is in good condition.

E20 Furnishings








Casework and movable furnishings appear to be in good condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Fire Department Administration building is effectively a 15-year old building, and as such is in generally good condition. The roof is the only area of concern. The re-use of the historic shell of the building provides a visual amenity to the community.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: The building is close to current codes. The ADA has not changed significantly since the renovation. There are some areas where the accessibility code does not appear to have been strictly adhered to, although being an existing building it is likely that the deviations would be acceptable, as they are working around existing fabric.

B. Structural Integrity: The building does not give any reason for concern about its structural stability.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Floors were in good condition except for the slab in the north vehicle bay, along the alley.
b. Exterior
i. Walls: Walls appeared to be in good condition, although water intrusion into both the brick and stone is of some concern.
ii. Roof: Tile roof is in good condition. The areas of flat roof may require replacement.
iii. Windows: Windows are in good condition.
iv. Masonry: Brick is in good condition, although may benefit from addition of sealer. Review with mason.
v. Caulking: Needs replacement.

D. Historical Integrity: While the building is eligible for historic listing, it is not listed on National Register. It is one of 10 Historic Properties recognized by the City of West Allis. Integrity is generally good--while windows do not appear original in any way, they are not distracting.

E. Appearance: The building appearance is generally as intended and is attractive.

F. Accessibility: As noted earlier, modifications toward accessibility have been made with only slight modifications to accommodate historic fabric

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace as needed.
2. Replace Sealant at windows, etc.
3. Review condition of brick and stone, apply sealer as recommended.
4. Replace stained acoustic ceiling tiles.
5. Review slab in north garage area and repair as required.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Fire Station #1**
YEAR CONSTRUCTED:	**2003**
FOOTPRINT	**5,316**
GROSS AREA:	**10,827**
NO. LEVELS	**2**
UNFIN. BSMNT.	**0**

GENERAL DESCRIPTION

The 10,827 SF, West Allis City Hall constructed in 2003. It is basically a two-story building, although there are mezzanines in the high-ceilinged first floor apparatus bays, as well as a "third floor" that provides access to the top of the hose tower. There is no basement.



SITE

The Fire Station #1 building is sited on a 0.557-acre parcel on West National Avenue. The parcel slopes gently to the east. There are small landscaped areas to the east and south, while an alley runs along the north side providing access to a small plaza and parking lot located between the building and the Fire Department Administration building, which is immediately to the east, on the same parcel.

BUILDING HISTORY

The building is new construction circa 2003, and there is no record of major repairs or renovations since then.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations





The foundation is a conventional concrete stem wall on spread footing, infilled with a slab on grade for the first floor. It is not visible other than the shelf supporting the masonry veneer, which is exposed at the entry stairs. There were no visible or reported problems with it. The floor slab has some cracking--see under floor finishes. The slab cracks do not appear to be of any concern, although the damage they cause to the finish on them is unsightly and makes cleaning difficult.

B SHELL

B10 Superstructure







The ground floor is a slab on grade, while the second floor is constructed of pre-cast concrete planks. Steel wide-flange beams are used to support the planks at inner areas, they bear on the walls a the perimeter.

The roof is constructed of bar-joists supported on steel framing. Topping the bar joists is a corrugated steel deck.

No problems were observed with the floor or roof structures.

B20 Exterior Enclosure









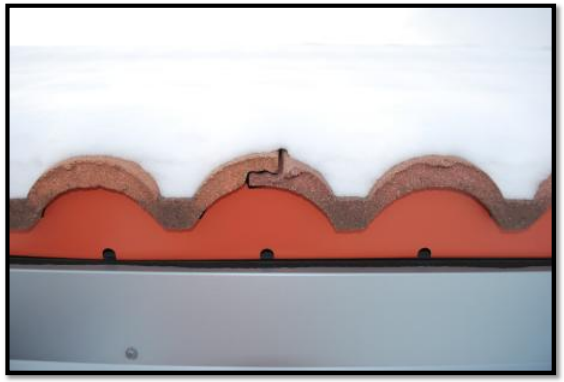
The building exterior consists of concrete block walls faced in a brick veneer. Stone and cast stone panels are applied as design elements. Windows are typical aluminum commercial storefront assemblies, and include some doors. Non-primary doors are steel.

Sealant at walls joints need replacement. Windows are in generally good condition, although a number of insulated glazing units have failed and need replacement. Steel doors are badly rusted and require either repair or replacement.

B30 Roofing



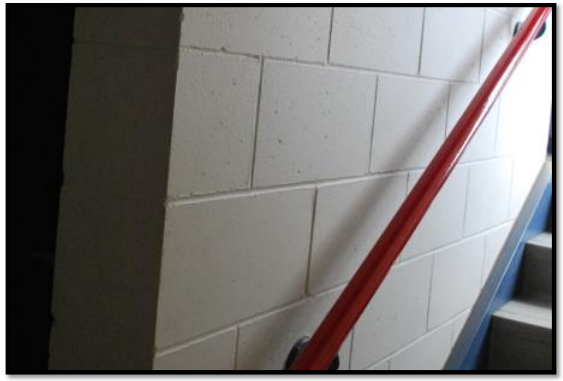





The roof appears to be asphalt without granules, and has had an aluminized coating applied. There is also a clay tile on a decorative pent edge at the perimeter of the flat roof and over the projecting bay where the hose tower is located. The use of aluminized coating suggests the roof was leaking when it was applied, and that coating is now showing age. The roof needs professional examination to determine its remaining life span. Roof drains do not have overflows.

C INTERIORS

C10 Interior Construction



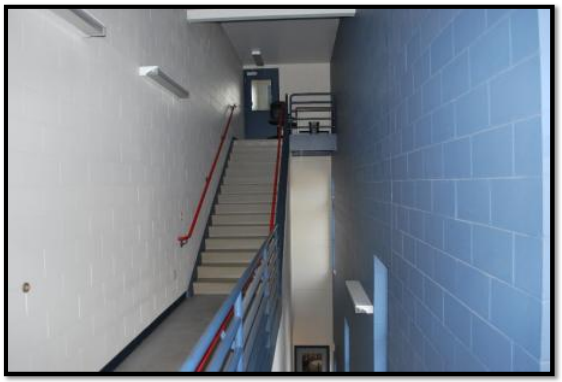


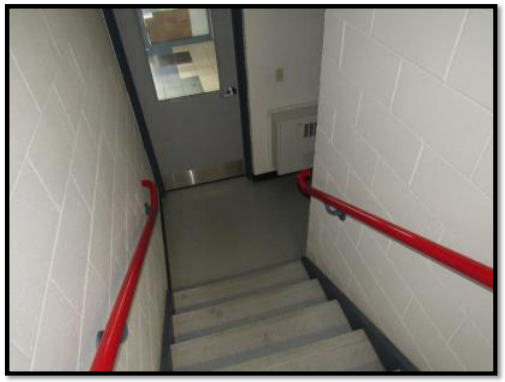



Interior partitions appear to all be concrete block at the first floor There were no observed problems with those walls. Walls on the second floor are light-gauge steel framing with gypsum wall-board finishes. The walls have a variety of finishes, noted elsewhere in this document. Interior doors are generally wood, although metal where rated such as at egress stairs. All were in good condition.

C20 Stairs



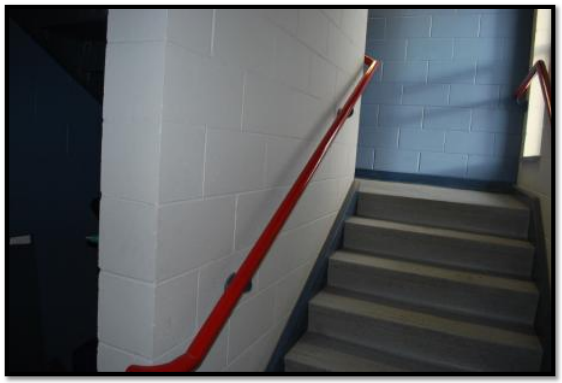






The building has two stairs and a fire pole. The stairs are fitted with rubber or vinyl tread and riser covers, such that the actual construction is not apparent. They do not appear to be pre-fabricated. Both are in good condition. The fire pole is surrounded by a locking guard, and has a baffle to control airflow between the second floor living spaces and the apparatus bay below. It appears to be in good condition. It is uncommon to see a pole in a building so recent.

C30 Interior Finishes







Interior finishes are primarily painted concrete block and painted gypsum wall board. Other applied finishes include ceramic tile at the kitchen and toilet/locker room facilities.

C3020 Floor Finishes








Floor finishes include concrete at the apparatus bays, ceramic tile, vinyl composition tile and carpet tile. Finishes were in good condition except for the vinyl composition tile, which was telescoping movement of its substrate in some locations, There were also large gaps between tiles, which indicates the use of overly aggressive strippers, a poor installation, or both. (lower left and center)

C3030 Ceiling Finishes









The ceiling consists of suspended acoustic tiles with very small areas of gypsum wallboard soffit. No problems were observed with the ceilings.

D SERVICES

D10 Conveying







The building has a single two-stop hydraulic elevator. No problems were observed.

D20 Plumbing











The plumbing system is fairly recent and is in generally good condition. Equipment includes restroom fixtures and domestic hot water distribution.

D30 HVAC








Fire Station 1 is served by an air handler and make up air unit, vairous exhaust fans, unit heaters, cabinet heaters, ceiling heating panels, and baseboard radiation. The fan unit is a mixed air single path VAV system. There is a VFD on the supply fan motor. Unit has a hot water coil and 2 stages of Dx cooling. Unit serves entire building and is in good condition. Unit has DDC controls. Recommend cleaning the coils to remove excess dirt, reviewing current control strategies, and rebalancing VAVs and fan system. HVAC systems are in generally good-to-fair condition.

D40 Fire Protection

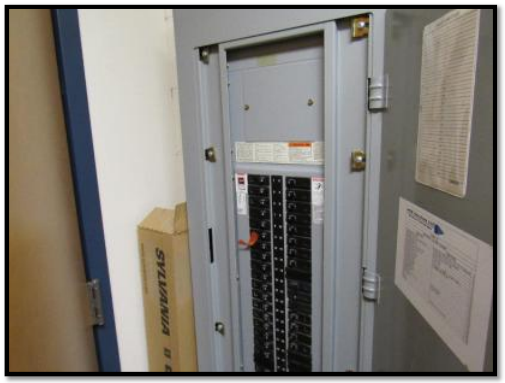






The building has a sprinkler system and typical alarms and devices. No problems were observed.

D50 Electrical









The building has a fairly recent electrical system, which appears to be in good condition and presents no obvious need of increased service. Surveillance and access control systems were present and showed no observable deficiencies.

E EQUIPMENT & FURNISHINGS

E10 Equipment





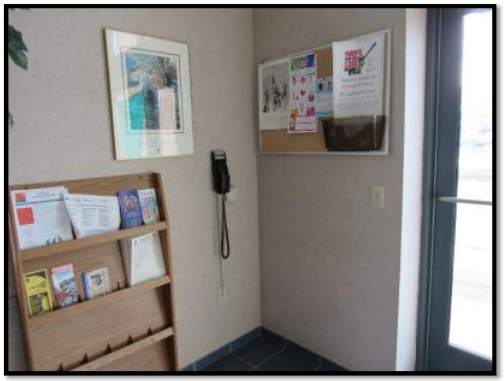






All observed equipment was in good condition.

E20 Furnishings








The building is simply furnished with commercial office furnishings in business spaces, and a mix of institutional and residential materials in the dormitories and common spaces such as the lounge.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

Fire Station Number one is a roughly 15-year old building, and most materials are in good condition.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must meet the code in force when they were constructed. This is a relatively recent building, and no problems were observed.

B. Structural Integrity: There is no reason for structural concern.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Floors were in good condition.
b. Exterior
i. Walls: Walls appeared to be in good condition, although sealants require replacement.
ii. Roof: Roof has been coated, which suggests it is old and had been leaking. It should be assessed for replacement need.
iii. Windows: Fogging was noted in some insulated units, but windows appear to be in good condition. Failed units should be replaced. If glass is not Solarban, use of a film on large south facing windows should be explored to reduce heat gain during the summer.
iv. Masonry: Concrete block walls were in good condition (including interior walls)
v. Caulking: Sealant is cracking and pulling apart, and should be replaced.

D. Historical Integrity: The building is little changed from original construction, but is much too recent for historical concerns.

E. Appearance: The building appearance is generally as intended. It presents as well-maintained from the street.

F. Accessibility: As noted earlier, the building is recent and appears to meet accessibility needs.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace if needed
2. Replace stained VCT
3. Replace exterior caulk
4. Provide roof overflow drains or scuppers

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Fire Station #2**
YEAR CONSTRUCTED:	**1955**
FOOTPRINT	**12,100**
GROSS AREA:	**17,039**
NO. LEVELS	**2**
UNFIN. BSMNT.	**1**

GENERAL DESCRIPTION



The 17,039 SF Fire Station Number Two was initially constructed in 1955, but was renovated in 2000 and 2005 to the point where it appears to be a facility from those years. The building is in two portions: An office wing of 3 levels, and a free-standing structure containing the council chambers above a gallery that is connected by a glass-enclosed bridge. The office wing is entered from the higher portion of the site, such that the lower level is a daylight basement opening onto a landscaped plaza. The gallery opens onto the plaza, with the high-ceilinged council chambers above it at the same elevation as the main floor of the office wing. Construction is a concrete frame with concrete block infill and interior walls. While the concrete frame is exposed, the remainder of the exterior is covered in what appear to be pre-cast concrete panels with a decorative stone applique. Windows are aluminum.

SITE

The Fire Station is located on a large, 2.465 acre site. The parcel is relatively flat, with a gentle drop to the east. There is a steeper slope along West Beecher street, which is behind the site and sloping downward to go under the railroad track. Also located on the site is a training tower and an additional garage. Asphalt parking areas cover the majority of the site. There are some areas of landscaping. The asphalt paving is cracked in many locations. The garage building is not specifically covered in this report, but it is quite new and had no observed problems. The training tower is not addressed due to the nature of its use and condition.

BUILDING HISTORY

As noted earlier, renovations were carried out in 2000 and 2005. Unfortunately, only very limited drawings were available for this building. It appears that the large apparatus bay was added, as well assume areas toward the back of the building. The garage building was possibly added during one of the renovations.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations





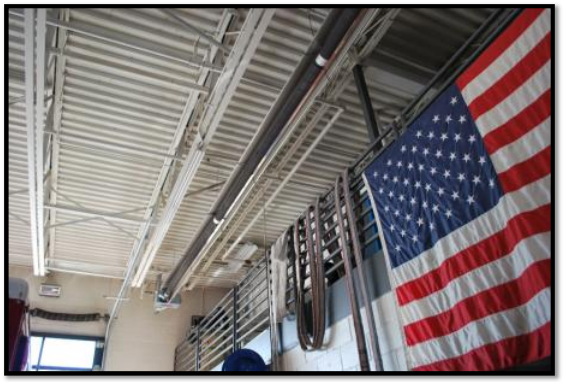
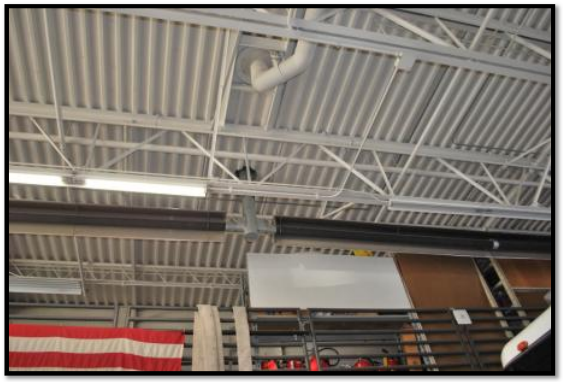
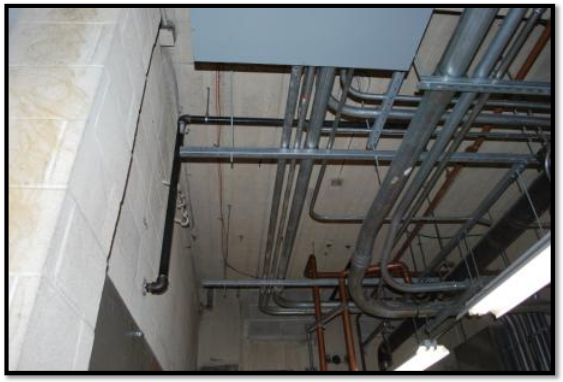
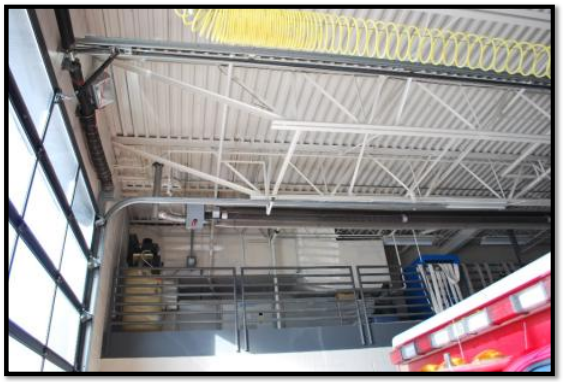




The foundation is assumed to be a conventional concrete stem wall on a strip footing, due to the freeze depth. Some portions are visible in the mechanical spaces, where it appears to be sound. There is a sump, and some evidence of water intrusion in the lower levels. There is efflorescence and other effects of moisture in the walls--see lower left. It is difficult to see, but water is wicking up the block from below, causing the finish to come off the wall. This is visible just to the left of the lowest step. The presence of high moisture causes damage to cementitious products, and may rust reinforcing steel within the assembly.

B SHELL

B10 Superstructure

Roof structure in equipment bays is steel deck over steel bar joists. Elsewhere in the building pre-cast concrete planks appear to be in use. Structure in the 1955 portion of the building is not visible and unknown.

B20 Exterior Enclosure



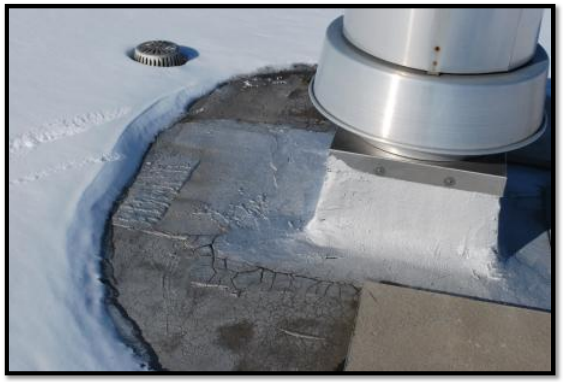




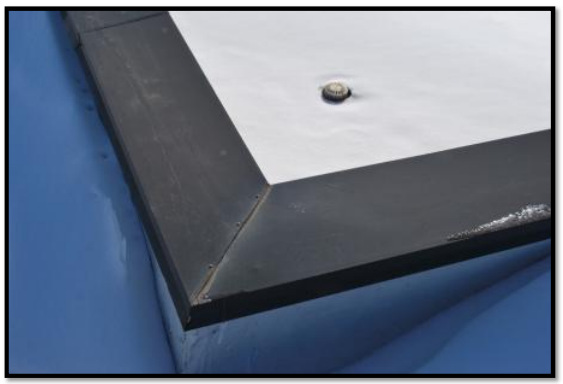


Structure appears to be concrete block with brick veneer, although this cannot be confirmed without drawings. The brick veneer has been pushed away from the building is some location, likely from moisture penetration combined with freeze-thaw cycles. There are also area of break-formed metal, which have some damage from vehicle impact. Small areas of decorative terracotta (the blue material at upper left) are found.
Windows are insulated aluminum. There are some failed glazing units, A Kalwall type material is also used ass a window along the north side of the building..
Exterior doors are mostly aluminum to match the storefront style windows, although there are some steel as well. Aluminum overhead doors at the apparatus bays have some failed insulated glazing units.

B30 Roofing








The roof appears to be asphalt with an aluminized coating added. Coatings are generally applied to stop leaks. Damage at seams was noted, as were a good number of large blisters--upper right. There are no skylights or hatches--only mechanical penetrations. The blistering is cause to examine the roof and consider serious repairs or replacement.

C INTERIORS

C10 Interior Construction









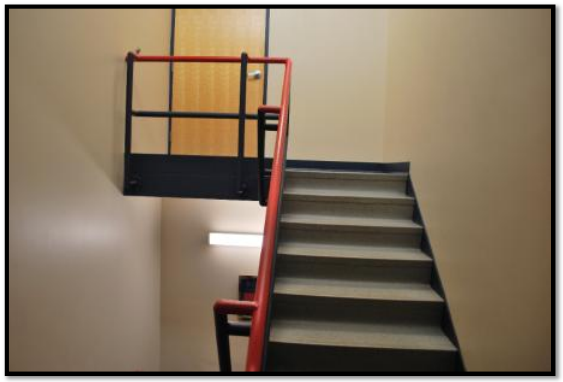




Interior partitions appear to mostly be concrete block, although new work is likely metal stud with gypsum wall board. No problems were observed. There were no observed problems with those walls. The walls have a variety of finishes, noted elsewhere in this document. Interior doors are generally wood. Hardware appears to generally be accessible.

C20 Stairs

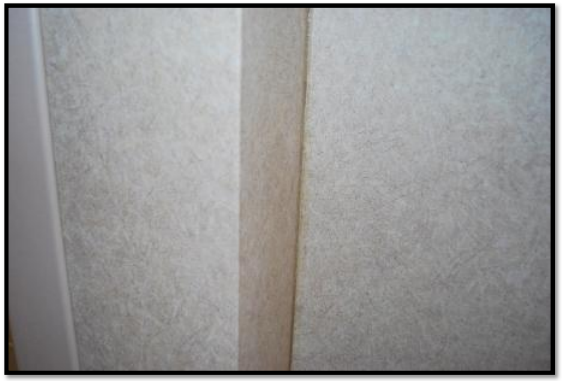



The building has several types of stairs--original 1955 stairs in concrete, as well as recent pre-fabricated steel stairs. There is also a fireman's pole. The steels stairs do not have code compliant railings, since there are no baluster s to prevent 4" pass-through. The rail is designed as a guard, which is not correct for this application. The fire pole has a rail but no fall protection or environmental separation. This may be a liability as there have been several lawsuits regarding the safety of fireman's poles in recent years. Stairs are generally in good condition.

C30 Interior Finishes

C3010 Wall Finishes








Interior finishes are generally paint, whether applied to gypsum wallboard or concrete block. There are some areas with vinyl wall covering--upper left. All finishes are in good condition.

C3020 Floor Finishes

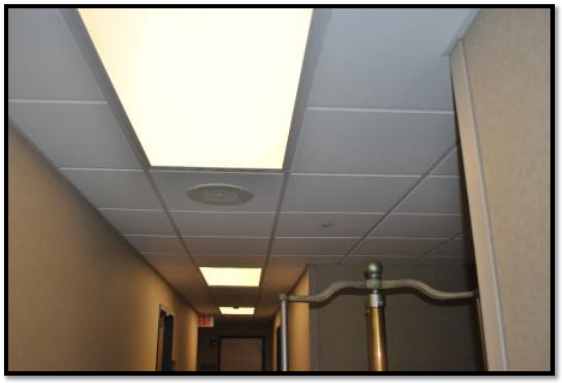







Carpets have several bleached areas, such as seen at upper left. Many areas have ceramic tile, in multiple types. This includes restrooms and kitchens. Sealed concrete is used in equipment bays. Cushion flooring--rubber--is found in weight room. All flooring is in good condition except for carpets, due to bleached areas.

C3030 Ceiling Finishes



Where a finished ceiling is provided it is suspended acoustic. There are areas of staining from leaks. The damage could be from the mechanical system, but leaks are also likely given the condition of the roof.

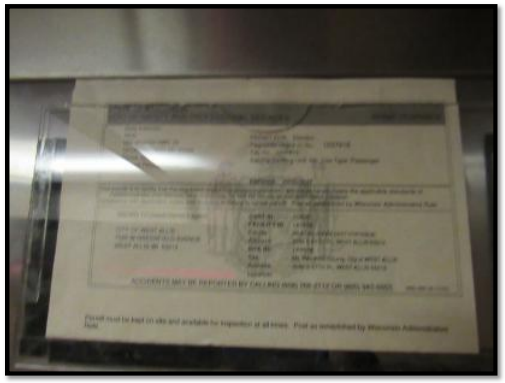
D SERVICES

D10 Conveying









The building has a single elevator. No problems were noted.

D20 Plumbing









Plumbing fixtures are relatively recent and generally code compliant. It is possible that more modern fixtures would reduce water consumption. Some older fixtures remain, and are worn (see slop sink, lower right).

D30 HVAC







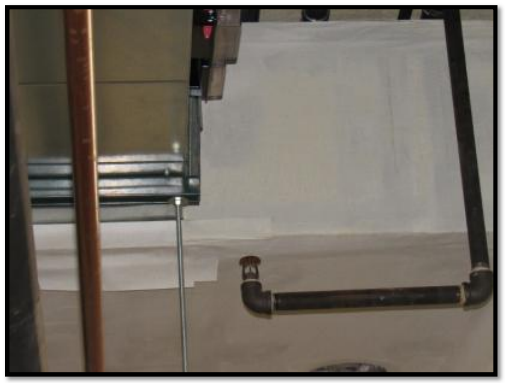

Fire Station 2 is served by boilers, a newer air handling unit, make up air unit, split system heat pumps, and radiant ceiling panels. Cooling is provided via a roof top condensing unit that feeds the AHU, in addition to the split system condensing units. Exhaust fans provide ventilation through roof-mounted units. Systems are generally in good and fair condition.

D40 Fire Protection









The building has a sprinkler system, but it is not clear if the system offers complete coverage. Fire Extinguishers are provided, as are alarms with strobes.

D50 Electrical



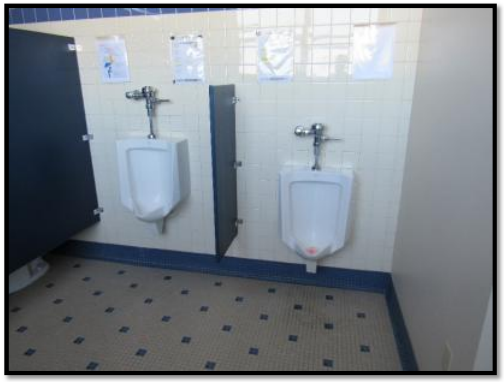





The electrical system appears to date to the renovation, and is fairly recent and in good condition. There is no obvious need for service upgrade. Surveillance and access control systems are present and did not present obvious deficiencies.

E EQUIPMENT & FURNISHINGS

E10 Equipment





Equipment includes lockers, restroom partitions, workout equipment, and the generator. The generator is located in a metal building adjacent to the main building, which is in poor condition. Other equipment appears to be in good condition.

E20 Furnishings









The building has the typical mix of office and dormitory furnishings. The residential grade dormitory furnishing were a mix of conditions, from worn to brand new--or at least with tags still on

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

Fire Station Number 2 has been significantly renovated, but has a significant number of minor problems. Some of them were not captured in this document with photos due to space constraints, but generally they are related to damage at the porch roof on the south side and damage to soffits at window openings near it.. These issues should be resolved before they become worse.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Recent stair railings appear to be detailed for Guards, not egress stairs rails. This may be a liability.

B. Structural Integrity: The primary frame of the building does not exhibit any problems. The separating veneer may be a problem, however. The cause of the separation should be determined and remedied.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Carpets have bad bleach marks.
b. Exterior
i. Walls: Separating brick veneer should be examined and remedied.
ii. Roof: Roof has been coated, which suggests it is old and had been leaking. Multiple blisters were located as well. It should be assessed for replacement need.
iii. Windows: Some fogging was noted in insulated units, primarily in overhead doors. Steel columns at south edge of building need paint. but windows appear to be in good condition.
iv. Masonry: Concrete block walls were in good condition (including interior walls)
v. Caulking: No deficiencies noted.

D. Historical Integrity: Due to the number of modifications, the building does not have great historical integrity. The modifications are in keeping with the buildings appearance, but it is not original.

E. Appearance: The building is attractive and has some interesting detailing, although the detailing is difficult to pick out of the façade.

F. Accessibility: The renovations to the building appear to have been made in accordance to codes similar to today's. No problems were noted that couldn't be attributed to work in an existing building.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Review condition of roof and consider replacement.
2. Repair roof edge ./ facias at canopies on south elevation to prevent water from entering soffits
3. Paint steel columns on south elevation.
4. Replace failed insulated glazing units.
5. Consider replacing carpet or portions of it.
6. Replace damaged sheet metal cover (siding) at apparatus bay doors
7. Consider replacement of generator building.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Fire Station #3**
YEAR CONSTRUCTED:	**1956**
FOOTPRINT	**9,540**
GROSS AREA:	**10,292**
NO. LEVELS	**1**
UNFIN. BSMNT.	**1**

GENERAL DESCRIPTION

The 10,292 SF, Fire Station Number 3 was constructed in 1956. It is a low, single story building with a partial basement. The apparatus bay has a higher ceiling and no basement. The apparatus bay is concrete block construction and the offices and residential quarters are wood framed.



SITE

The Fire Station is sited on a 0.534-acre parcel on West Lapham Street. The site is flat. Along the east property line there is an alley, which allows access to the rear of the site. There is a lawn in front of the building, while almost the entire rear of the site is paved with asphalt. According to the staff, the site does not have stable soils, and is to blame for settlement problems within the structure.

BUILDING HISTORY

A remodel and addition in 2003 added 1,657SF to the building. The front of the apparatus bay was added during that remodel, and interior finishes were renewed as well.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations



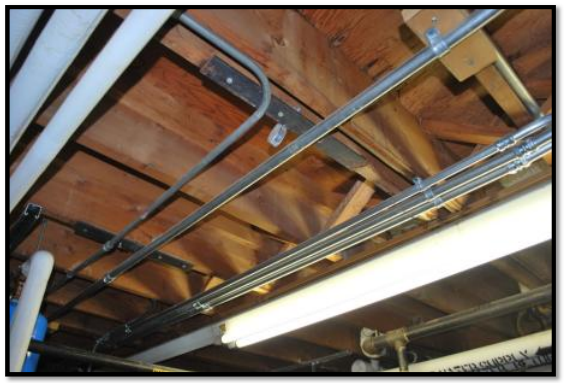




The foundation is constructed of large concrete blocks on a strip (spread) footing. In the center of the building it is excavated, creating the exercise room and the mechanical space. At the side of the basement are crawlspaces separated off with framed walls. The crawlspaces are not well sealed from the occupied spaces. It does have a heavy plastic vapor barrier in it, rather than a concrete rat slab. Some areas of the main floor have settled badly, leaving the floor sloping--i.e. the area over the south crawl space slopes to the south. This is caused by movement of the foundation.

B SHELL

B10 Superstructure









Floor and roof construction is wood, except for bar joists at the apparatus bays. The roof appears to be shallow framing supported on glu-lam beams, seen at center top. A steel deck is installed over the bar joists. No problems with the framing were observed.

B20 Exterior Enclosure








Exterior skin consists of brick veneer over concrete block , as well as vertical wood siding on the residential portion of the building. The brick veneer is damaged in some locations, possibly from movement of the building. The wood siding needs paint. Windows are aluminum, with no observed problems. Doors are steel and storefront, and also are in good condition.

B30 Roofing







On the upper roof over the apparatus bay, it appears to be a built-up roof membrane, without a granular finish. It has subsequently been coated, although that finish is worn. (upper left). This suggests that the roof is older, having already been coated due to leaks. The lower roof over the dormitory has a ballasted roof (lower center). Because the upper roof coating is beginning to fail and it is likely newer than the roof on the dormitory, both should be examined for replacement. Roof drains do not have overflows.

C INTERIORS

C10 Interior Construction








Interior partitions appear to all be concrete block at the basement level for foundation walls and those surrounding and boiler room, and wood framed elsewhere. Interior doors are wooden. There were also some areas of brick, which continued to the exterior, such as on the chimney. Some walls were displaced due to settlement, although this is a foundation issue, not ultimately that of the wall. The brick areas had some efflorescence, and we were told by building occupants that it used to be much worse. This suggests either a leak where the chimney penetrates the roof or that the bricks are absorbing water above the roof line and it is then migrating into the building. Free-standing wood partitions are found between the upstairs hall and the stair to the basement.

C20 Stairs

The building has single stair between the main floor and the basement, which goes in a single run. No problems were observed.

C30 Interior Finishes







Interior finishes include painted concrete block, gypsum wallboard, and some areas of exposed brick. The wall board was frequently damaged by impact (lower left) although it was structurally sound. Ceramic tile is found in locker rooms. Leaks around chimney penetration had caused efflorescence on brick and blistering in wall finishes.

C3020 Floor Finishes








The dormitory has both carpet and ceramic flooring on the main level, while the basement is concrete. The apparatus bay is slab on grade. There ae minor problems with the grout of the ceramic tile, upper right. The building has experienced settlement such that the floors slope away from the center, although this does not appear to have damaged the ceramic tile. Carpets are somewhat worn and appear to have been low quality to begin with.

C3030 Ceiling Finishes









Neither the apparatus bay nor the basement have finished ceilings. Where they are provided, there is a plain hard-lid as well as glued on acoustic tile in the dormitory. Additionally, there is a plank-type ceiling finish in some parts of the dormitory--the majority of it, actually--that can't be identified. It may be heavily painted Homasote. Ceilings are generally in good condition, with minor damage where the chimney penetrates the roof.

D SERVICES

D20 Plumbing











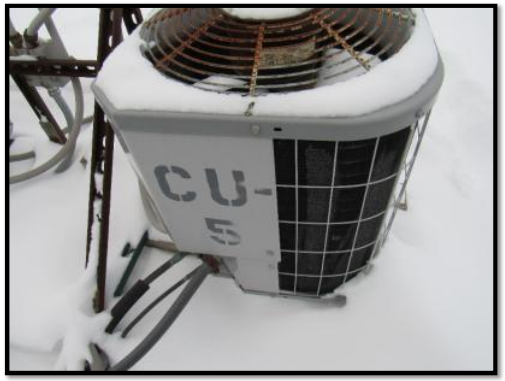


Plumbing fixtures are relatively recent but do not meet ADA. New fixtures may also conserve water. P-traps lack insulated covers. Domestic hot water distribution and fixtures are generally in good, operational condition.

D30 HVAC



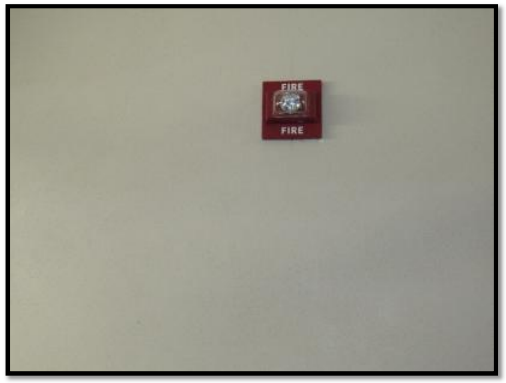


Fire Station 3 is served by four residential furnaces coupled with rooftop condensing units, two boilers serving reheat coils, cabinet heaters, and radiant heating. Make up air units serve the kitchen and apparatus bay. Recommend providing some type of ventilation through the basement area to help prevent any occurrences of mold in the basement, and replacing all 4 furnaces with a modular fan system with booster coils for each of the 4 zones. Controls are inadequate and should be evaluated for renovation. HVAC systems are in overall fair condition, with some poor units.

D40 Fire Protection







The building does not have a sprinkler system. The building has an alarm and fire extinguishers. No problems were observed.

D50 Electrical








Lighting fixtures are somewhat older and not as efficient as modern ones. Much of the buildings system dates to the relatively recent remodel, but some original panels remain. Access control was observed, but no surveillance capability was documented. Electrical equipment at FS3 is generally in fair or good condition.

E EQUIPMENT & FURNISHINGS

E10 Equipment





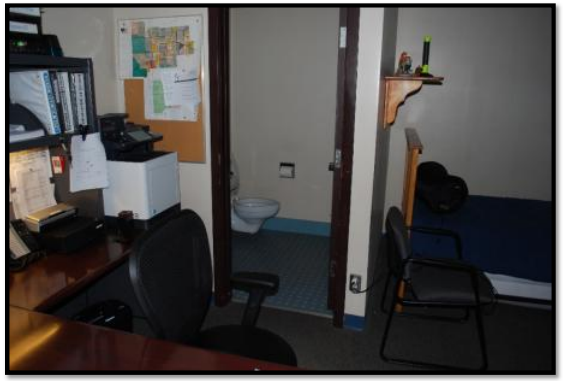




The building has specialty storage racks for the firefighters equipment, as well as more commercial grade cooking equipment. No observed problems.

E20 Furnishings





Furnishings are generally residential in nature, with some commercial / institutional elements, such as desks and wardrobes. Most material was in good condition, although it did not appear to be especially durable materials.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

Fire Station #3 had by far the most critical occupant reviews of any building in the City. The settlement was an issue, however, as were many other more minor complaints. The building renovation may not have gone far enough addressing major issues such as the settlement or the crawlspace connections to the inhabited spaces.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. It appears that the renovation generally made the building as code compliant as possible within the scope of the work.

B. Structural Integrity: The damage to the brick veneer is significant, and because the drawings indicate that it is keyed into the concrete block walls, it suggests that the walls themselves are damaged as well. The portions of the building have settled badly, which may be the case for the walls and veneer, too. While the area is not seismic, the large cracks created may allow water into the wall, which may cause further damage to the building.

C. Physical Condition
a. Interior
i. Walls: Surface wear on finishes were noted. Walls appeared to be in good condition with some minor damage at corners.
ii. Floors: Floors were generally in good condition.
b. Exterior
i. Walls: Brick veneer has significant cracking in some spots and wood needs painting.
ii. Roof: Roof has been coated, which suggests it is old and had been leaking. It should be assessed for replacement need.
iii. Windows: Windows are insulated glass with no observed problems.
iv. Masonry: See "Walls" above.
v. Caulking: Not observed, which suggests that no major issues exist.

D. Historical Integrity: Significant renovations do not particularly compromise building appearance, but are likely substantial enough to prevent listing, which building is eligible for. Appearance is generally as intended, however.

E. Appearance: The building appearance is generally as intended. It is attractive but unassuming.

F. Accessibility: Building is accessible except for basement. It is possible that basement is small enough to not require being accessible, or not considered public in any way. Ground floor spaces are accessible.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace if indicated.
2. Repair masonry veneer to prevent water entering wall assembly. See below also.
3. Stabilize foundation.
4. Create atmospheric separation between basement and crawlspaces.
5. Add bollards to prevent vehicles hitting building on east side.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Grant St Storm water Pump Sta.**
YEAR CONSTRUCTED:	**2001**
FOOTPRINT	**599**
GROSS AREA:	**599**
NO. LEVELS	**1**

GENERAL DESCRIPTION

The storm water pumping station is used to lift storm water out of a low area so that the neighborhood does not flood. It is located among single-family homes, and is designed to look similar to them. It is a concrete block building, although the exterior is finished with vinyl siding and has a brick veneer wainscot at the front--purely decorative devices. The building is located above a large, below grade tank. Note that the tank and the building are not aligned, with the tank being reasonably the same size as the building, but located somewhat to the south.



SITE

The building is located on a residential sized lot. It is somewhat above the street, although the site is fairly flat. A drive allows maintenance access to the rear of the building. No site problems were observed.

BUILDING HISTORY

There is no record or evidence of significant repairs or alterations.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations







Despite there being the large water tank below the building, it appears to generally have a separate foundation that is much more conventional. According to the drawings, it has a conventional concrete foundation on a spread footing. The foundation is not frequently visible, although what could be seen-center--appeared to be in good condition. No assessment was made of the water tanks.

B SHELL

B10 Superstructure







The floor is concrete slab on grade or the top lid of the concrete water tanks. The roof structures is a manufactured wood truss. The floor appears to be in good condition. The trusses are not visible, but there was no evidence of problems.

B20 Exterior Enclosure








Exterior walls are concrete block, with exterior furring of wood framing containing batt insulation. Vinyl siding is installed over the furring. Doors are metal, and in good condition except for surface rust--lower left.. There are only windows at the front, which are blocked on the interior side--lower right. Louvers create a window-like pattern on the building. The louvers into the generator room can be removed in sections to allow replacement of the generator.

B30 Roofing







Per the drawing package, the roof is fiberglass shingle. Typical residential type gutters are fitted. The downspouts are damaged from human impact. There are many roof penetrations for louvers and vent pipes. No problems with the roof were reported or observed.

C INTERIORS

C10 Interior Construction





Interior partitions are concrete block, although there are almost no interior walls. Doors are steel, and in good condition.

C30 Interior Finishes





Paint is the only wall finish on the concrete block. It is in good condition.
The building has no floor finishes. Structural floors are exposed.

C3030 Ceiling Finishes





Ceilings are gypsum wall board attached to the underside of the trusses. No problems were observed.

D SERVICES

D20 Plumbing





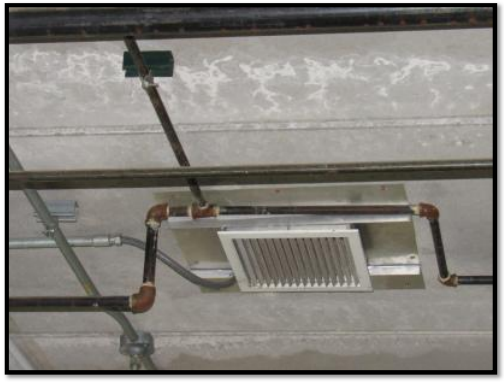


The building has no plumbing for occupant use, but obviously contains extensive drainage in and around the site.

D30 HVAC








Pumping station mechanical equipment includes 4x 100HP pumps, gas fired unit heaters, exhaust fans, and a through-wall air conditioning unit which serves the electrical room. Unit heaters and the a/c unit are assessed as poor due to age, but do not need to be programmed for replacement immediately. Exhaust fans and storm water pumps are assessed as fair due to age, but will remain in that assessment category for several more years.

D40 Fire Protection



The building has no fire sprinkler system. The building has alarms and a fire extinguisher.

D50 Electrical







The building has a substantial electrical system, including a large generator to keep pumps operating in adverse conditions. Supply and protection units include panelboards, switches, and a motor control center. The overall system was designed with redundancies to support stormwater pumping.

E EQUIPMENT & FURNISHINGS

E10 Equipment







The building is only a housing for the generator, pumps, and valves it is designed to protect. It has no restroom or domestic water supply.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The pump station is a simple and utilitarian building. It is in good condition.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building is not normally occupied, and has no components that need be accessible. It appears to comply with building code where it must.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Floors were in good condition
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: Roof appeared to be in good condition.
iii. Windows: The building has no functioning windows.
iv. Masonry: Concrete block walls were in good condition, as was vinyl siding.
v. Caulking: Caulking was not observed, since vinyl siding relies on moldings.

D. Historical Integrity: The building is not historic, although it appears unaltered since new.

E. Appearance: The building appearance is generally as intended. It is utilitarian, and not especially noticeable.

F. Accessibility: As noted earlier, the building does not appear to need to be accessible.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify that brick veneer is properly connected to building and pests are not getting behind it at ends.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Health Department
YEAR CONSTRUCTED:	1977
FOOTPRINT	11,282
GROSS AREA:	19,066
NO. LEVELS	1
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

The 19,066 SF, West Allis Health Department building was constructed in 1977 on an existing foundation. It is a single story building with a mechanical penthouse. While no renovations are known of, it does appear that relatively recent work has been done, including interior finishes and painting the anodized aluminum window frames. The building does not have a sprinkler system.



SITE

The Building is sited on a 0.5235-acre parcel. The parcel has a very slight slope to the west, such that the building is elevated several feet on that side. Parking is on-grade at the east. National Avenue is to the south, and an alley to the north. The parking lot is asphalt, with concrete walks providing access to the main entry.

BUILDING HISTORY

As noted earlier, some renovation work has occurred but the date and scope is not known.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations



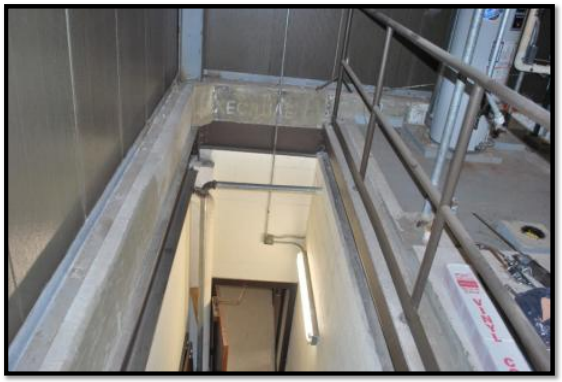




The foundation is a concrete stem wall on a spread footing. There are also footings within the e building located under columns that support the roof and penthouse. A concrete slab on grade provides the ground level floor. There is no basement. Some cracking was observed, typically close to corner--see upper center and right. The worst damage to the foundation is cracking near the entry, lower center.

B SHELL

B10 Superstructure



The floor is a concrete slab on grade. The building roofs are metal pan-deck above either bar joists or steel beams, depending on location. There is a concrete floor in the penthouse. The penthouse roof is metal deck on bar joists. While there appeared to be some cracking and settlement of the floor slab that had in turn damaged floor finishes, especially a significant one extending through the building--lower left. There were no issues of structural concern.

B20 Exterior Enclosure








The building is brick veneer over concrete block, except the penthouse which is metal siding. Sealant needs to be renewed on the building (upper left, at penthouse) Window openings have very wide metal lintels that are not shielded from collecting water-upper right. The lintel is beginning to rust, which will make it expand and damage adjacent brick--upper center. Brick veneer may be separating from building, observe crack shown at lower left. This may be caused by moisture seeping through bricks. There are areas where staff noted that the windows leak. The author wonders if addition of sealant to windows and painting compromised window drainage system, which could be cleaned out.

B30 Roofing









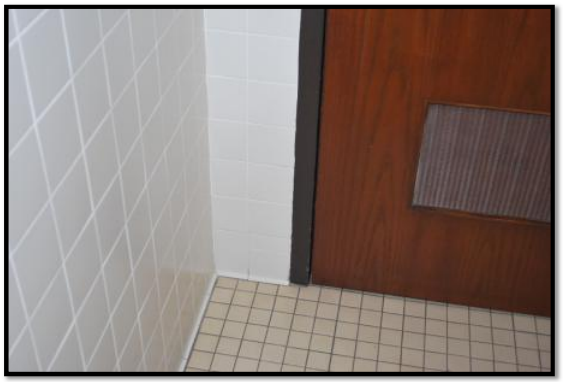
The building has a ballasted roof. No overflow drains were noted. No problems were reported with the roof or observed.

C INTERIORS

C10 Interior Construction







Interior partitions are both concrete block and light gauge steel. There were no observed problems with those walls. The walls have a variety of finishes, noted elsewhere in this document. Interior doors are generally wood. Doors were in good condition, although example at center upper has extensive chipping around edges. There are no fire-rated doors in the building.

C20 Stairs



The building has a single, steep pre-fabricated steel access stair to enter the mechanical penthouse. It is not a public stair. No observed problems.

C30 Interior Finishes

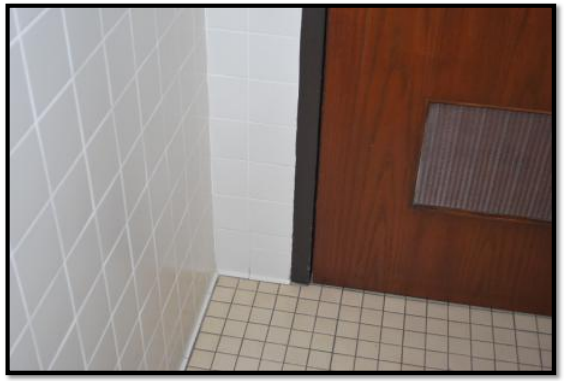





Most interior surfaces are finished with painted gypsum wall board, except for ceramic tile in the restrooms. Note cracking at upper center image. In select areas a chair rail is added. Interior finishes are in good condition, except for the minor cracking shown.

C3020 Floor Finishes








Floor finishes include Vinyl Composition Tile (VCT), Carpet Tile, and ceramic tile in restrooms. Floors were in good condition, with carpet tile appearing very recent. VCT is damaged over cracking slab on grade floor that runs through building (upper center) and has large seam gaps in some other area (upper left). which is usually caused by the use of overly aggressive wax strippers.

C3030 Ceiling Finishes







The ceiling is suspended acoustic tile, sometimes with clouds--upper center. In restrooms a hard-lid is employed. No problems with the ceiling were observed.

D SERVICES

D20 Plumbing







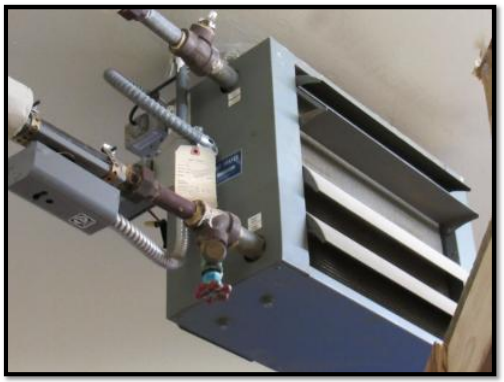


Plumbing equipment includes domestic water distribution as well as typical restroom fixtures. Fixtures are not ADA compliant, which is especially noted in a health clinic. Installation of more recent fixtures may lessen water consumption.

D30 HVAC





Health Department building is served by two boilers in good condition, with heating via unit heaters, baseboard radiation, and cabinet heaters near doorways. Fairly new condensing unit on rooftop supplies cold air via an air handler in the penthouse mechanical room, distributed by a number of VAVs throughout the building. The condition of HVAC equipment at this location is distributed across the spectrum from poor to good.

D40 Fire Protection











The building does not have a sprinkler system. Fire extinguishers and alarms are provided. No problems were observed.

D50 Electrical













Electrical equipment is original at this building, and generally in good or fair condition. No problems were noted with the electrical system, or electrical service capacity. Surveillance and access control systems should be evaluated to ensure they meet the needs of the facility.

E EQUIPMENT & FURNISHINGS

E10 Equipment











The facilities has general office equipment, as well a some specific to it's role as a health clinic.

E20 Furnishings








Furnishings appear recent. Equipment--i.e. counters--have some wear. Note that p-traps are not insulated as required by accessibility code.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Health Clinic is in generally good condition, although the window leaks are an ongoing problem and the lintels seem as if they will create new ones by drawing water into the wall assembly. Overall the building is inviting and has attractive finishes.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building has clearly been renovated, but the year is not known. It is generally accessible, although the restrooms are not, despite the sig indicating they are. (The entry doors do not have correct clearances on pull side)

B. Structural Integrity: The building does not presently appear to have structural problems, although walls should be reviewed to prevent water entry, specifically detailing at metal lintels and potentially adding a sealer to the brick veneer.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Good condition other than telescoping crack and some shrinkage of VCT
b. Exterior
i. Walls: Walls appeared to be in good condition. Minor cracking at northwest corner, and on east side. Should be monitored to prevent water entry.
ii. Roof: Should be re-reviewed without snow.
iii. Windows: Windows should be checked to be certain that weeps are not blocked. This could be small, round holes (observed) that tend to get debris in them, or possible sealant over holes.
iv. Masonry: Some cracking in brick.
v. Caulking: Needs replacement.

D. Historical Integrity: The building is not eligible for historic consideration.

E. Appearance: The building appearance is generally as intended but has been updated effectively (i.e.. Changing the window frames from bronze anodized to black.)

F. Accessibility: As noted earlier, modifications toward accessibility have been made, although they do not resulting a fully accessible building. This should be remedied in a Health Clinic, as it may have more users in need of accessible spaces.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof.
2. Review windows for blocked drainage
3. Review means of preventing water entry on top of lintels.
4. Consider application of sealer to brick, caulk cracks.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Historical Society**
YEAR CONSTRUCTED:	**1887**
FOOTPRINT	**19,143**
GROSS AREA:	**6,200**
NO. LEVELS	**2**
UNFIN. BSMNT.	**1-attic**

GENERAL DESCRIPTION

The 6,200 SF, Historical Society Building constructed in 1887 as a school, and was used for that purpose until 1923. After that it served as the school district maintenance offices. It was converted into the Historic Museum circa 1980. It has structural brick exterior walls, with the roof and floors framed in wood. There is limestone detailing added to the exterior walls. The steeply pitched roof is covered in slate, among other materials. Aesthetically, it has a somewhat Romanesque appearance.



SITE

The Museum is sited on a 0.1661-acre parcel, although it is contiguous with other, larger parcels so that it feels much larger. The parcel slopes upward to the east, although not steeply. A parking lot is located west of the building, although the primary entrance faces north onto W. National Avenue. There is no pullout space on that road, however.

There is also a replica of the original, one-room log cabin school that was on the site in the 1850's.

BUILDING HISTORY

The building was designed as a school and then used as offices and presumably shops. It was converted to museum use sometime just prior to 1980, at which time the elevator was added and accessibility improvements were made. The building does not appear to have been significantly altered, either with changes to the plan or to finishes.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations



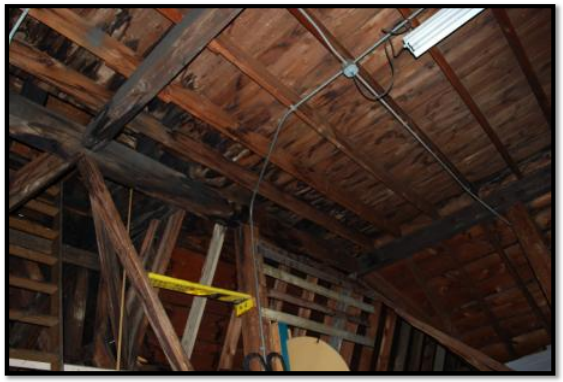
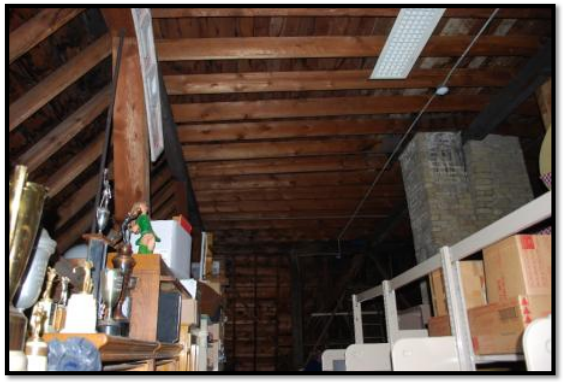





The lower floor of the building is a basement, although it extends well above grade and light enters through high windows. The foundation assembly proper begins below the window sills. It appears that the foundation is a stone or rubble wall on a spread footing--presumably concrete. The floor is a concrete slab. The exterior of the foundation wall above grade is somewhat rusticated stone blocks, while on the inside it is parge coated. The parge coating is crumbling and coming loose, likely due to moisture entering from the exterior. It is almost impossible to identify cracking in this wall assembly. There are some concrete and concrete block additions to the basement. There were no obvious problems with the basement, although it is likely difficult to keep clean and is not an assembly that would prevent moisture from entering. Note evidence of moisture wicking up wall, lower left and center.

B SHELL

B10 Superstructure




Floor and roof construction is wood. Floor framing is in good condition--visible at lower center through removed ceiling tile. Roof framing seems somewhat light structurally but is in good condition. Central chimney supports roof framing (upper right), an has cracking near bearing areas--lower left. This should be observed and possibly reviewed by a structural engineer.

B20 Exterior Enclosure









Walls are a beige brick with stone details. The walls were in good condition, with minor cracking in the brick and some flaking of the stone, but nothing of concern. Windows are single pane in wooden frame, and are either original to the building or old replacements. They are fitted with exterior storm windows--lower left. On the interior there is evidence of damage from condensation or leaks--upper right. While newer doors are metal and in good condition (such as the door to the basement from the ramp) the main entry doors are in need of paint and repair--paint is peeling off and one of the panels is split.

B30 Roofing







The roof of this building is very steeply pitched and not accessible. There appears to be a flat section in the middle, but it was not accessible either. The tower has a wood shake roof, while the sides of the roof appear to be architectural asphalt shingles. The flat portion of the roof is not known. No problems with the roof were observed, although some of the downspouts and gutters were leaking onto the building wall, which is causing damage and staining. It was not possible to document the roof well, although the materials could be seen relatively well.

C INTERIORS

C10 Interior Construction








Interior walls are wood framed, except for some concrete block in the basement. Interior doors are wood. Existing walls appear structurally sound but in some cases have worn finishes. Existing doors are showing their age, and have outdated hardware. Doors from the 1980 work appear in good condition. Note that there is some wall damage in basement restrooms from door stops--upper left.

C20 Stairs



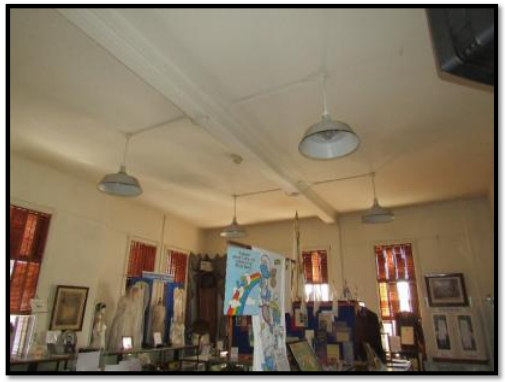






The building has a single internal stair extending from the basement to the attic, with the entry halfway between the basement and the main floor elevations. The portion to the attic is not intended for general use-- left. The stair is wooden. The stair is worn. The stair shown at right provides the second means of egress from the main floor. It does not meet current code for a stair due to the rail spacing, but is probably not used except in emergency.

C30 Interior Finishes









Interior wall finishes are generally lathe and plaster on the main floor, sometimes ornamented with trim or wainscoting. At the basement, painted concrete block, the interior of the basement wall, or painted gypsum wall board are typical.

C3020 Floor Finishes








The building has several floor materials. The most prevalent is wood, which is found both finished and unfinished in the attic. Small areas of a sheet good such as linoleum are in the attic--upper left--but is not attached. There are some areas that are likely asbestos tile--lower center and left. These should be tested and a maintenance plan developed, or abatement considered. Ceramic tile is found in the restrooms.

C3030 Ceiling Finishes






At the main floor the ceiling is a hard lid, presumably lathe on plaster. The basement has a suspended acoustic ceiling. There is no finished ceiling at the attic. All ceilings are in good condition, with some minor areas showing damage from leaks--lower left.

D SERVICES

D10 Conveying









The building has a single two stop hydraulic elevator installed circa 1980. It is an older unit, and staff has noted that it jerks and has other performance problems.

D20 Plumbing









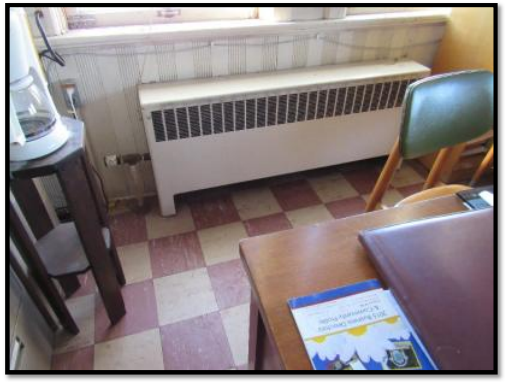


Modern fixtures would reduce water consumption. Fixtures are not ADA compliant, sinks are missing insulated covers on p-traps and handles are not suitable for reduced hand strength.

D30 HVAC



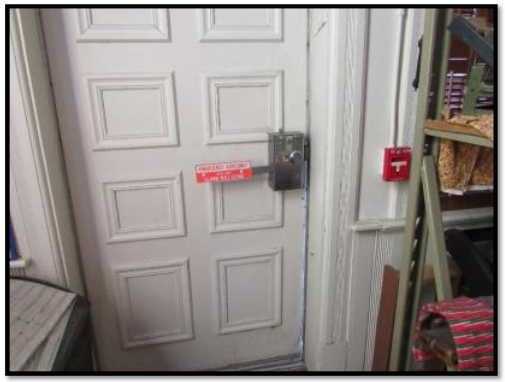



The Historical Society Site is served by ceiling-mounted unit heaters, ceiling-mounted fin-tube radiant heaters, and baseboard radiant heating. All of these systems are fed by the boiler in the basement. With the exception of the boiler, all other mechanical systems are in poor or unsatisfactory condition, primarily due to age. Understanding that renovating a national historic site is especially complicated, every effort should be made to update heating and to provide cooling for this building, both for occupant comfort as well as to prevent unnecessary degradation of building condition.

D40 Fire Protection













The building does not have a sprinkler system. It does have an alarm with strobes.

D50 Electrical









The electrical system is old and has panels and devices of various ages. Light fixtures could be updated for better performance and less energy consumption. There is no electronic access contorl system, and security alarm equipment could be upgraded to ensure facility needs are met.

E EQUIPMENT & FURNISHINGS

E10 Equipment







The only equipment is restroom stalls and accessories.

E20 Furnishings








Furnishings within the building fall into two categories--those that are displays (lower center) and those in use. Furniture is serviceable but not recent or coordinating in appearance

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Historical Society Building represents another era. It is in good, but unrestored, condition. The building appears undersized for the amount of material that the museum has in storage, and the storage is not in an environmentally controlled space that will best preserve it. Overall, the building has all the benefits, and the drawbacks, of an old building operated on a shoestring budget.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Work has occurred to make the building more in line with current codes for fire exits, as well as accessibility. It is far from meeting current building codes in many areas, and potentially contains hazardopus materials such as asbestos and lead based paint.

B. Structural Integrity: There is no reason for concern structurally, although the cracks in the chimney below the beam perch should be reviewed by a structural engineer.

C. Physical Condition
a. Interior
i. Walls: Walls are older and worn, and require very minor repairs.
ii. Floors: Floors are worn, and in some areas may contain asbestos.
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: No problems were observed with roof. Gutter and downspout leaks are staining exterior
iii. Windows: Windows should be checked for deterioration, as possibly evidence by flaking paint. Check for lead content.
iv. Masonry: Exterior walls are in good repair. Foundation walls may benefit from replacement of interior parge coat
v. Caulking: Joints at windows could not be seen due to height above grade and presence of storm windows. Still required review.

D. Historical Integrity: Good. The building is listed on the National Registe of Historic Places.

E. Appearance: The building appearance is generally as intended. Alterations to the exterior for egress are clearly differentiated, and do not confuse the building's appearance.

F. Accessibility: As noted earlier, modifications toward accessibility have been made although it remains a difficult building for the handicapped to use. For example, the restrooms are not on the main floor, and the elevator is not adjacent to the historic main entry, potentially creating a very different experience for able bodied and disabled visitors.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Review condition of exterior caulking.
2. Re-paint exterior surfaces such as windows, checking for hazardous materials.
3. Repair downspouts
4. Develop maintenance plan for suspected asbestos tile flooring.
5. Renew parge coat on basement foundation walls.
6. Review condition of elevator and repair or replace.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Honey Creek Substation
YEAR CONSTRUCTED:	1955
FOOTPRINT	572
GROSS AREA:	572
NO. LEVELS	1
UNFIN. BSMNT.	1

GENERAL DESCRIPTION

Honey Creek Substation is one of three similar buildings, all constructed circa 1955. The consist of a single room above a full basement. The basement is only accessible through a hatch in the floor. The buildings and the foundations are constructed of concrete block, with a brick veneer above the floor line. The exposed surfaces lower on the building have a parge coat. There is a single door into the building, and only a few windows. The building has a flat roof behind a parapet.



SITE

Because the building houses transformers for street lighting, it is located close to the road. The site is oddly shaped, and slopes uphill in the area where the building is located. A pull-off and parking area is located in front of the building. The site is not improved and does not support uses other than maintaining the building.

BUILDING HISTORY

There are no records of work to modify the building.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations







The drawings indicate that the foundation is 12" thick concrete blocks. They do not show a parge coat or other veneer, but there is one present. The crawl space was not entered. Visually, it had no obvious problems.

B SHELL

B10 Superstructure



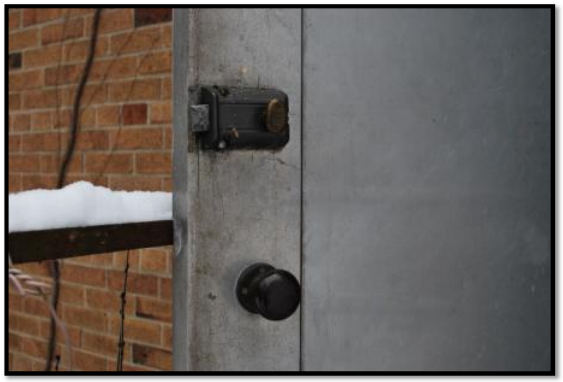


Floor construction is cast-in-place concrete. The roof is constructed of pre-cast planks. No deficiencies were noted with either assembly.

B20 Exterior Enclosure





Walls are a brick veneer over concrete block. The through wall conductor for the roof drain is missing, such that water spills down the face of the building, which is damaging the mortar. Windows are glass block, as originally designed. Door hardware is very old, as are doors, but they do work.

B30 Roofing



The roof was not accessible. No evidence of roof problems was observed within the structure. As already noted, the conductor is missing from the roof drain. The conductor should be replaced and the penetration through the parapet examined to be certain that water is not backing up into the wall assembly. There was some evidence of leaks coming between the planks at the exterior walls, although it is not clear if that suggests the roof or the roof to parapet transition is poor, or if it is condensation. Further investigation may be warranted.

C INTERIORS

C20 Stairs





The building has only the one exterior stair at the entrance. It is not a public stair. Railings do not meet current code for egress stairs, but arguably they should be treated as guards. The liability would occur if unauthorized users were on the building, for example children playing on it. This is mentioned for thoroughness, but the stairs are acceptable as-is.

D SERVICES

D30 HVAC





The building has no HVAC System or components. There are high and low louvers with dampers for ventilation.

D40 Fire Protection



A fire extinguisher is provided within the building. There is no sprinkler system or alarm.

D50 Electrical







Service is provided y a step-down transformer. Substation contains interior and exterior overhead lighting and an electrical outlet next to the door. Equipment is in fair condition and should be evaluated for replacement with high-efficiency systems.

E EQUIPMENT & FURNISHINGS

E10 Equipment













The only equipment within the building includes transformers serving street lighting, along with associated oil and air switches, and relay protection panels.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The electric sub-stations are very simple, but attractive buildings. They are in relatively good condition, primarily because there is so little that can go wrong with them. There may be functional problems with them. i.e. working clearances or conditioning specific to the voltages present, but as buildings they require only limited attention to maintenance.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Because these are not occupied or conditioned spaces. There is very little in the way of code requirements for them.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: There are no interior walls
ii. Floors: Floors have no applied finishes. The slabs appeared to be in good condition.
b. Exterior
i. Walls: Walls appeared to be in good condition
ii. Roof: The roof was not accessible for review.
iii. Windows: Windows are glass block. No observed problems.
iv. Masonry: Concrete block walls were in good condition
v. Caulking: No caulking was observed.

D. Historical Integrity: The building appears unaltered from new.

E. Appearance: The building appearance is as intended. It is simple but attractive.

F. Accessibility: The building is not accessible, although it is not required to be even under current code.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace or repair.
2.Review condition of door hardware and replace as needed.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Elec. Substation--Jefferson Elem.**
YEAR CONSTRUCTED:	**1955**
FOOTPRINT	**572**
GROSS AREA:	**2,372**
NO. LEVELS	**1**
UNFIN. BSMNT.	**1**

GENERAL DESCRIPTION

Jefferson Substation is one of three similar buildings, all constructed circa 1955. The consist of a single room above a full basement. The basement is only accessible through a hatch in the floor. The buildings and the foundations are constructed of concrete block, with a brick veneer above the floor line. The exposed surfaces lower on the building have a parge coat. There is a single access door into the building, and only a few windows. The building has a flat roof behind a parapet. The building is similar to, but not identical to, the Honey Creek substation. The building contains transformers for street lighting.



SITE

The building is located on a narrow site along the perimeter of an elementary school. It is flat, and improvements (i.e. paving) appear more related to the school than the transformer building.

BUILDING HISTORY

There are no records of work to modify the building.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations



The drawings indicate that the foundation is 12" thick concrete blocks. They do not show a parge coat or other veneer, but there is one present. The crawl space was not entered. Visually, it had no obvious problems.

B SHELL

B10 Superstructure







Floor construction is cast-in-place concrete. The roof is constructed of pre-cast planks. There is significant evidence of leaking from the roof, which has caused efflorescence on the precast concrete planks and walls.

B20 Exterior Enclosure








Walls are a brick veneer over concrete block. Leaks, assumed to be from the roof, have caused a great deal of efflorescence. This also suggests that steel reinforcing within the walls, or tying the brick to the walls, may be rust. The roof should be repaired to stop this, and the wall thoroughly examined for damage. Windows are glass block, but have been boarded over due to several broken blocks. Door hardware is very old and damaged, but does work. Note buckling of door sheath shown at lower right.

B30 Roofing



The roof was not accessible. No evidence of roof problems was observed within the structure. Like the Honey Creek Substation, the conductor is missing from the roof drain. The conductor should be replaced and the penetration through the parapet examined to be certain that water is not backing up into the wall assembly.

C INTERIORS

C20 Stairs





The building has only the one exterior stair at the entrance. It is not a public stair. It is not significantly elevated above the adjacent grade, and does not have handrails.

D SERVICES

D30 HVAC





The building has no HVAC System or components. There are high and low louvers with dampers for ventilation.

D40 Fire Protection



A fire extinguisher is provided within the building, although not photographed. There is no sprinkler system or alarm.

D50 Electrical



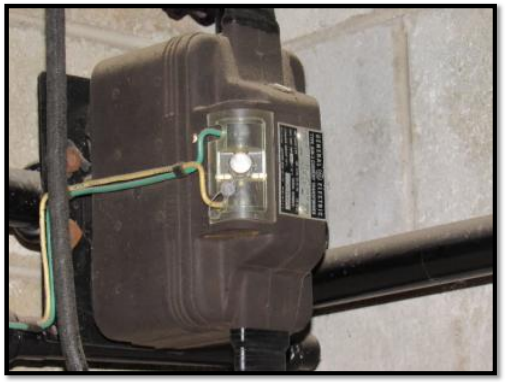
This site has interior and exterior overhead lighting, as well as an electrical outlet by the door. Service is provided by a step-down transformer.

E EQUIPMENT & FURNISHINGS

E10 Equipment








The only equipment within the building includes transformers serving street lighting, along with associated oil and air switches, and relay protection panels.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The electric sub-stations are very simple, but attractive buildings. They are in relatively good condition, primarily because there is so little that can go wrong with them. There may be functional problems with them. i.e. working clearances or conditioning specific to the voltages present, but as buildings they require only limited attention to maintenance.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Because these are not occupied or conditioned spaces. There is very little in the way of code requirements for them.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: There are no interior walls
ii. Floors: Floors have no applied finishes. The slabs appeared to be in good condition.
b. Exterior
i. Walls: Walls have large amounts of efflorescence for leaks
ii. Roof: The roof was not accessible for review.
iii. Windows: Windows are glass block but boarded over due to vandalism
iv. Masonry: Concrete block walls were in good condition
v. Caulking: No caulking was observed.

D. Historical Integrity: The building appears unaltered from new.

E. Appearance: The building appearance is as intended. It is simple but attractive.

F. Accessibility: The building is not accessible, although it is not required to be even under current code.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Replace roof.
2. Inspect door hardware and replace as needed.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Klentz Park Restroom
YEAR CONSTRUCTED:	1983
FOOTPRINT	864
GROSS AREA:	864
NO. LEVELS	1
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

This is one of several similar, small, park buildings. It contains men's and women's restrooms, as well as a storage area for athletic equipment with a supporting office. There is a separate electrical panel room as well as a chase for maintenance between the restroom. It is a single story concrete block building with a sloped roof.



SITE

The building is located in Klentz Park, where it can serve users. It is not located adjacent to parking or any other services.

BUILDING HISTORY

There is no record or evidence of significant repairs or alterations.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations

According to the drawings, the building has a conventional foundation of 12" concrete blocks on a spread footing. The wall transitions to 8" block one course below grade. No portion of the foundation is visible. No signs of damage were observed.

B SHELL

B10 Superstructure







The floor is concrete slab on grade, while the roof structures is a manufactured wood truss. The floor appears to be in good condition. The trusses are not visible, but there was no evidence of problems.

B20 Exterior Enclosure









The building exterior is split face CMU, in a buff color. It is in good condition. Doors are steel slabs, with simple push-pull hardware, closers, and a deadbolt. No problems were observed. There are no windows.

B30 Roofing







Per the drawing package, the roof is fiberglass shingle, and that appears to still be the case. Typical residential type gutters are fitted. The downspouts are damaged from human impact. They are not tightlined (connected to an underground drain line), despite being shown that way on the drawings.

C INTERIORS

C10 Interior Construction






All interior partitions are concrete block. Interior doors are steel, and in good condition.

C30 Interior Finishes

C3010 Wall Finishes







Paint is the only wall finish on the concrete block. It is in good condition.

C3020 Floor Finishes






Floors have an epoxy coating in the restrooms, and bare concrete elsewhere. There is a ceramic tile base in the restrooms. They are in good condition.

C3030 Ceiling Finishes



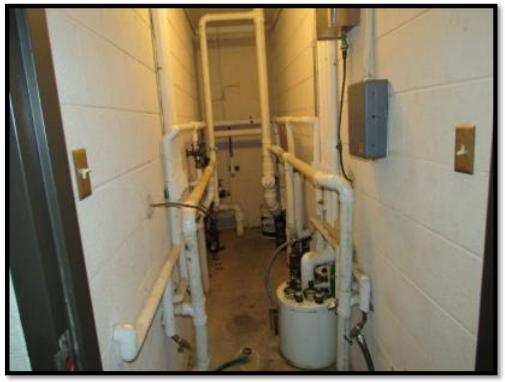




Ceilings are gypsum wall board attached to the underside of the trusses. They are in good condition. Soffits are a material manufactured to be soffits and provide adequate attic ventilation, and are in good condition--right.

D SERVICES

D20 Plumbing









Modern fixtures may reduce water consumption. Lavatories do not have lever handles or automatic faucets, and there is no insulated p-trap cover as required by ADA. Water Heater is in poor to unsatisfactory condition and should be replaced.

D30 HVAC



HVAC equipment at Klentz Park is limited to an exhaust fan, which is assessed as in fair to poor condition due to age.

D40 Fire Protection

The building has no fire sprinkler system or alarm. A fire extinguisher was not observed.

D50 Electrical








The simple electrical system is original to the building. While lighting is an older style, changing upgrading so few fixtures presents only a small opportunity for energy savings. Surface rust on the electrical panel indicates over-exposure to the elements and lack of maintenance. Unit is in poor to unstaisfactory condition. Alarm system is a newer addition and does not present obvious deficiencies.

E EQUIPMENT & FURNISHINGS

E10 Equipment



The building has no equipment other than a drinking fountain and restroom stalls.

E20 Furnishings



The only furnishings observed were a stack of chairs. They were in functional condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The restroom is functional and made from durable materials. It exhibits normal wear, but little damage or vandalism.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The only noted departure from today's code is that the handicapped stalls are not up to today's wheelchair accessible standards. Modifying the building to fully meet code would be expensive.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Floors were in good condition
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: Roof appeared to be in good condition, but must be verified. Downspouts have been damaged.
iii. Windows: The building has no windows.
iv. Masonry: Concrete block walls were in good condition (including interior walls)
v. Caulking: Caulking was not observed.

D. Historical Integrity: The building is not historic, although it appears unaltered since new.

E. Appearance: The building appearance is generally as intended. It is utilitarian, and not especially noticeable.

F. Accessibility: As noted earlier, the building is not designed to meet current accessibility codes. The primary problem is with the larger toilet stalls, which do not meet current wheelchair access requirements. Most of the other modifications needed would be relatively inexpensive to complete.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Replace downspouts with more durable material, or include guards.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Liberty Heights Park**
YEAR CONSTRUCTED:	**Pre-1938**
FOOTPRINT	**1,847**
GROSS AREA:	**1,847**
NO. LEVELS	**1**
UNFIN. BSMNT.	**1**

GENERAL DESCRIPTION

The Liberty Heights Park Shelter building is a single-story structure over a high basement. It is wood framed with a stone veneer, and has a hipped roof with gable vents. The basement, while improved, does not appear to be in use, and is counted as unfinished in the calculations. The building contains restrooms and several offices, as well as open space for indoor activities. In addition to the boiler room, the basement also contains additional restrooms and locker rooms as well as storage. It may not be in use due to not being accessible.



SITE

The building is located in the heart of Liberty Heights park, surrounded by athletic fields and the wading pool. The location of the building is flat. No adverse site conditions were noted.

BUILDING HISTORY

The buildings initial construction date is not known. The 1938 drawings are actually for additions to either end of the building. Since 1938, the interior of the building has been revised, and wheelchair ramps have been added to the read of the structure. The periods when that work was completed are not known, although a review of Google Earth suggests the ramp may date to circa 2004.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations







The foundation appears to be masonry on a concrete spread footing, although the drawings show poured concrete walls. It is possible that the additions were concrete, and the existing building masonry. There is a slab on grade floor within the perimeter walls. The basement is high, such that the floor elevation may be roughly four feet below the surrounding grade. There is a sump in the basement. There is some evidence of exterior water entering the basement--note flaking finish on wall in sump photo at lower left. There was in general a good amount of staining on the floor, but due to active plumbing leaks the source could not be accurately determined.

B SHELL

B10 Superstructure

Both the floor and roof are framed in wood, per the 1938 drawings. Neither is ever visible due to being covered by finished ceilings. There is no evidence of problems with the structure of the roof and floor, as evidenced through cracking, sags, or similar.

B20 Exterior Enclosure








The building exterior consists of structural wood framed walls with a stone veneer. The veneer has some cracking (upper left) Lintels at doors and windows are rusting, which is splitting veneer (upper center) Windows are single-pane wood, with wire guards. Hardware and weather-stripping are generally in good condition.

B30 Roofing





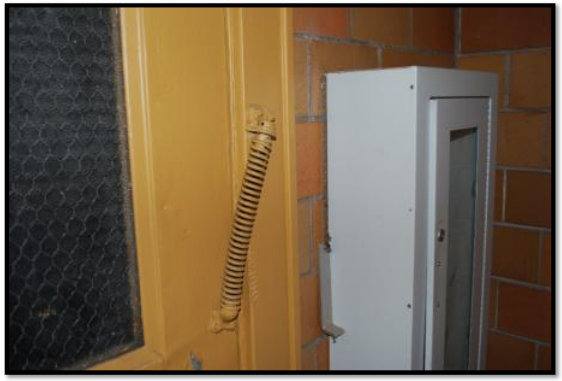
Due to snow and ice, it was difficult to fully assess the condition of the roof. The roof is an asphalt or fiberglass shingle of a residential type. The building has conventional metal gutters and downspouts. No problems were observed with the roof, although it may be wise to re-review when it is more visible.

C INTERIORS

C10 Interior Construction





Interior partitions appear to be masonry in the basement, and wood framed on the main floor. No structural problems were observed with either system. Doors are wooden except for into the boiler room, where it is clad in wood. Door hardware is older but functional. Door handles are not ADA compliant, being knobs rather than levers.

C20 Stairs









The building has no internal stairs. There is a single exterior stair to the basement, as well as stairs and ramps to the main entry / egress doors. The stairs all appear to be in good condition. Guardrails to the main entry and the entry at the back of the building should have tighter spacing to prevent children from falling through, as they are more than 30" above he adjacent grades. The stairs should also have handrails on either side. While buildings must only meet the code for when they are constructed, the ramps appear to date to the early 2000's when the smaller pass-through code was in effect, therefore their non-compliance is not grandfathered in.

C30 Interior Finishes













Interior wall finishes include tongue and groove paneling (upper left) a hard surface--probably lathe and plaster but possibly gypsum wallboard, the date of the work is not known--and fabric covered panels (upper right). In the basement are areas of glazed tile and painted concrete block. All finishes are worn, but none are failing.

C3020 Floor Finishes









The main floor of the building is primarily terrazzo flooring, in good condition--upper right. It is apparent that walls may have moved at some time, leading to introduction of small areas of different material, such as the painted concrete visible below the counter at lower right. The basement floor is the top of the concrete slab, which is generally painted. The paint finish is badly worn, and while the terrazzo itself is in good condition, the transitions to other materials does not always work well.

C3030 Ceiling Finishes



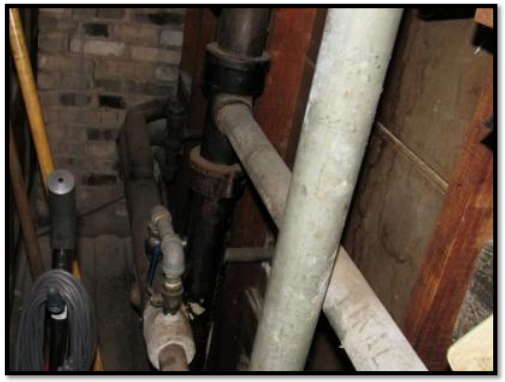




The ceiling on the main floor is glue-on acoustic tiles. The tiles are generally in poor condition, and many are loose or missing. The basement ceiling is plaster. Note that the mastic used to adhere glue-on tile frequently contains asbestos, so it should be tested prior to any work.

D SERVICES

D20 Plumbing





Supply lines are mostly not original to the building, and waste lines are likely largely replaced, although older as well. Supply lines are copper, while waste are galvanized connecting to cast iron soil lines. Hot water supply lines are not insulated. No recirculation pumps are used. There is a badly leaking check valve in the basement, which should be repaired. It has extensive surface rust on it, especially on threaded connections.

D30 HVAC








The building is served by a gas fired boiler providing hot water to a mix of radiators and fin tube units, as well as a duct mounted heat exchanger and unit heaters in the recreation room. Air supply is by gravity ventilators. No cooling is provided. The original boiler is well beyond its service life and should be evaluated for replacement as soon as possible. HVAC equipment at this site should all be evaluated for upgrade to enhance the usefuless and comfort of this structure.

D40 Fire Protection





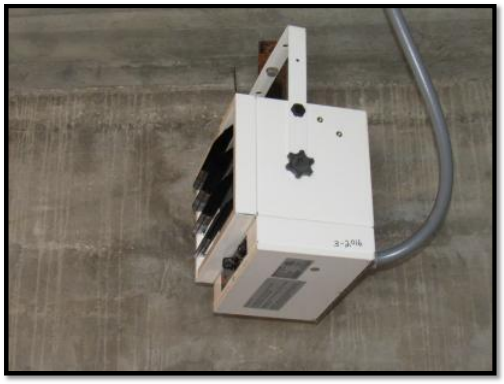


The building does not have a sprinkler system. Egress signage is provided. Otherwise, smoke detectors and annunciators were not observed. The building does have security cameras--upper right.

D50 Electrical








Panels and switchgear in the basement are badly rusted. They should be examined internally to determine if they are safe enough to remain in operation. (left)
Panels in the electrical building, as well as the unit heater, are fairly recent and in good order (center)
Extensive rust is found on enclosures in pool house, possibly due to presence of chlorine.

E EQUIPMENT & FURNISHINGS

E10 Equipment









Equipment includes restroom accessories and a drinking fountain. The restroom is not compliant with current accessibility codes, note the height of the coat hook.. Insulated p-trap covers are missing--upper center.

E20 Furnishings







There is upper and l0wer casework in one room, which includes a refrigerator and a built-in hotplate. Furniture includes tables and benches, as well as benches--both fixed and movable--in the basement locker rooms. All the materials were older and in poor condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Liberty Heights Field House is possibly the oldest building reviewed. It is architecturally rather attractive, but in run-down condition. Most of the system are past their useful life.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. As noted earlier, it is not clear that the railings on the ramps and exterior stairs were conde compliant when they were built, however. Being fairly simple,. The building is generally code compliant. Accessibility has been worked on, but it is not compliant with code.

B. Structural Integrity: The building appears to be structurally sound.

C. Physical Condition
a. Interior
i. Walls: Surface wear on finishes were noted. Walls appeared to be in good condition
ii. Floors: The terrazzo floors were in good condition, but transitions to concrete are not ideal. Painted concrete floor is in need of re-coating.
b. Exterior
i. Walls: Cracks i veneer should be repaired.
ii. Roof: Roof not clearly observed.
iii. Windows: Windows are obsolete, but historically accurate. Evidence of leaks is present, and windows require paint.
iv. Masonry: Interior walls and foundation were in good condition.
v. Caulking: No significant amounts noted.

D. Historical Integrity: The building generally looks as it should on the exterior, and is eligible for listing. The interior finishes have been changed, so some integrity has been lost.

E. Appearance: The building appearance is generally as intended. It is a relatively attractive building.

F. Accessibility: As noted earlier, modifications toward accessibility have been made. That said, they do not fully comply with current code; coat hook in restroom stall too high, toilet grab bars not long enough, no insulated covers on p-traps. Etc.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof.
2. Replace badly rusted electrical panels, switchgear, enclosures, and conduit.
3. Remedy leaking check valve
4. Address falling ceiling tiles
5. Maintain and paint rusting steel lintels
6. Repair cracks in stone veneer
7. Repaint peeling paint on window sills and exterior trim.
8. Repaint basement floor.

ADDITIONAL BUILDINGS OR SITE FEATURES

Switch House

The switch house is near the main fieldhouse. It was constructed in 1939 to house electrical gear for the field illumination. It is a concrete building of roughly 206 SF, with a stone veneer. It is a single story and has a flat roof. There is a single entry door, which once had a louver above it that has since been bricked in. It contains no habitable spaces, and does not have plumbing. There is an electric unit heater, possibly to address moisture on the interior, since there doesn't appear to be any plumbing. There does not appear to be a floor in the building, which may be means of moisture entering--lower right looking down wall. There are many marks on the walls from moisture running down them. Staff reports that it get wet enough to "rain" inside.. The interior surface of the door is also rusty, further suggesting a humidity problem.













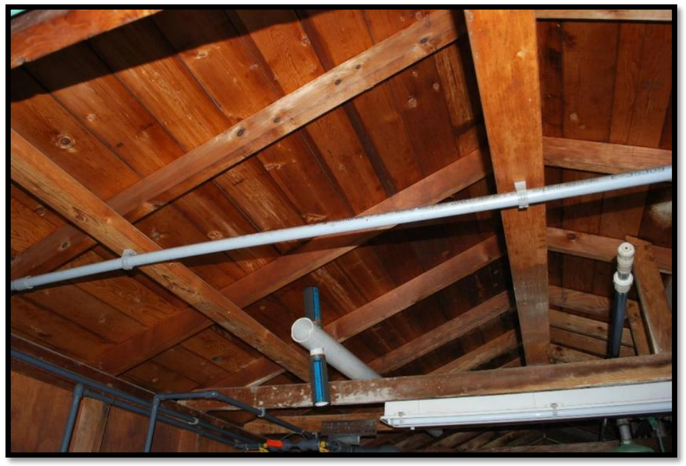


ADDITIONAL BUILDINGS OR SITE FEATURES

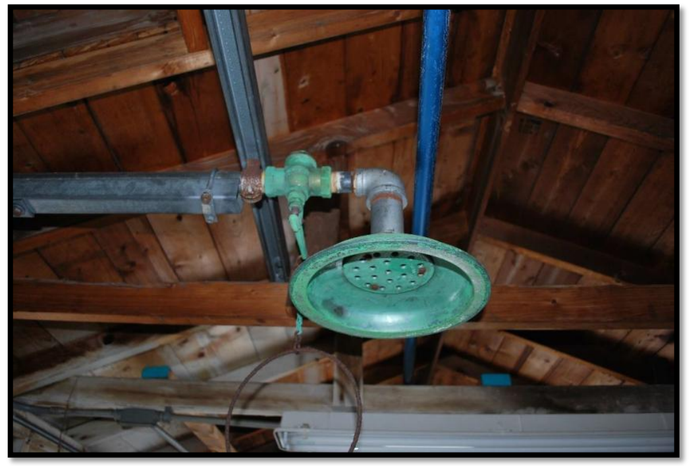
Pool House

The pool equipment house is a simple, wood framed building. Lacking interior finishes or any features other than the equipment it houses, it is more akin to a shed. It is wood framed, and appears to be stick-built rather than prefabricated. The exterior walls are sided with wooden boards joined with battens. The boards are frequently split along their centerline, likely caused by seasonal fluctuations in moisture content. The cracks are large and will allow water to enter the boards. Wooden "barn" doors are of similar construction, where impacts have chipped the edges badly. The roof is wooden shake, in poor condition. The shakes at the edge of the roof have been broken away or rotted, leaving the substrate below exposed. This will allow water to enter the substrate, eventually leading to failure. The roof should be replaced, and the building should be repainted after the cracks are filled with a paintable sealant.















CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Elec. Substation--Liberty Heights**
YEAR CONSTRUCTED:	**1955**
FOOTPRINT	**572**
GROSS AREA:	**572**
NO. LEVELS	**1**
UNFIN. BSMNT.	**1**

GENERAL DESCRIPTION

The Liberty Heights Substation is one of three similar buildings, all constructed circa 1955. The consist of a single room above a full basement. The basement is only accessible through a hatch in the floor. The buildings and the foundations are constructed of concrete block, with a brick veneer above the floor line. The exposed surfaces lower on the building have a parge coat. There is a single access door into the building, and only a few windows. The building has a flat roof behind a parapet. Of the three similar buildings, Liberty Heights is the most unique due to its siting. The building contains transformers for street lighting.



SITE

The building is located on a steeply sloped area at the edge of Liberty Heights Park. It is partially set into the hillside, and is also elevated above the surrounding grade.

BUILDING HISTORY

There are no records of work to modify the building.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations





The drawings indicate that the foundation is cast in place concrete. Unlike the other substations, the basement is entered via a hatch on the exterior, although it was not as a part of this review. Visually, it had no obvious problems.

B SHELL

B10 Superstructure













Floor construction is cast-in-place concrete. The roof is constructed of pre-cast planks. There is evidence of leaking from the roof, which has caused efflorescence on the precast concrete planks and walls.

B20 Exterior Enclosure








Walls are a brick veneer over concrete block. Leaks, assumed to be from the roof, have caused efflorescence. This also suggests that steel reinforcing within the walls, or tying the brick to the walls, may be rusted. The roof should be repaired to stop this, and the wall thoroughly examined for damage. Windows are glass block, but have been boarded over due to several broken blocks. Door hardware is very old and damaged, but does work. The door has a lite in it, which has been broken.

B30 Roofing



The roof was not accessible. No evidence of roof problems was observed within the structure. There is evidence of leaks, as already noted. The building has two points of connection to exterior conductors, both of which are in good condition.

C INTERIORS

C20 Stairs



The building has only the one exterior stair at the entrance. It is not a public stair. It has recent handrails and guards that appear code compliant for guards.

D SERVICES

D30 HVAC



The building has no HVAC System or components. There are high and low louvers with dampers for ventilation. The lower louver is damaged and likely doesn't open or close well, if at all. If it is replaced, a guard should be placed over it to prevent children throwing things at it.

D40 Fire Protection



A fire extinguisher is provided within the building. There is no sprinkler system or alarm.

D50 Electrical







Service is provided by a step-down transformer. Electrical equipment is limited to overhead lighting and an outlet next to the door.

E EQUIPMENT & FURNISHINGS

E10 Equipment











The only equipment within the building includes transformers serving street lighting, along with associated oil and air switches, and relay protection panels.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The electric sub-stations are very simple, but attractive buildings. They are in relatively good condition, primarily because there is so little that can go wrong with them. There may be functional problems with them. i.e. working clearances or conditioning specific to the voltages present, but as buildings they require only limited attention to maintenance.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Because these are not occupied or conditioned spaces. There is very little in the way of code requirements for them.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: There are no interior walls
ii. Floors: Floors have no applied finishes. The slabs appeared to be in good condition.
b. Exterior
i. Walls: Walls have large amounts of efflorescence for leaks
ii. Roof: The roof was not accessible for review.
iii. Windows: Windows are concrete block but boarded over due to vandalism
iv. Masonry: Concrete block walls were in good condition
v. Caulking: No caulking was observed.

D. Historical Integrity: The building appears unaltered from new.

E. Appearance: The building appearance is as intended. It is simple but attractive.

F. Accessibility: The building is not accessible, although it is not required to be even under current code.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Inspect and repair roof as needed.
2. Inspect door hardware and replace as needed.
3. Replace lite in entry door with a durable, glass-like material.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Library**
YEAR CONSTRUCTED:	**1988**
FOOTPRINT	**39,136**
GROSS AREA:	**50,864**
NO. LEVELS	**2**
UNFIN. BSMNT.	**0**

GENERAL DESCRIPTION



The 50,864 SF Library was constructed in 1988. The building is primarily a single level, although it does have a partial second floor in the library proper containing the childrens area as well as administrative offices. There is no basement. The building has a two story high entrance lobby, that provides access to meeting rooms and restrooms, that can be used when the library and administrative offices are secured. A fountain is located in the lobby, which is illuminated by a Kalwall type skylight. The roof over the majority of the building is flat.

The building is constructed of concrete block with a brick and stone veneer. The roof structure is steel pan on bar joists. It has decorative metalwork at the entry piece, as well as tall window assemblies. Windows are insulated glazing set in aluminum frames.

SITE

The Library is sited on a 4.042-acre parcel on West National Avenue. The parcel is primarily flat, although there is a slight drop off to the north and east. The building is located between the street and parking lots. Service access to the building is through the parking area. The parking lot appears to be worn from plowing.

BUILDING HISTORY

Records do not indicate any major projects on the building. In recent years, a project had been scheduled for roof repairs, although emergency work on the City Hall façade put that project on hold. There are presently concerns regarding the stone veneer at the entry way, which some observers believe has problems with its connection to the underlying structure.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations

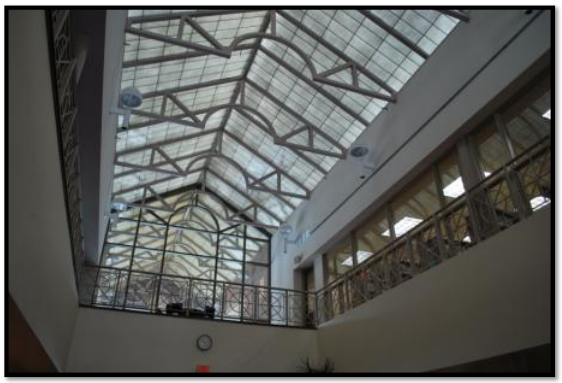
Per the drawings, the foundation is a conventional concrete stem wall extending down to a spread footing, with a concrete slab for the floor poured within it. The foundation largely concealed below grade. There was no evidence of foundation problems visible through wall cracks or the like. The concrete floor has cracked and settled in some locations, especially near the service entrance on the south side toward the east, see under floor finishes. Note the efflorescence in the floor finishes photograph, which suggests that moisture is being absorbed up the concrete block walls. This image was taken within the building, since it was the only location where judgement could be made regarding the foundation.

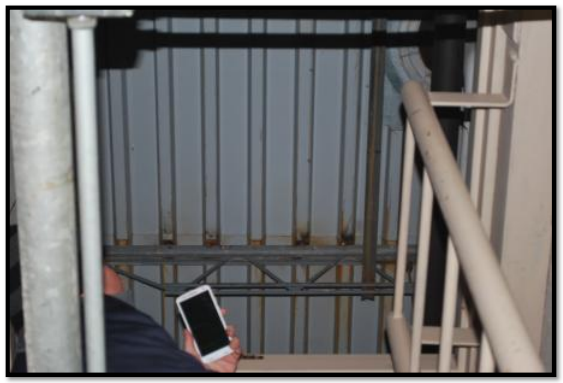
B SHELL

B10 Superstructure











Floor construction is concrete slab on grade at the main floor, and a concrete topping slab in a metal pan, supported by steel bar joists at the second floor. The roof is a metal pan on bar joists as well, although it has a wood deck rather than concrete according to the original drawings.. There appears to be some damage to the concrete slab-on-grade floor, which in turn has caused some damage to the floor finishes--upper left photo..

B20 Exterior Enclosure







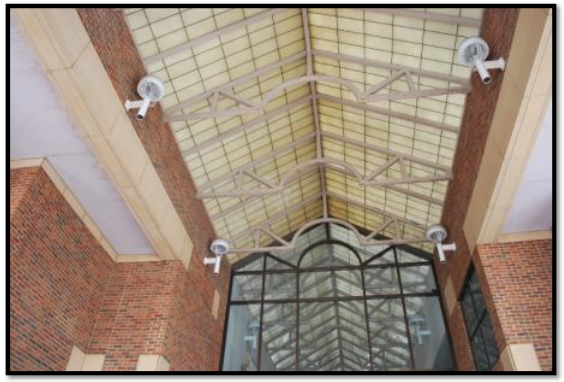
The exterior is brick and stone veneer over concrete block. The brick is in good condition and properly detailed . The stone veneer has a number of problems, including the fear on the part of some that panels near the entry are in danger of falling. There is a sealant joint between the stone and the brick that is in need of replacement. This joint is also found between individual panels, where it needs replacement--in some cases the sealant is missing. At the entry it is evident from staining that water has been entering the stone "beam"--left photo. This beam is created by stone attached to a steel frame that is not detailed in the drawings, and the condition of the frame is not understood. This should be reviewed in detail, which would require some minor demolition. The stone itself is likely limestone, although some areas are quite porous and appear more like travertine. There are commonly chips at the edges of the stone panels, probably caused by water getting into the porous areas then freezing.

At the roof level, there are areas of metal siding. Trim at window openings has been damaged and should be replaced as may not be properly keeping water out.

Several windows have failed glazing units, especially on the west elevation. The glazing units should be replaced. Doors are in good condition.

B30 Roofing





Staff indicated that there are no ongoing leaks. The roof is a ballasted system. In areas where the membrane was visible, primarily equipment curbs, there was evidence of a coating being applied. This suggests leaks in the past--indicating that the roof may be nearing the end of its life. Further review is encouraged. Roof drains do not have overflows--upper center. There are small areas of standing seam metal on sloping roofs. In addition to the Kalwall, there is a large round skylight over the stair to the children's area--lower, both visible in lower right image.

C INTERIORS

C10 Interior Construction








Interior partitions are primarily light gauge steel sheathed with gypsum wall board, although the drawings also include details for wood framed walls. Both of these are very common assemblies. No problems were observed with the interior partitions.

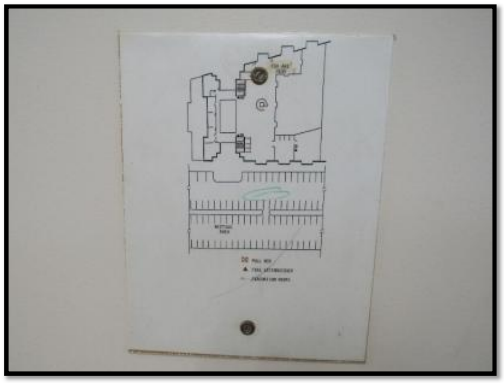
Interior doors were generally in good condition, although hardware was does not meet accessibility code in all cases.

C20 Stairs









The building has two egress stairs serving the upper floor, as well as in internal staircase that creates the primary connection between the library's first floor and the children's area above. No problems were observed with the stairs. Both of the egress stairs exit to the exterior through secure doors.

C30 Interior Finishes







There are many different interior finishes, generally in good condition. These finishes include paint on gypsum wall board, textured wall paper, brick, paneling, and a highly textured gypsum wallboard in the lobby. Non-public spaces have exposed concrete block.

C3020 Floor Finishes

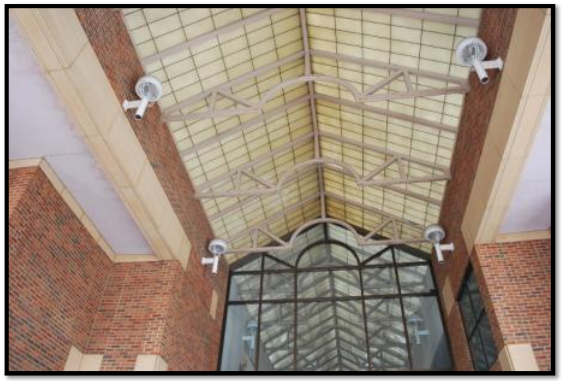


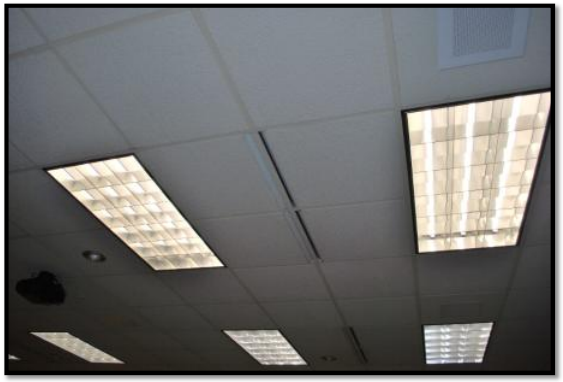




The floor is primarily carpeted, but also includes ceramic tile at the entry and restrooms, VCT (vinyl composition tile) in back-of house spaces, and concrete in mechanical areas. The only observed problems were in the VCT, where it had cracked due to displacement of the underlying slab it was applied to.

C3030 Ceiling Finishes


The ceiling is mostly suspended acoustic tiles, although there are areas of hard-lid soffit. The tiles are generally in good condition. Mechanical areas have no finished ceiling. The vault over the lobby is a Kalwall type material, and there is a large round skylight above the stair tot he children's area.

D SERVICES

D10 Conveying







There is a single two-stop hydraulic elevator. No deficiencies were noted.

D20 Plumbing



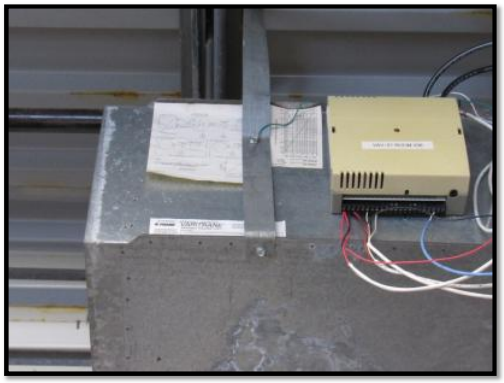




Plumbing equipment includes two domestic water heaters along with typical restroom/washroom fixtures. Sinks, urinals and toilets date to initial construction, which is relatively recent. No deficiencies were noted.

D30 HVAC





The Library is served by air handlers, units heaters, cabinet heaters, baseboard radiation, multi-module boilers, and typical exhaust fans. The four air handlers have two-stage DX cooling and hot water heating coils. Spaces are served by VAV boxes with reheat coils. All air handlers are in good condition overall. Six-module boiler system is in fair condition and should be evaluated for replacement with a high-efficiency unit. VAV were upgraded to digital-over-pneumatic controllers in 2009. Most HVAC equipment is in good or fair condition.

D40 Fire Protection









The building has a sprinkler system. Egress signage is provided, and the building has alarms. No problems were observed.

D50 Electrical








Electrical supply and protection equipment appears adequate and presents no obvious deficiencies. Surveillance equipment is placed in appropriate coverage areas , and was recently upgraded to replace original cameras (which remain abandoned in place). Fire and security alarm equipment is relatively modern and in good condition.

E EQUIPMENT & FURNISHINGS

E10 Equipment









Restroom stalls were in good condition, although coat hooks are too high for accesibility. Grab bars are not in presently required configurations. The fountain appears to be in good working order. There is a small kitchenette between the meeting rooms off the entry.

E20 Furnishings








The building has significant amounts of furnishings. Built in casework includes the circulation desk and an information area, as well as kitchenettes in several locations, including the library and the meeting rooms across the lobby. Movable furnishings include typical shelving, chairs, desks, and furnishings specific to the children's area. All appeared to be in good condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Library is a relatively recent building and generally in good condition. It is highly utilized and visible to the public, so it deserves extra attention to good maintenance. Concerns regarding the stability of the stone veneer panels must be addressed, and the roof may be in need of replacement, but the building appears functional and to have a design that addresses current needs well. It is a destination for many patrons, even from outside the West Allis borders.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Compared to today's code, the building appears very close to meeting code, and no modifications are warranted.

B. Structural Integrity: Except for concerns about the stone veneer, the building appears to be structurally sound. Although the settlement of the floor slab is damaging the floor finishes, it is not a reason for concern. The building is not in a seismic zone

C. Physical Condition
a. Interior
i. Walls: Surface wear on finishes were noted. Walls appeared to be in good condition
ii. Floors: Good condition except for localized damage in VCT.
b. Exterior
i. Walls: Walls were in good condition except for concerns regarding stone panels. Sealant joints are in need of replacement.
ii. Roof: Roof has been coated, which suggests it is old and had been leaking. It should be assessed for replacement need.
iii. Windows: Windows are insulated glass. Some fogging was noted in insulated units, but windows appear to be in generally good condition. Sealant around many windows is in need of replacement.
iv. Masonry: Sealant at control joints and between brick and stone requires replacement. Stone appears to be absorbing water, use of a sealer should be investigated.
v. Caulking: Needs to be replaced.

D. Historical Integrity: The building is not old enough for Historic listing. It appears unmodified from original construction.

E. Appearance: The building appearance is as intended. It is a relatively simple design and aesthetically conservative. While the era of construction can be guessed, it is not dated and holds up well aesthetically.

F. Accessibility: The building was constructed just prior to the enactment of the ADA (Americans with Disabilities Act). While it was not designed to be accessible, for the most part it is. Door hardware and clearances are a problem, as is the lack of knee space at some vanities. It appears that public spaces are mostly accessible, whereas staff spaces are less likely to be. There may have been upgrades at some point in the past, as there are grab bars in toilet stalls, although they do not meet current codes. The steel stud framed walls are simpler to modify than the concrete block commonly found.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace. Increase insulation thickness at this time if needed.
2. Replace glazing units with failed seals.
3. Replace sealant joints on building exterior.
4. Investigate connection between stone panels and steel frame at entry, and repair as needed.
5. Repair damaged to parking lot surface and restripe.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Morgan Yard Waste
YEAR CONSTRUCTED:	1994
FOOTPRINT	2,688
GROSS AREA:	2,688
NO. LEVELS	1
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

The Yard Waste Facility is a wood-framed pole-barn type structure with a corrugated metal panel skin. It has fiberglass corrugated panels to allow light in. It is not heated and has no conditioning, nor does it have any restroom facilities or improved interior spaces.



SITE

The building is located on a relatively large site. While the site slopes up toward the building, the building itself is set on a flat area. There is a pre-fabricated guard house at the site entry. For this report, the guard house is a "component" and not covered, since it is a manufactured unit.

BUILDING HISTORY

There is no record or evidence of significant repairs or alterations.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

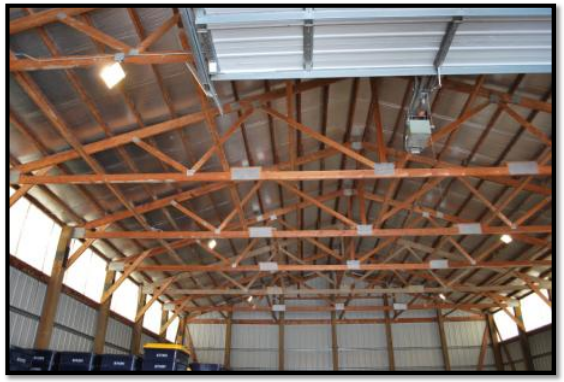
A10 Foundations

Per the drawings, the foundation consists of concrete piers located below the wooden columns that make up the building. They are not visible, so their condition cannot be assessed. There is no evidence of problems, such as differential settlement. The building does have a concrete slab on the floor.

B SHELL

B10 Superstructure







The floor is concrete slab on grade. It is not highly finished although it is in good condition--left. Roof structure is prefabricated trusses. They are located 8' on-center, so that they also have purlins (smaller wood members) running between them. No observed problems with the roof.

B20 Exterior Enclosure








Exterior walls are corrugated metal on the wood frame. Some fasteners are coming loose, and there is minor denting where the walls are accessible to humans. Windows are a fiberglass material in a matching profile to the walls. Fiberglass usually does not last too long before it yellows and becomes brittle so it may be near the end of its life, although no problems were observed. There are two main doors, both steel slabs. They are both in good condition, although weather-stripping is damaged at the main door. The overhead door is showing some wear but is in good repair. Lower right.

B30 Roofing



Due to the low viewing angle the roof is not visible. The roof most likely matches the siding material. It is placed over rigid insulation, so it is not visible from the interior.

D30 HVAC





HVAC equipment at this site consists of a "window" air conditioning unit, installed through-wall at the entry booth. Unit is assessed as in poor condition due to age and lack of maintenance, and should be replaced for the comfort of booth occupant(s).

D40 Fire Protection





The building has no fire sprinkler system. The building has alarms and fire extinguishers.

D50 Electrical









Electrical equipment at this site includes lighting, surveillance cameras, and a small circuit breaker serving the entry booth. Equipment all appears to be in good condition.

E EQUIPMENT & FURNISHINGS

E10 Equipment







The only equipment noted was in the guard booth.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The building is very simple and in good condition.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building has few components that are regulated by code. It does not have any obvious problems.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: There are no interior walls
ii. Floors: Floor is roughly finished
b. Exterior
i. Walls: Walls have minor damage, such as screws backing out and dents.
ii. Roof: Roof appeared to be in good condition.
iii. Windows: The building has fiberglass panels that appear to be in good condition.
iv. Masonry: None.
v. Caulking: None

D. Historical Integrity: The building is not historic, although it appears unaltered since new.

E. Appearance: The building appearance is generally as intended. It is utilitarian, and not especially noticeable.

F. Accessibility: As noted earlier, the building may be accessible simply because there is so little on it that must accommodate ADA requirements.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Replace or tighten siding screws
2. Replace weather seal at door threshold.

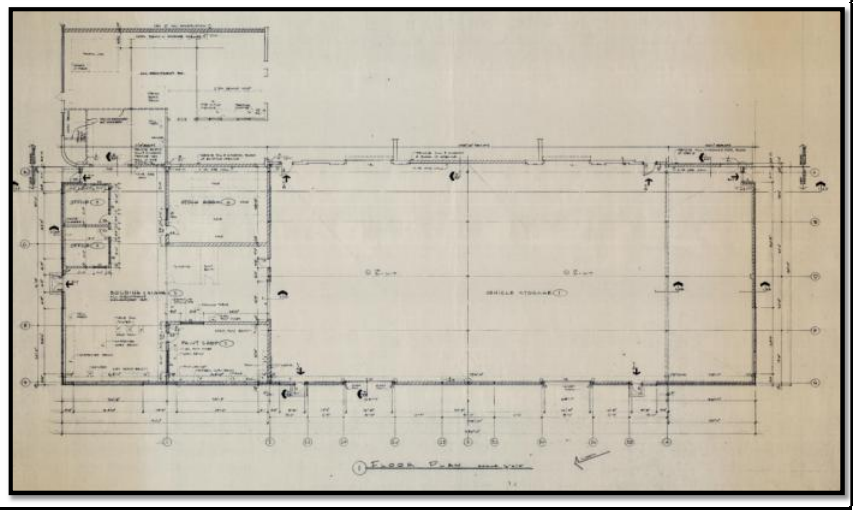
CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Municipal Yard-Main
YEAR CONSTRUCTED:	c. 1944
FOOTPRINT	91,790
GROSS AREA:	96,390
NO. LEVELS	1
UNFIN. BSMNT.	1

GENERAL DESCRIPTION

The 96,3900 SF, main building of the Municipal Yards was initially constructed circa 1944. It has a tall central bay for the storage and servicing of equipment, wrapped by lower height offices and spaces for various specialty groups such as signage, landscaping, the water division, and storage for the parts or tools they may use in their roles. There are other buildings on the site, although this one appears to contain most of the frequently used functions. Light is admitted to the central bay through both clerestory lites where it is higher than the surrounding bays, as well as large skylights. The building has a partial basement which once housed boilers but is now mostly vacant. There is also a small amount of mezzanine storage, and the new boilers are also located in this area. The building does have a sprinkler system.





SITE

The Municipal Yard is sited on a 7.088-acre parcel located toward the East end of the city. The parcel slopes gently to the east, with an elevation change of roughly one floor occurring to the east of the building. Also located on the site are a shop building, a salt dome, a small office for the operation of the waste-dump, and a building containing indoor parking and the street signal shop. The site is bounded on the north by railroad tracks, the east and west by thoroughfares, and the south by a residential area. Several off-site parking lots are located to the south as well.

BUILDING HISTORY

Drawings from a 1958 remodel are available, which also include repairs to extensive cracking in the facades. The long building to the north, was also added at that time. Clerestory glazing has been replaced at some point relatively recently with a Kal-Wall type insulated assembly. As noted earlier, the boilers have been replaced recently. Brick on parapets has been damaged, and there is an ongoing project to replace the brick with metal siding, as it is less expensive than re-pointing and repairing. Office spaces show minor finish upgrades over time, for example vinyl tile floor is found in many spaces, while Asbestos, surely what was originally used, was found in only one space.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations







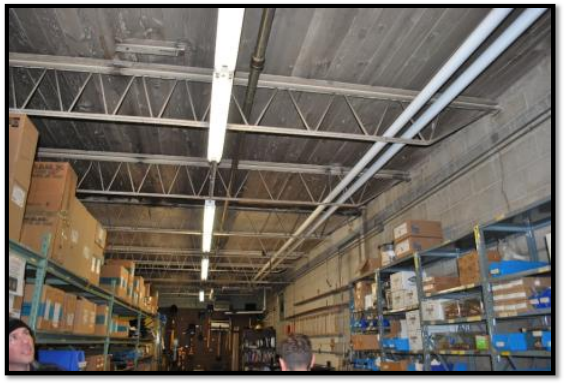

The foundation of the building is assumed to be a conventional strip footing under walls, with pads below the columns that support the roof structure at its center line. Concrete floors and vehicle surfaces are poured within the foundation. At the north side of the building is a relatively small basement that once housed a boiler room. The boilers have been removed. The foundations are generally not visible, only the basement walls and the various slabs. See top left for a view of the exposed portion of the foundation, the brick ledge at the base of a wall. The basement is fitted with a sump pump in the boiler room, lower left, although other areas in the basement that are somewhat above the boiler room still have water entering them--upper right and lower center. Floor Slabs within the garage do not appear to be a component of the foundation, although they may support some equipment. The floor slabs are weathered and cracked but are adequate for the spaces function.

B SHELL

B10 Superstructure








The floor is slab on grade concrete except for concrete above the partial basement. The floor slab is elevated about 4" above the interior driving surface.
Roof structure is wooden car deck supported by steel bar joists or trusses, depending on location. At the newer, west end of the building the roof deck is steel pan deck rather than car decking. Areas of the car decking have been replaced, and other areas show water damage.

B20 Exterior Enclosure








The building exterior consists of brick veneer over concrete block. In addition to the 1958 repairs mentioned earlier, there is frequent damage at windows heads, and the veneer appears to have moved away from the rest of the wall assembly where wall returns are visible, such as at the vehicle entry doors--upper left. This is probably caused by moisture entering wall and freezing, pushing veneer off. Application of a sealer may help this, although it should be reviewed with a mason since opinions differ on whether this is beneficial or not. In many areas the mortar is in poor condition. Doors are steel, and some have rust or other damage--lower left. Windows are insulated aluminum, sometime with or set into the Kalwall type assemblies-lower center and lower right.

B30 Roofing



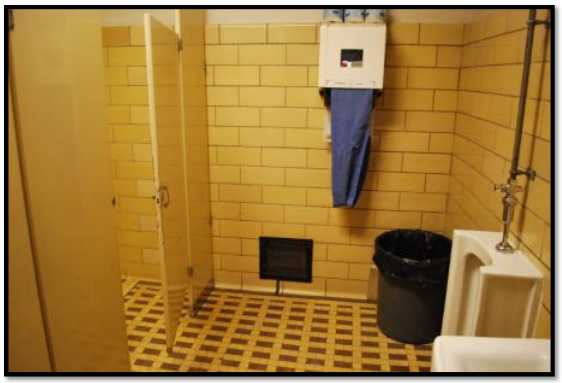





The roof appears to be a built-up roof membrane, asphalt without a granular finish. The roof has a good slope to interior drains, although they do not have adjacent overflow drains or scuppers, lower center. Rows of skylights are present--see also aerial photo at beginning of document. While the roof was not easily visible, seams in membrane did show age related cracking--upper center. The skylights appears to be in good condition. Some rooftop ventilators were in poor condition--lower left. In some instances, pre-finished flashings and copings had evidence of repairs, and gasketed screws were backing out, lower right. Upper left-brick veneer on parapets is failing in some areas and being replaced with less expensive metal surfaces. This work is on-going but suspended for the season.

C INTERIORS

C10 Interior Construction





Interior partitions appear to be concrete block, generally painted and without other adornment. In wet areas, wall are faced with ceramic tile. There are also areas of wood framed and finished wall, where they have been added later. There were no observed structural problems with walls, although in most cases they are worn or have minor, localized damage such as seen at lower left. The walls have a variety of finishes, noted elsewhere in this document. Interior doors area mix of wood and metal depending on their ages. Doors generally appear worn and frequently do not meet accessibility code.

C20 Stairs





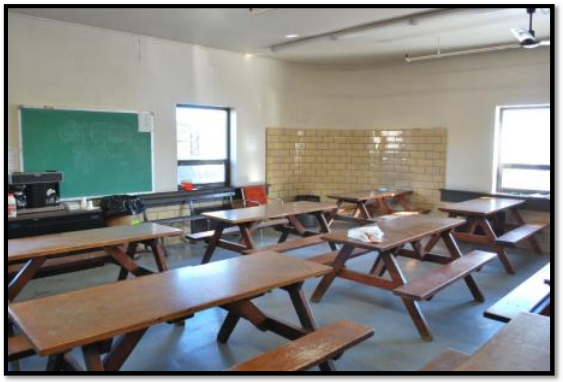


Because the building is primarily a single level, stairs only occur at the boiler room and mezzanine access. They do not comply with current code, but are little used. The stair to the boiler room is concrete, while that to the mezzanine is steel.

C30 Interior Finishes





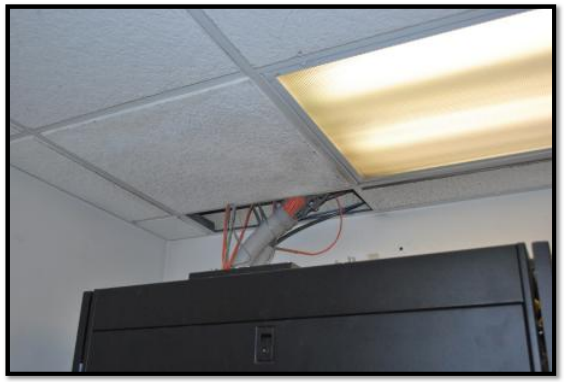
There are many different interior finishes, generally worn. These include panelized wall systems as seen at upper left, ceramic tile, painted concrete block, and plaster. At upper right is the interior surface of one of the kal-wall type panels demonstrating just how dirty the interior spaces of the building can be. While this is in an area directly accessible to truck traffic and its associated soot and dirt, the building has varying degrees of this dirtiness evident throughout.

C3020 Floor Finishes

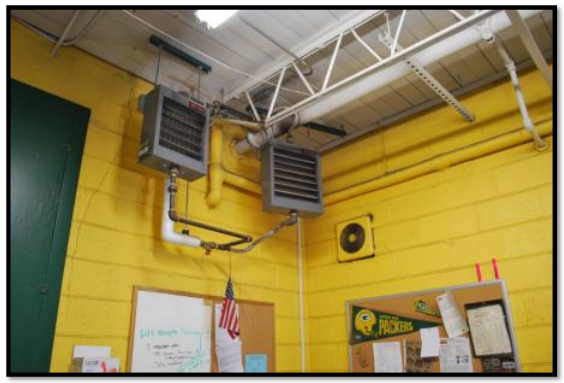
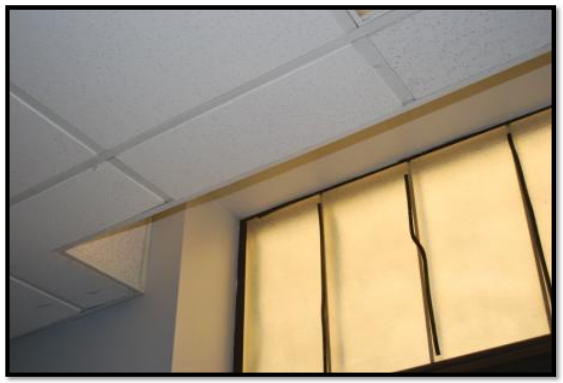


Within office spaces, VCT is a common flooring material. At lower right is a transition to asbestos tile, only found within the safe. Small areas of carpet (lower left) and epoxy (lower center) were also found. Original ceramic tile is found in wet areas. Interior spaces are slightly elevated above the driving surfaces--upper center--but salt and dirt easily enters office spaces through the many direct connections between the areas. This has led to floor finishes being in generally poor, or at least soiled, condition.

C3030 Ceiling Finishes



Where ceilings are found, they are generally suspended acoustic ceiling tiles. Much of the building is exposed structure, such as seen at lower center. In some of the original office areas there is a hard lid. This is occasionally damaged from leaks--see upper right.

D SERVICES

D20 Plumbing









Most fixtures are older and would benefit from being replaced with low-flow units. Piping is concealed and generally cannot be reviewed.

D30 HVAC













Boilers are recent and efficient, and provide hot water to unit heaters. Cooling is limited to office space and provided with mini-split systems. Ventilation systems are not well-sized for the building and could benefit from re-sizing and upgrade. Most of this building is not really ventilated as it functions as a service/storage area for the fleet vehicles. The main office areas (3) are each served by an RTU providing fresh air heat and or cooling.

D40 Fire Protection











The building has a sprinkler system. Egress signage is provided.

D50 Electrical













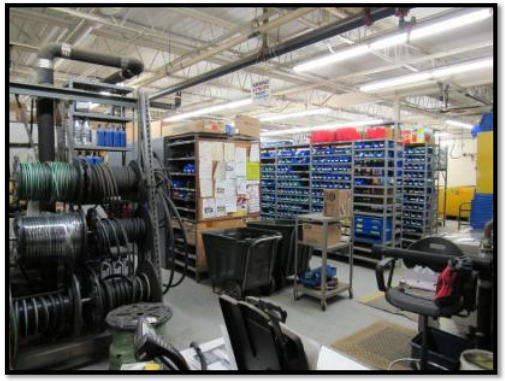
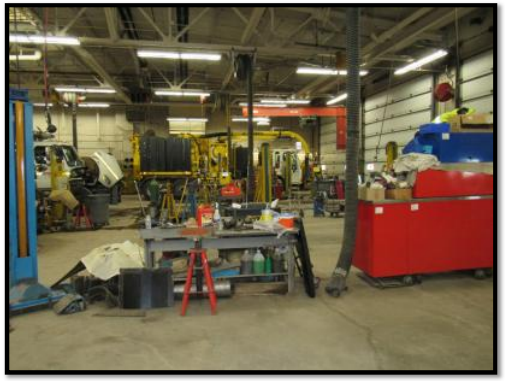
Building electrical distribution has been installed in several phases during the life of the structure and therefore is in varying conditions of operability. The oldest electrical equipment appears to be original (1940s-1950s), while the basement electrical room houses recently updated supply and protection units. The older panels and other equipment throughout the building should be evaluated for replacement soon, as it is likely that equipment so far beyond planned useful life could present increasing probability of failure or dangerous operating conditions.

E EQUIPMENT & FURNISHINGS

E10 Equipment

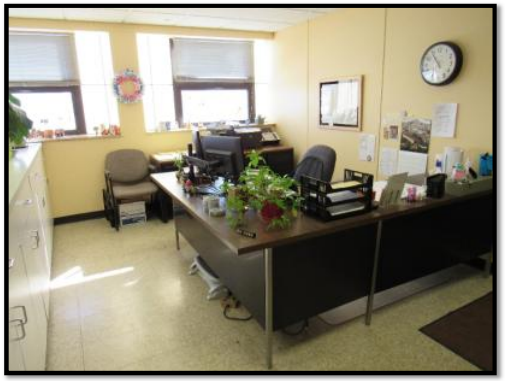
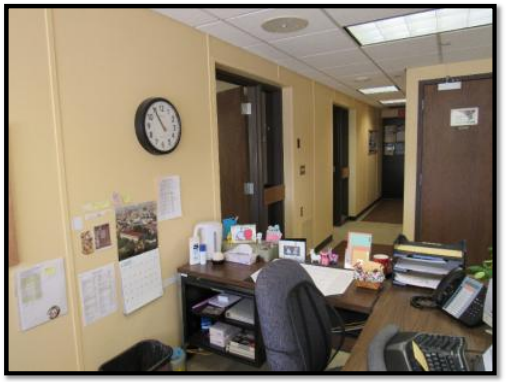


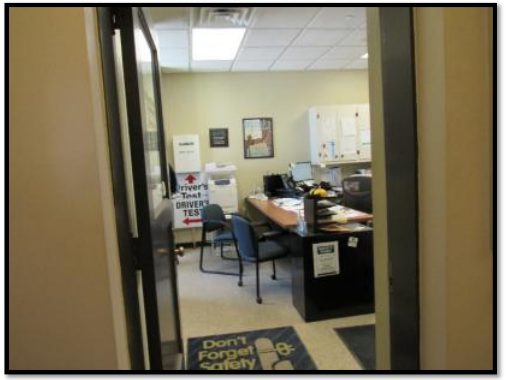


The building contains a lot of equipment, although little of it is built-in. Built-in equipment includes lockers, some storage (possible not connected, though) and some shop equipment.

E20 Furnishings





Furnishings are older but in reasonably good condition. Picnic benches in break room are functional but don't accommodate the disabled.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Main Building of the Municipal Yard appears to be serviceable but may have aggregate issues that would suggest replacement or modification.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building is not accessible. It is likely that restroom facilities are not adequate for women.

B. Structural Integrity: The large number of cracks in the brick veneer combined with the amount of displacement visible at the front vehicle doors suggests that the veneer may be a liability for failure. Panels of replaced car decking in the roof may have impacted the integrity of the roof diaphragm depending on how the repairs were made, although this is likely not a significant issue in a non-seismic area.

C. Physical Condition
a. Interior
i. Walls: Surface wear and dirt on finishes were noted. Many interior walls may act as exterior walls with temperature separations and should be insulated.
ii. Floors: Wear and staining on applied finishes were noted. Some assumed asbestos flooring was observed.
b. Exterior
i. Walls: Walls are poorly insulated if at all, and veneer appears to be damaged.
ii. Roof: Seams in roof appear to be cracked. It should be assessed for replacement need.
iii. Windows: Windows are insulated glass but likely not high-performance frames, but appear to be in good condition.
iv. Masonry: Concrete block walls were in good condition (including interior walls) but veneer is damaged, suggesting settlement or movement.
v. Caulking: In need of replacement.

D. Historical Integrity: By age, the building is old enough to be listed as a historic property, although it is not. Many windows have been infilled with brick or replaced with more modern, insulated units. Original clerestory walls were likely steel sash, and have since been replaced with kal-wall type material. The original form of the building can be understood, although it is probably not apparent to most viewers.

E. Appearance: Modifications and additions to the building have been done in a brick that closely matches the original. Recent windows are a complimentary color to the brick. The building is fairly plain and in a somewhat secluded area. The building is unremarkable but constructed from attractive, or at least inoffensive, materials.

F. Accessibility: Very little effort has been made toward accessibility, and the building is not. Making the current building accessible would be difficult.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Review condition of brick veneer, especially to determine if it is in danger of falling from building. Water entry is also a potential problem.
2. Review interior temperature set points. Equipment bays were kept at an extremely high temperature for what they are--this could result in huge operational savings.
3. Review Condition of roof and appurtenances (ventilators).
4. Address air quality concerns in equipment bays
5. Review efficiency of internal spaces with regard to efficient operation flow
6. Determine if there is an affordable means of painting the ceiling in the equipment bays white, which would cut energy costs and dramatically brighten the areas

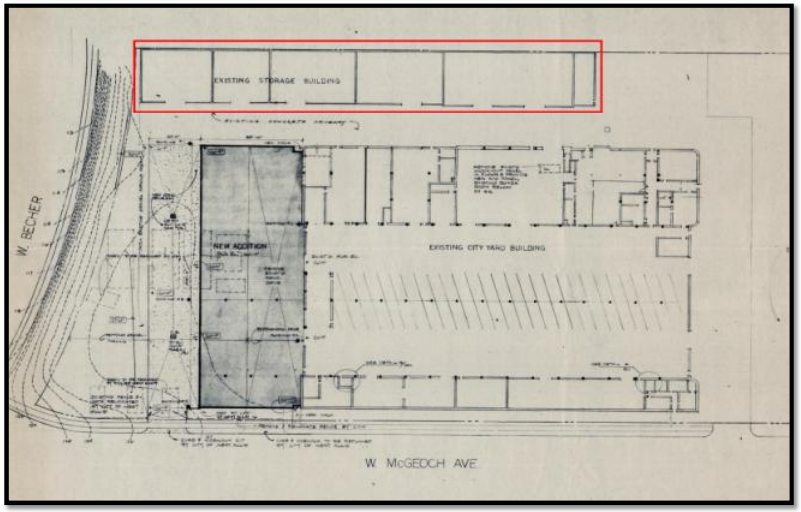
CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Municipal Yard-North
YEAR CONSTRUCTED:	1958
FOOTPRINT	17,600
GROSS AREA:	17,600
NO. LEVELS	1
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

The 17,600 SF, North building of the Municipal Yards was constructed in 1958. It is a linear building, essentially a series of bays or garages opening onto the drive between it and the main building. It is constructed of concrete block with a brick veneer that matches the adjacent main building,. The roof structure is steel bar joists spanning front to back, topped with metal pan deck. The roof is flat, and does not have skylights. At the eastern end of the building are several higher bays, and at the very far east is a small lower portion to the building where an office is located. Other than the small office, the building is entirely working or storage spaces, generally accessed from overhead doors along the south facade.





SITE

The North building is located along the north property line, against the railroad tracks. There are no openings on that side of the building. The site is somewhat higher than the railroad tracks. In front, facing the main building, is a flat drive aisle. The concrete surface has damage, likely from salt and plowing, as well as age.

BUILDING HISTORY

Observations as well as a lack of drawings suggest that the building is little altered from original construction.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations



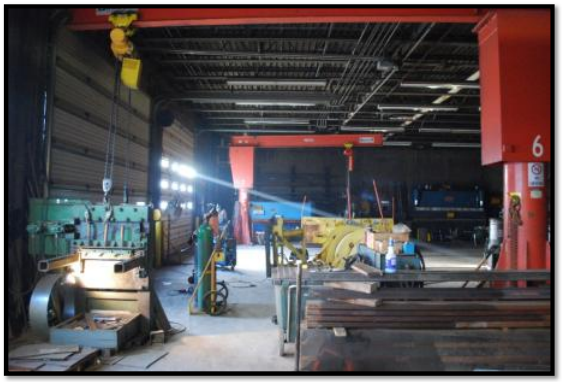
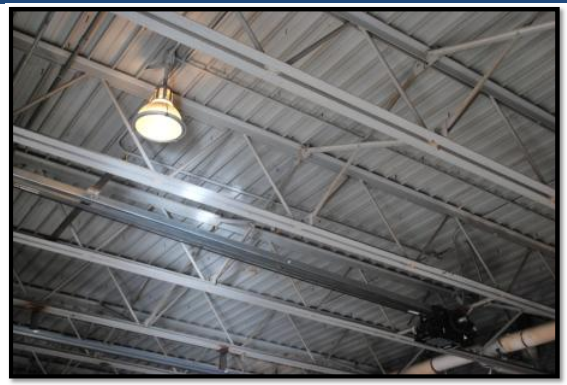
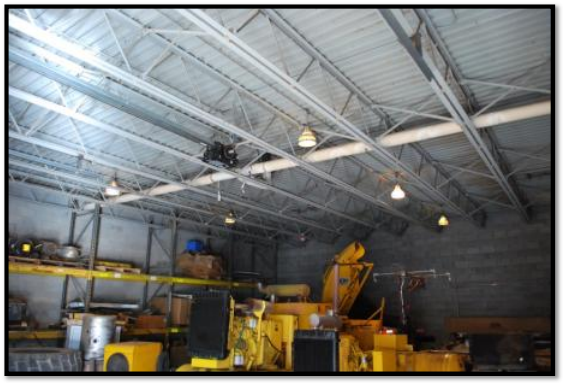






The foundation of the building is assumed to be a conventional strip footing under walls. Concrete slab floors are poured within the foundation. The foundations are generally not visible. See inner edge of presumed stem wall just in front of door shown at upper left, almost in line with door seal.

B SHELL


The floor is slab on grade concrete. It is worn but in functional condition with no large cracks or evidence of settling.

Roof structure is steel pan deck supported by steel bar joists. The assembly appear to be in good condition.

B20 Exterior Enclosure








The building exterior consists of brick veneer over concrete block. The wall is in good condition. Doors are both steel and wood, and some are in poor condition--see lower right. Windows are only found as lites in doors-both man-doors and overhead doors.

B30 Roofing





The roof appears to be a built-up roof membrane, asphalt without a granular finish. There were not visual signs of failure from the building interior.

C INTERIORS

C10 Interior Construction







Interior partitions were either concrete block or chain-link fence cages. No problems were observed.

C30 Interior Finishes







There are no applied finishes in the building--only the concrete block structure or chain-link fencing cages.

C3020 Floor Finishes







Floors are concrete throughout. In some spaces there are drains or equipment rails cast into the floor. The floor is generally worn but appears sound and functional.

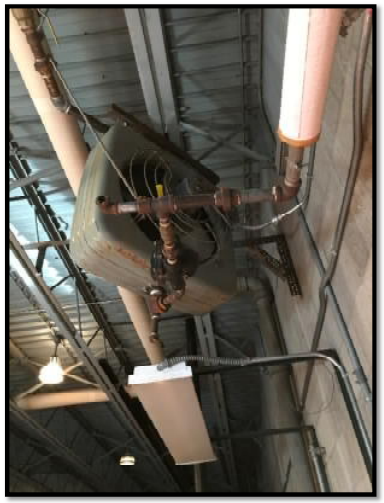
C3030 Ceiling Finishes





The building does not have applied ceilings. The roof structure is exposed throughout the building.

D30 HVAC





HVAC equipment in this building consists of unit heaters, waste oil furnaces, and one make up air unit. With the exception of the new waste oil furnace, other equipment is in generally fair or poor condition. Recommend evaluating future building use and developing HVAC update plan.

D40 Fire Protection





The building does not have a sprinkler system. Egress signage is provided. The presence of alarms could not be verified. Portable fire extinguishers are provided.

D50 Electrical













Energy saving and better illumination could be achieved by replacing existing fixtures with LED. Other electrical equipment, such as panels, is older and some components are at the end of their service life.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The North Building of the Municipal Yard appears to be serviceable, although possibly under utilized. It appears to be primarily used for storage.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building is not accessible, although since it is mostly open and has no restrooms, door hardware and swing clearances are the primary issues and could likely be addressed fairly simply.

B. Structural Integrity: Nothing was observed that raised questions regarding the structural integrity of the building.

C. Physical Condition
a. Interior
i. Walls: There are very few interior walls, although there were a number of chain-link fence cages. Partitions were dirty but in good condition.
ii. Floors: Concrete floors were worn in some areas, although they did not have major damage.
b. Exterior
i. Walls: Walls are poorly insulated, if at all. Walls did not exhibit signs of brick veneer failure.
ii. Roof: Roof was not accessible and as covered in snow at the time of the observations. Viewed from main, building, it is low slope and likely a similar assembly to the main building. The condition of the roof should be reviewed at a later date
iii. Windows: The building has no windows, except for some lites in overhead doors.
iv. Masonry: Concrete block walls were in good condition (including interior walls). The brick veneer has a stretcher course every 6 rows, which may be how it is connected to the underlying concrete block construction.
v. Caulking: In need of replacement.

D. Historical Integrity: By age, the building is old enough to be listed as a historic property, although it is not and is unlikely to be listed. The building is little altered from new, if at all. It is a strictly utilitarian building.

E. Appearance: The building is unremarkable but constructed from attractive and durable materials. As noted above, it has no "design", per se.

F. Accessibility: The building has almost no features that require accessibility other than doors. Door hardware is not ADA compliant, but it would be relatively inexpensive to replace it.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Review Condition of roof and appurtenances (ventilators).
2. Review efficiency of internal spaces with regard to efficient operation flow

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Municipal Yard--Other Buildings**
YEAR CONSTRUCTED:	**Unknown**
FOOTPRINT	**19,143**
GROSS AREA:	**50,130**
NO. LEVELS	**1, mezzanine in Yanka.**
UNFIN. BSMNT.	**0**

GENERAL DESCRIPTION

This document covers 3 structures located on the Municipal Yard site; the salt dome, the scale house for the transfer station, and the building facing on West Yanka Road that contains garages as well as the street lamp shop.

The salt dome is just that, and contains no habitable spaces. It is a wood structure with a concrete foundation that extends into low walls below the wood dome. The dome is supported on laminated beams then infilled with light wood framing. It has a radius of roughly 50 feet, so an area just over 8,100SF.

The scale house is a wood framed building used as an office. It has no plumbing, and in construction quality is much like a residential garage. It is approximately 400SF.

The Yanka Building is the largest and the oldest, although its age is unknown. It is roughly 8,750 SF, of which 7,00SF is a more recent appearing single story addition on the back of it used as a garage. The front portion of the building, which appears to date to circa the 1930's, has a partial mezzanine. The Yanka building faces onto the road by that name, and appears to have been constructed as a retail building.







SITE

The site is described with the main building. The scalehouse is immediately I front of the main building, while the salt dome is located to the northeast, close to where the retaining wall that separates the different levels of the site intersects the railroad tracks. The Yanka Building is located along Yanka Road, on the lower portion of the site.

BUILDING HISTORY

The ages of the buildings are not known, nor is any of their maintenance history. The salt dome and the scale house do not appear to have had any modifications or renovations. The Yanka Building has evidence of extensive work, the addition of the garages at the rear, windows being infilled, and there are signs of portions being removed as well--the far bay of the garage.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations








The salt dome has a concrete stem wall, which we assume is an extension of the foundation. No problems with it were noted, see photos on left.

The guard house foundation was not obvious. It may have a concrete pad poured on the underlying concrete paving to elevate it above the adjacent surfaces, as it does not appear to be cut through the paving. There is a bitumen sealed material surrounding the perimeter, visible at center photos. This may be adequate for the use of the building.

The Yanka Building appears to have concrete block walls resting directly on strip footings. There is significant cracking in some locations, suggesting settlement or heaving--photos on right.

B SHELL

B10 Superstructure













The salt dome has a concrete slab floor. The roof structure is plywood panels supported on a 2X4 purlins system that is in turn supported on glu-lam bent arches.

The scale house has a concrete floor, and the roof structure appears to be manufactured trusses.

The Yanka Building has a concrete floor and a roof framed from dimensional wood joists. There are both wood and steel support beamed for the roof--wood at the front and steel in the newer garage located toward the back of the building.

B20 Exterior Enclosure









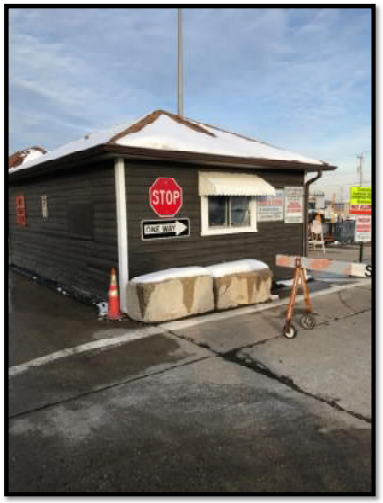
The salt dome is surrounded by a low concrete wall, but is otherwise primarily roof. The wall appears to be in good condition. Some connections to the main beams have minor rust on them. There are no doors or windows.

The guard house is wood framed, with wood exterior surfaces. It has vinyl windows and a single door, all of which are in fair to poor condition.

The Yanka building has concrete block walls, of several different types. It also has areas of vinyl siding where windows have been infilled. The front of the building is painted, although not the rest of it. Windows--aluminum--and doors are in poor condition.

B30 Roofing









The salt dome has an asphalt shingle roof that appears in good condition. Note the flashing at upper left that should direct rainwater off the concrete wall, but is sloped back towards the building.

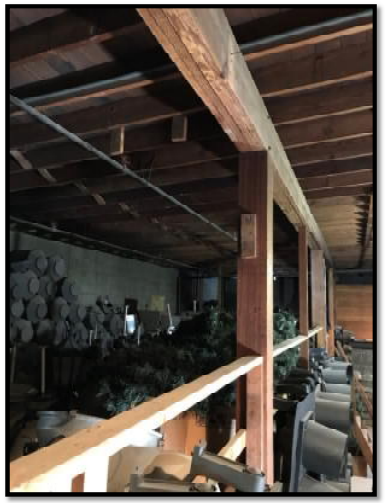
The scale house also has an asphalt shingle roof with residential style detailing.

The Yanka building has a low slope roof that was not accessible Gutters have rusted out.

C INTERIORS

C10 Interior Construction





Neither the salt dome nor the scale house have interior partitions or doors.

The Yanka building has interior partitions, but only to the degree that an addition enclosed previous exterior walls. Interior doors are blocked and non-functional, except for the closet to the sprinkler riser.

C20 Stairs



The Yanka building has a hand-built portable stair for accessing the mezzanine, essentially a ship ladder. Because it was built by the city and does not appear to comply with any codes, it may pose a liability if a worker were to be injured while using it.

C30 Interior Finishes







Neither the salt dome or the Yanka building have any applied interior finishes. The scale house has a visqueen vapor barrier, although cardboard has been stapled over it in places.

C3020 Floor Finishes





There are some pieces of carpet on the floor of the scale house. There are no floor finishes in the salt dome or the Yanka Building.

C3030 Ceiling Finishes







Neither the Yanka Building or the salt dome have ceiling finishes.

The scale house has a visqueen vapor barrier, and in one area what appears to be a gypsum wallboard ceiling (bottom center).

D SERVICES

D30 HVAC









HVAC equipment in the Storage Shed (Yanka) and the fuel station includes two unit heaters, one furnace, and a pump. The pump (Yanka) and one of the unit heaters (Storage) are in poor condition, but the furnace and other heater are in generally good condition.

D40 Fire Protection





Only the Yanka building has a sprinkler system, which has extensive rust on it and appears in poor condition. A fire extinguisher is provided at the scale house. It appears that the sprinkler system in Yanka has not been pressurized for some time.

D50 Electrical











The salt dome has lighting but no other electricity. The fixtures are smashed. Both the scale house and the Yanka Building have limited electrical systems that are likely out of date.

E EQUIPMENT & FURNISHINGS

E20 Furnishings







There are several desks or tables in the scale house that are old and in poor repair. The Yanka Building has some shelving and work benches--photo on left--roughly made but functional.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The buildings in this report are utilitarian and appear to serve their purposes. The Yanka building is in the worst condition, and because it has a poor connection to the rest of the campus it is a candidate for replacement, particularly for a more convenient location. The scale house is simple, and very lightly constructed. While it does not have obvious physical problems, it is likely not a long-term building.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Compared to today's code, not including accessibility, the primary differences noted were the spacing of balusters on guard rails, both within stairwells and on the exterior outside the council chambers.

B. Structural Integrity: The salt dome and the scale house appear to be structurally sound. The Yanka Building has many areas of damage, and while it does not appear to be dangerous, it is not in good condition

C. Physical Condition
a. Interior
i. Walls: None of the buildings have interior walls.
ii. Floors: Floors are utilitarian.
b. Exterior
i. Walls: There are significant cracks in the Yanka Building walls.
ii. Roof: The scale house and the salt dome have asphalt shingle roofs, which appear to be in good condition. The Yanka Building roof was not accessible.
iii. Windows: The salt dome does not have windows. The scale house has vinyl windows that are in good condition. Many windows on the Yanka Building have broken seals and are fogged.
iv. Masonry: The Yanka Building has bad cracks in exterior walls from settlement or frost heaving.
v. Caulking: Caulking was not observed but is likely in poor condition where found.

D. Historical Integrity: Only the Yanka Building is old enough for any historical consideration, although it has been heavily modified and has little historical integrity.

E. Appearance: The salt dome and scale house are unmodified but unremarkable. The Yanka Building has some interesting details but it would be difficult to return it to its original appearance.

F. Accessibility: The salt dome does not need to be accessible. The scale house likely is, or could be made accessible with changes to door hardware. The Yanka building s not accessible, although since it has few items requiring accessibility changing hardware may make a significant improvement. The mezzanine cannot reasonably be made accessible.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

Yanka Building

1. Verify condition of roof and replace if needed on Yanka Building.
2. Replace entry door and westherstripping
3. Repair gutters where damaged
4. Verify that walls are stable and fill cracks
5. Replace fogged insulated glasing units in windows.

Salt Dome

1. Replace light fixtures in salt dome

Scale House

1. Add durable interior finishes such as gypsum wall board,hard floor surface.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Police Department
YEAR CONSTRUCTED:	1994
FOOTPRINT	41,915
GROSS AREA:	57,272
NO. LEVELS	2
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

The 57,272 SF, West Allis Justice Center was constructed in 1994. It contains an additional 19,185 SF of garage space, for a total of 78,710 SF enclosed. Note that this is quite different from the city records. Measurements are estimated off the drawings using Bluebeam software on the original drawings. The facility is a two story concrete block building with a brick veneer. It has a sloped, standing-seam metal roof. The garage is a tall single story of similar construction, although it has a flat roof.

The building contains the police headquarters, a court room, garages for the police vehicles, and maintenance shops for them.



SITE

The building is located on a 20.1275-acre parcel on West Lincoln Avenue. The site slopes away from the street toward the south, such that the entry is to the upper level of the building. An additional parking area is located near the building to the west, while a service road loops around the building allowing access to the garages, and at the far end, the sally port. There is a large vacant area to the south of the building. A parking lot for the public is located between the building and the street. No problems with the site were observed.

BUILDING HISTORY

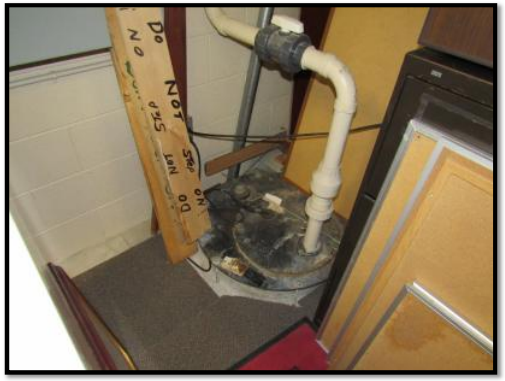
A 5,412 SF addition to the garage was made in 2008. There is no evidence of other additions or major renovations.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations





Due to slope on the site, the front edge of the foundation is a basement wall built into the hillside. The site slopes down quickly, to where the foundation is only below grade. The foundations are concrete on a spread footing. The tops of the stem walls are somewhat below grade so that the concrete is concealed, and the concrete block and brick veneer walls emerge from grade. The foundation is very difficult to see--on tie interior surfaces of it a concrete block wall conceals the cast in place concrete. No problems with the walls were observed.

B SHELL

B10 Superstructure








The floor of the lower level is slab on grade concrete. The structure of the main floor is pre-cast concrete planks--upper right and lower left. Roof structure is metal framing and bar joists at the areas with a peaked roof, and bar joists at the flat-roofed garages (upper left and center). No problems were observed with these assemblies.

B20 Exterior Enclosure



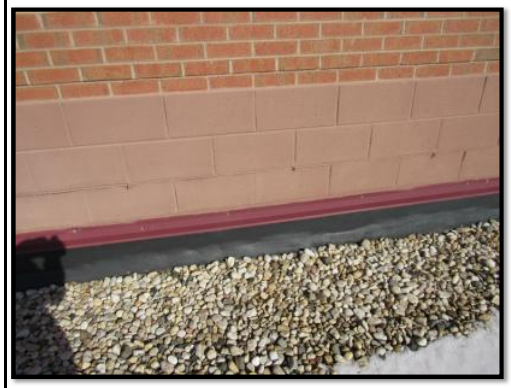





The building exterior consists of both brick veneer and split -face concrete block. The masonry finishes ae in good condition. Exterior doors include storefront, insulated steel, and overhead doors for vehicles. Some areas of rust were noted on doors--lower center. Doors were well detailed with drip edges above, see lower right. Note rust on lintel at lower left, however. Windows were typically in good condition, but had localized damage--note that horizontal member in window is badly bent, and water has collected against glass and is staining where it is draining out of glazing stop--upper right. Entry doors are missing some weather-stripping.

B30 Roofing



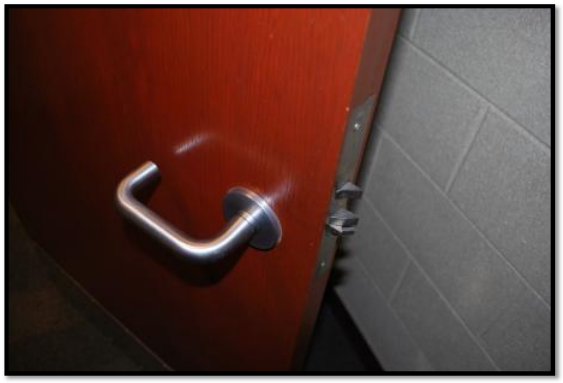


There are two distinct roof types--sloped and flat. Sloped roof is standing seam metal, while the flat roof is a ballasted membrane. The sloped roof is fitted with metal gutters and downspouts. There is no evidence of patching or repairs on either roof. Roof drains do not have adjacent overflow drains--lower right. There are issues in the winter with snow sliding off the sloped roof, suggesting that the existing bar-type snow jacks are not adequate for their purpose.

C INTERIORS

C10 Interior Construction

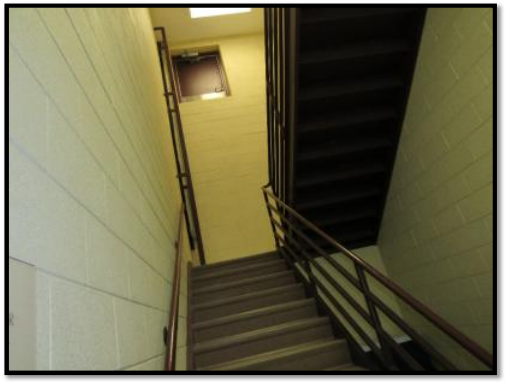







Interior partitions appear to all be concrete block, generally with no finish other than paint. Some suite interior walls are light gauge framing, although few. Generally walls are in good repair, despite a few areas of localized damage--upper left. Interior doors are either wood or metal depending on location. Most are in good condition although some have damage from weather or abuse--lower left.

C20 Stairs









There are no public stairs within the building, only the exterior entry stairs--lower left. Stairs are otherwise pre-fabricated steel. No deficiencies were noted.

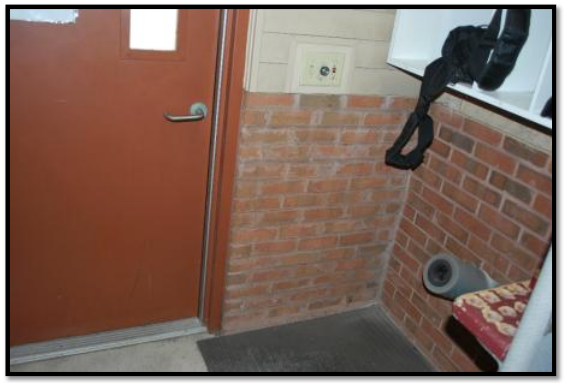
C30 Interior Finishes











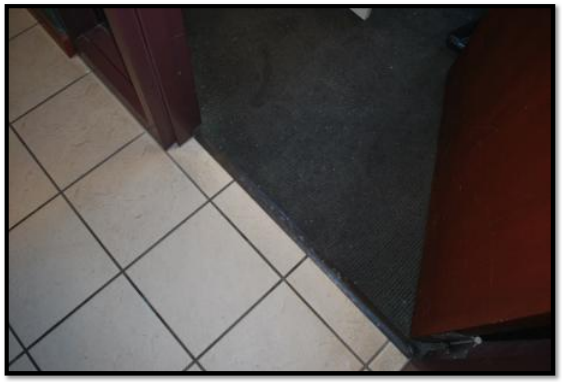


The most common interior wall finish is painted concrete block, which is found in most of the non-public spaces. Restrooms have ceramic tile on walls. A small amount of brick is found in restrooms off the public lobby. Fabric wall covering is found where walls are framed, or in more finished areas such as the courtroom. Wall finishes are very durable, and generally in good condition.

C3020 Floor Finishes








Floors are mostly VCT, although there is ceramic tile in showers and restrooms, as well as select other areas (lower center). Carpet is used in courtroom and offices. Note wrinkles in carpet at lower right. VCT has shrunk, leaving large joints, in many locations. This typically indicates use of overly harsh wax strippers. Floors are worn but in reasonably good condition. Heavy use areas such as the courtroom have dirty carpets.

C3030 Ceiling Finishes







The ceiling consists of suspended acoustic tiles in generally good condition. There is some damage (Upper left and lower left).

D SERVICES

D10 Conveying













The building has a single, two-stop hydraulic elevator. No problems were observed.

D20 Plumbing













Fixtures date to the initial construction, and are not ADA compliant. Additionally, new fixtures may reduce water consumption. Piping is generally in good condition.

D30 HVAC








The Police Department headquarters is served by five air handlers, one make up air unit, two boilers, a large scroll chiller, rooftop chiller, split system cooling units, multiple terminal heating types, and dozens of VAVs (some fan powered). HVAC equipment is in generally good condition, although the majority is beginning to near end of industry-suggested lifespan, and planning should begin for an HVAC overhaul in the next 5-10 years. In the near-term, recommend cleaning, recommissioning, and rebalancing systems to gain efficiency and extend useful life.

D40 Fire Protection









The building has a full sprinkler system and typical alarms to accompany it. No problems were observed.

D50 Electrical













The electrical system is relatively recent, like the building, and in good condition. Electrical equipment includes appropriate supply and protection units, as well as robust surveillance and access control systems. The Police Department also operates its own switch for data connectivity. Almost all lighting has been retrofitted to LED fixtures.

E EQUIPMENT & FURNISHINGS

E10 Equipment













The building has a variety of equipment, including generators, lockers, a mobile shooting range, and automotive shop equipment. Additional, there are specialized equipment (intercoms, locks, furniture) for dealing with the detained.

E20 Furnishings








Furnishings are standard office grade. They are in good condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Justice Center is a simple but well built structure in good condition. Many areas of the building have users that may be hard on it, so finishes are well selected. Aside from minor cracking in some interior wall, most work that is needed appeared to be routine maintenance.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building had no significant code deficiencies that were observed.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: Surface wear on finishes were noted. Most walls are painted concrete block, so other than repainting, damage is difficult.
ii. Floors: VCT is consistently shrunken, with minor areas of damaged tile.
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: Roof appears to be in good condition.
iii. Windows: Windows are in good condition where not subject to human damage.
iv. Masonry: Concrete block walls were in good condition (including interior walls)
v. Caulking: Few joints were encountered, although given the age f the building it is likely that some renewal is needed.

D. Historical Integrity: The building's original appearance has been maintained, although it will be years before it is old enough to be considered historic.

E. Appearance: The building appearance is generally as intended. The building is attractive.

F. Accessibility: The building is generally accessible, as it was constructed several years after the ADA became law in 1991.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1.Review VCT maintenance, to use less harsh stripping agents.
2. Replace damaged or badly shrunken VCT
3. Review snow jack installation, and augment if required, to address falling snow.
4. Replace fabric wall coverings as needed.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Reservoir Park Restroom
YEAR CONSTRUCTED:	1983
FOOTPRINT	864
GROSS AREA:	864
NO. LEVELS	1
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

This is one of several similar, small, park buildings. It contains men's and women's restrooms, as well as a storage area for athletic equipment with a supporting office. There is a separate electrical panel room as well as a chase for maintenance between the restroom. It is a single story concrete block building with a sloped roof.



SITE

The building is located in Reservoir Park, where it can serve users. It is near several play structures and shelters. It is closet to the road, but fairly distant from the parking lots.

BUILDING HISTORY

There is no record or evidence of significant repairs or alterations.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations

According to the drawings, the building has a conventional foundation of 12" concrete blocks on a spread footing. The wall transitions to 8" block one course below grade. No portion of the foundation is visible. No signs of damage were observed.

B SHELL

B10 Superstructure









The floor is concrete slab on grade, while the roof structures is a manufactured wood truss. The floor appears to be in good condition, although there were areas that suggest moisture may be entering through the slab--upper left. The trusses are not visible, but there was no evidence of problems.

B20 Exterior Enclosure







The building exterior is split face CMU, in a buff color. It is in good condition. Doors are steel slabs, with simple push-pull hardware, closers, and a deadbolt. There was some damage to weather-stripping--lower center. There are no windows.

B30 Roofing





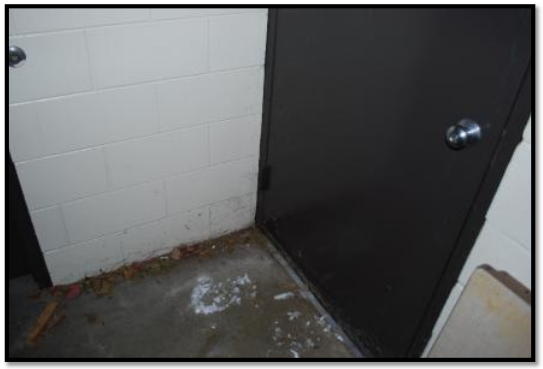


Per the drawing package, the roof is fiberglass shingle, and that appears to still be the case. Typical residential type gutters are installed. The downspouts have been changed to plastic pipe rather than aluminum, likely due to damage, but they have been again damaged.

C INTERIORS

C10 Interior Construction




All interior partitions are concrete block. There are paint handprints on one wall, but otherwise no problems. Interior doors are steel, and in good condition.

C30 Interior Finishes

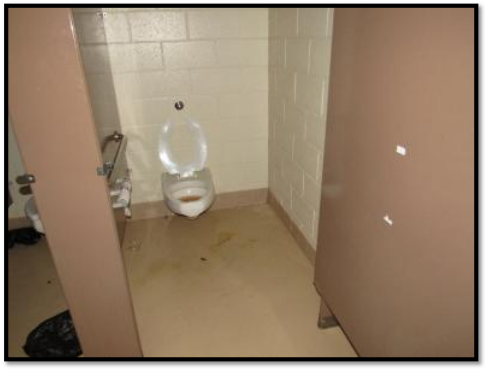






Paint is the only wall finish on the concrete block. It is in good condition.

C3020 Floor Finishes







Floors have an epoxy coating in the restrooms, and bare concrete elsewhere. There is a ceramic tile base in the restrooms. They are in good condition. Image at top center is one of the accessible toilet stall. It does not have the grab bars currently required, and while it is larger than the other stalls it does not have a 5' turning circle in it.

C3030 Ceiling Finishes







Ceilings are gypsum wall board attached to the underside of the trusses. They are in good condition.

D SERVICES

D20 Plumbing







Modern fixtures may reduce water consumption. Lavatories do not have lever handles or automatic faucets, and there is no insulated p-trap cover as required by ADA. Water heater is nearing end of life and should be programmed for replacement.

D30 HVAC



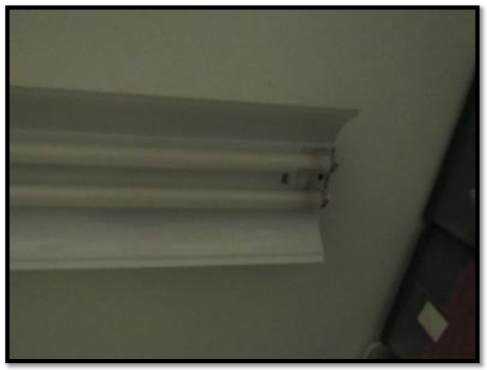


Mechanical equipment at Reservoir Park is limited to an exhaust fan and a boost pump that appears to serve an exterior sprinkler system. The exhuast fan is assessed as in fair to poor condition due to age, while the pump is assessed as unsatisfactory due to age, lack of maintenance, and visible degradation of components.

D40 Fire Protection

The building has no fire sprinkler system or alarm. A fire extinguisher was not observed, although it may simply have been missed.

D50 Electrical











The simple electrical system is original to the building. Panel shows rust which indicates exposure to the elements and lack of preventive maintenance over time. Alarm system is a recent addition and appears to be in good condition. Lights should be upgraded to LED.

E EQUIPMENT & FURNISHINGS

E10 Equipment



The building has no equipment other than a drinking fountain and restroom stalls. Paint handprints were found on stall dividers, but they are otherwise in good condition.

E20 Furnishings



The only furnishings observed were storage shelves. They were in good condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The restroom is functional and made from durable materials. It exhibits normal wear, but little damage or vandalism.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The only noted departure from today's code is that the handicapped stalls are not up to today's wheelchair accessible standards. Modifying the building to fully meet code would be expensive.

B. Structural Integrity: No structural problems were observed.

C. Physical Condition
a. Interior
i. Walls: Walls appeared to be in good condition
ii. Floors: Floors were in good condition
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: Roof appeared to be in good condition, but must be verified. Downspouts have been damaged.
iii. Windows: The building has no windows.
iv. Masonry: Concrete block walls were in good condition (including interior walls)
v. Caulking: Caulking was not observed.

D. Historical Integrity: The building is not historic, although it appears unaltered since new.

E. Appearance: The building appearance is generally as intended. It is utilitarian, and not especially noticeable.

F. Accessibility: As noted earlier, the building is not designed to meet current accessibility codes. The primary problem is with the larger toilet stalls, which do not meet current wheelchair access requirements. Most of the other modifications needed would be relatively inexpensive to complete.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Replace downspouts with more durable material, or include guards.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Senior Center**
YEAR CONSTRUCTED:	**1955**
FOOTPRINT	**5,750**
GROSS AREA:	**17,000**
NO. LEVELS	**3**
UNFIN. BSMNT.	**0**

GENERAL DESCRIPTION

The Senior Center was initially constructed in 1955. It was purchased by the City and renovated in the mid 1980's. It is a two story masonry framed building with a full basement. The sloped roof on the building is framed in wood, while the rest is concrete block in a concrete frame.. It is not sprinklered. Portions of the exterior are clad with stone veneer.



SITE

The Senior Center is on a 0.60-acre parcel on West National Avenue. The parcel slopes to the northeast, although it is quite flat. It is diagonally across the street from Veteran's Park. A surface parking lot is located behind the building, while small areas of landscaping are between it and the sidewalk. The parking lot surface is worn, although serviceable. No site issues were noted.

BUILDING HISTORY

The building was substantially renovated 1983, when the sloped roof was added over the existing flat roof. It appears this is when the existing building was purchased by the city and became the senior center.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations









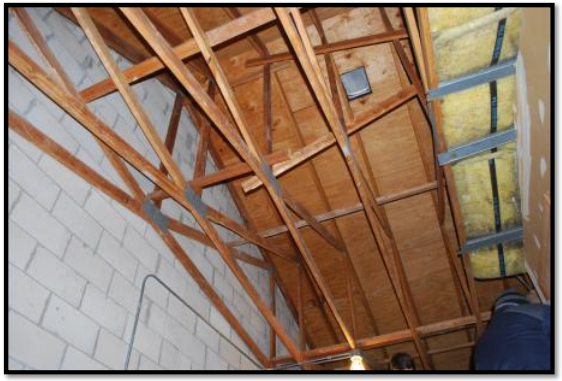
The building has a full basement. Most of it is furnished and concealed, although the fabric of it is visible in the mechanical spaces. It has concrete block and masonry walls, with a concrete floor. There is a sump, but no evidence of moisture or humidity at the time. (note that it was cold at the time of the assessment, so it was also dry) There are some areas where it appears that surface water may have run down walls. Overall, it was in good condition.

B SHELL

B10 Superstructure





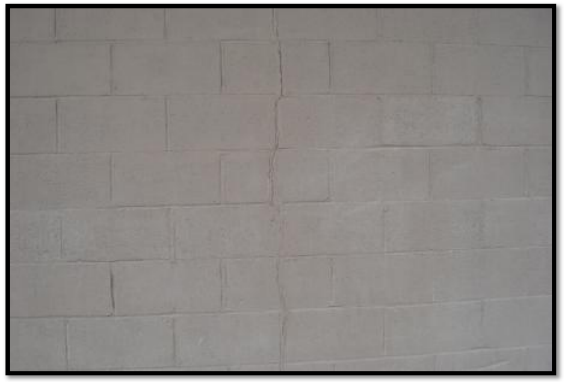




The floors are of concrete pan-deck construction. The roof, which was added in the 1980's, is wooden trusses. No problems were observed.

B20 Exterior Enclosure






The building exterior has a number of different materials; concrete block, stone and brick veneers, and metal panels. Windows are both aluminum frames in punched openings and a storefront type assembly at the entry. Doors are mostly storefront style--lower right. Cracking is seen in the brick and concrete block, likely from minor settlement. Metal siding has areas that seem to concentrate water spilling down facade, possibly joints in flashings--some visible in photo at lower left. There are minor imperfections on the exterior finishes frequently enough to consider it in need of some repairs, although nothing in particular stands out.

B30 Roofing







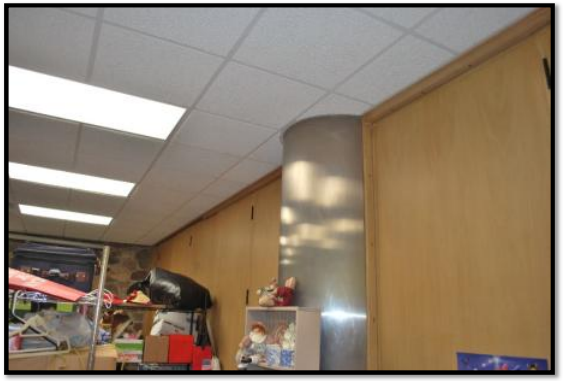
The roof is sheathed in typical shingles, which appeared to be uneven and have some curling, as well as worn edges. Staff did not speak of leaks, although it appears the roof should be monitored. The building has gutters, but rain leaders (drain pipes) are on the interior.

C INTERIORS

C10 Interior Construction









Interior partitions are steel stud and concrete block. In some instances the block walls seemed sloppily constructed, although that does not necessarily suggest structural defects. There are also several operable partitions, although they are not frequently used. They are in good condition--lower left. Interior doors are wood except for metal doors at egress stair towers or other rated separations. Door hardware is a mix of older and accessible.

C20 Stairs



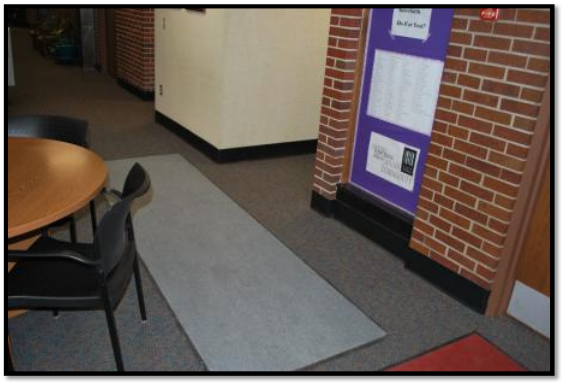




The building has two stairways that connect all three levels. The stairs have a variety of finishes--or no finish, as seen at left. They are in acceptable but not good condition, and do not have handrails that meet current codes. Additionally, the second, more central stair exits though an interior space. Under current IBC that room would need the same fire separation rating as the stair, but it does not appear to have that.

C30 Interior Finishes









Wall finishes include painted gypsum wall board (upper left) ceramic tile (upper enter) brick (upper right and lower left) interior glazing, and fabric wall covering (lower right) All have some wear but are in workable condition.

C3020 Floor Finishes








Floor finishes include VCT (Vinyl Composition Tile), ceramic tile, and carpet. The VCT is frequently shrunken, which indicates use of overly aggressive wax strippers. Carpets are worn but in acceptable condition. Ceramic tile has evidence of past repairs but is in good condition. Tile on stair does have damage at nosing--see photogrsaph under "stairs".

C3030 Ceiling Finishes









The ceiling consists mostly of suspended acoustic tiles, some of which are damaged from leaks. Hard lids (gypsum wallboard or plaster) are found in restrooms. A sprayed on "popcorn" ceiling is on the exercise room. This material frequently contains asbestos, so it should be tested. Minor staining on ceiling tiles was found, but generally ceilings were in good condition.

D SERVICES

D10 Conveying









There is a single, 3-stop hydraulic elevator. It is older and somewhat worn, but appears to be in good operating order.

D20 Plumbing













Plumbing equipment includes typical restroom fixtures along with industrial kitchen fixtures and domestic hot water distribution. Modernizing the plumbing system would reduce water consumption, but equipment is generally in fair or good condition.

D30 HVAC









The Senior Center is served by one air handler, an outdoor condensing unit, several PTACs, two boilers, fin-tube radiation, and typical exhaust systems. The air handling unit is a mixed air single path VAV system. There is a VFD on the supply & return fan motors. Unit has two stages of Dx cooling, serves entire building, and is in good condition. Unit has DDC controls, but is not tied into the City's existing BAS. Recommend integrating BAS, cleaning duct systems and grills, rebalancing VAVs and fan system, and reviewing control strategies for increased efficiency.

D40 Fire Protection













The building does not have a sprinkler system. Egress signage is provided, and the building has alarms with strobes. Life safety materials appear to be in good order.

D50 Electrical













Electrical equipment at the Senior Center includes supply and protection systems, lighting, surveillance, and security alarms. Some of the electrical supply and protection units appear to be original from 1955 and should be evaluated for replacement ASAP. The transformer which was installed in 1983 to replace the original transformer was not accessible during the facility evaluation. Other than the fire alarm system , which is in very good condition, remaining electrical equipment ranges from good to unsatisfactory.

E EQUIPMENT & FURNISHINGS

E10 Equipment







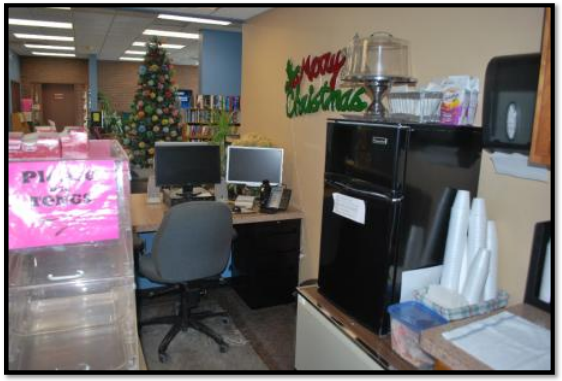




Building equipment includes a full kitchen, restroom partitions, and recreation and exercise equipment. All appeared older but in good condition.

E20 Furnishings





Furnishings include built-in counters and casework, as well as typical office furnishings (lower left), lounge furniture (upper right), and meeting and multi-purpose tables. There is a large dining room (lower center).

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Senior Center is in reasonable condition but appears worn and dated. The amount of materials stored in communal spaces suggest it may not be fully utilized.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. The building does have an egress stair design that is not allowed today, and is rather poor on today's accessibility requirements.

B. Structural Integrity: There is minor damage through out the building finishes, but nothing that suggests structural problems.

C. Physical Condition
a. Interior
i. Walls: Surface wear on finishes were noted. Walls appeared to be in good condition but in need of refreshment
ii. Floors: Wear and staining on applied finishes were noted. VCT tile has shrink, making it difficult to clean. Wide grout lines on ceramic tile floors may also be difficult to clean.
b. Exterior
i. Walls: Walls have small cracks in masonry, and metal siding has collected water and caused staining o other materials where it drains.
ii. Roof: Roof appears older but should be reviewed more closely.
iii. Windows: Windows are aluminum, and appear in good condition. They are older and may not perform as well as modern units.
iv. Masonry: Concrete block walls have minor cracking.
v. Caulking: Not much caulking observed, but that seen was in need of replacement.

D. Historical Integrity: The building is not original in appearance and does not appear to have much historical integrity.

E. Appearance: In the eyes of this reviewer, the addition /remodel of the 80's failed to compliment what may have been at least an interesting design on the building, the "V" shaped wall with the stone veneer, which could have been a strong architectural element. The rooflines seem inappropriate for the scale and use of the building. Interior finish materials appear cheap.

F. Accessibility: As noted earlier, modifications toward accessibility have been made, although the only accessible restroom is on the main floor. Entries and corridors are accessible, as is most door hardware. Doorways to restrooms and suites are the area of greatest challenge, where wall layouts and interior concrete block construction make modifications difficult.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Verify condition of roof and replace. Increase insulation thickness at this time if needed.
2. Replace glazing units with failed seals.
3. Replace stained acoustic ceiling tiles.
4. Replace stained and worn carpets
5. Replace vinyl wall coverings, verifying that they are not coming loose due to moisture in walls.
6. Repair damaged walks adjacent to parking lot.
7. Restripe parking lot.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	Transfer Station
YEAR CONSTRUCTED:	1983
FOOTPRINT	8,730
GROSS AREA:	8,730
NO. LEVELS	1
UNFIN. BSMNT.	0

GENERAL DESCRIPTION

The transfer station is a concrete block building with areas of metal siding and a metal roof. There is a small office and restroom at one side. Local garbage trucks drop their loads in the building, where it is collected then transferred onto trucks that will haul the materials to a final disposal site. The haul away trucks are backed into a lowered area, where a bucket loader can push the refuse into them. The building is dirty, but more importantly, it is in very poor condition. It does not show on the West Allis GIS website as being city owned. Note that city records indicate an area of 3,566 SF.



SITE

The Transfer Station is located at the very edge of the city, at the end of a road. The 1.07-acre parcel slopes gently to the east, where it drops abruptly to the bank of an open drainage ditch or creek. The open water occurs in an isolated section--it terminates a short distance away. The proximity of the building to the water creates a potential for environmental damage from leaching or spills. The building is located at the rear of the site, in front of it is an open area where trucks turn around and back into the building. There are also scales. The site has few, if any improvements.

BUILDING HISTORY

The existing building is actually a 1987 repair and addition to a 1955 Incinerator plant, which in turn replaced a much smaller one already on the site. After the repair was made, in 2005 the original part of the building was removed, leaving only the "repair" as the new building.

OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations











The foundation appears to be a conventional spread footing with concrete block walls with a slab-on-grade floor filled within them. At the north side of the building, the stem walls are concrete and extend above the floor elevation to support the concrete block walls above. Where the floor is settling at the east side, it appears to be falling away below the concrete block (lower center photo), suggesting that it is a slab on grade that supports the block, although this is not apparent on the exterior of the building. According to staff this occurred very rapidly. Lower center. The foundation not supporting a wall, or a vertical separation in a wall, is a structural problem that requires review by a structural and or soils engineer. There is some cracking in concrete stem walls at the north side—photo at upper right—suggesting minor settlement or frost heaving.

B SHELL

B10 Superstructure








The floor is slab on grade concrete. It is in very poor condition--see above regarding settlement. Evidence of remodels is seen, such as abandoned toilet flange at upper left. There is an unused lowered pit for pulling a truck into for loading.

The roof structure is metal panels on bar joists. The roof is insulated, which is falling down and providing a nesting spot for pigeons. The bar joist at the entry to the tipping pit has been damaged by vehicle impact, and is likely structurally compromised.

B20 Exterior Enclosure









The exterior is primarily concrete block. It is in poor condition from vehicle impact--upper left and center. It has areas of brick veneer as well as metal siding, see upper right where veneer is missing. Doors--both overhead and man doors, are in poor condition. There is no means for natural light to enter the main working area. There are glass block windows into the office area, which are poor energy performers.

B30 Roofing







The upper portions of the building are not accessible, so the roof was not reviewed. Note that there are also high exhaust fans, which cannot be maintained. The building has gutters tied into large downspouts--center and right. The downspouts do not direct the water away from the building sufficiently. Higher roofs on the building are metal, while those over the office and the adjacent pit appear to be asphalt.

C INTERIORS

C10 Interior Construction








Interior partitions are a mix of masonry and framed. The masonry a the office is built around a steel column, but has been damaged by impact. High thermal conductivity through the studs of the framed wall in the restroom have created condensation and attracted dust. Doors are in poor condition, and the hardware is not accessible.

C30 Interior Finishes

C3010 Wall Finishes








Only the office has interior finishes. They are filthy and damaged. There are likely standards for workspaces that these do not meet.

C3020 Floor Finishes





There is either a sheet good or epoxy in the office and restroom. It was too dirty to identify with certainty. It is in poor condition.

C3030 Ceiling Finishes







There is a suspended acoustic tile ceiling in the office It has insulation on top of it. There is extensive evidence of water damage.

D SERVICES

D20 Plumbing

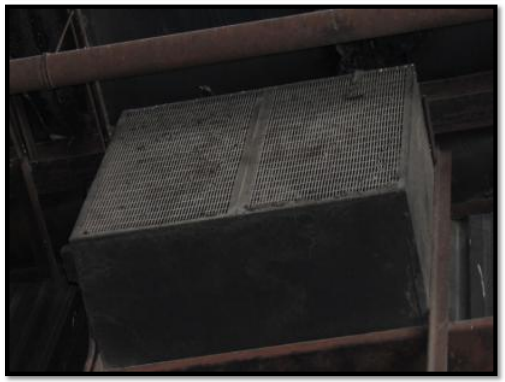


Plumbing at this site consists of floor drains and a bathroom with sink and toilet. Toilet appeared to be disconnected from water and the sink was in fair condition.

D30 HVAC









Transfer station equipment consists of a small unit heater, window a/c unit, two large exhaust fans, and a small exhaust fan serving the bathroom. All equipment is assessed as in unsatisfactory condition due to age, obvious lack of maintenance, and visible damage and/or degradation.

D40 Fire Protection



The building does not have a sprinkler system, nor does it appear to have detectors or an alarm. There is a fire extinguisher

D50 Electrical









Electrical equipment at the transfer station includes supply and protection units, lighting, and an electric baseboard heater. All equipment should be programmed for replacement/upgrade.

E EQUIPMENT & FURNISHINGS

E10 Equipment





The building has no equipment, and the only furnishings are a desk and a table, as well as other random furnishings. All are dirty, if not in poor or unsatisfactory condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The transfer station is in terrible condition, and may be structurally unsound. It should be replaced for additional reasons including worker safety, worker retention, environmental stewardship, and very possibly, efficiency.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. It is unlikely that the building meets codes for egress, as it did not have exit signs or egress lighting.

B. Structural Integrity: It appears that the slab on grade foundation has settled rapidly, which will pull away support from the concrete block wall above. Additionally, there are damaged bar joists. The building should be reviewed by a structural engineer to determine whether it is safe to occupy.

C. Physical Condition
a. Interior
i. Walls: Very poor condition
ii. Floors: Floors are badly scraped.
b. Exterior
i. Walls: Structural walls have multiple holes from being hit by the bucket loader, and areas of brick veneer are missing. Limited damage to metal siding.
ii. Roof: Extensive evidence of leaks over office, although roof could not be accessed.
iii. Windows: Concrete block windows are in acceptable condition.
iv. Masonry: Walls have holes punched in them and foundation is falling away in one area.
v. Caulking: Not observed.

D. Historical Integrity: This portion is not old enough for historical listing. It does not appear to have merit to make it worth saving.

E. Appearance: The building is utilitarian, and from a distance the true condition is not evident.

F. Accessibility: The building was not designed for accessibility nor has it been modified to improve accessibility.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. It is unlikely maintenance is economically justified.
2. Review condition of foundation at settlement and repair
3. Repair holes in concrete block walls
4. Repair or replace bent bar joists and other framing members
5. Repair or replace roof re: leaks over office
6. Replace missing brick veneer
7. Replace lighting in work floor area
8. Replace acoustic ceiling tile
9. Repair masonry at corner of office
10. Repair toilet
11. Clean and repaint office
12. Fix egress doors
13. Provide exit signs and egress lighting--there are potentially many trip hazards on the floor.
14. Verify environment regulations regarding proximity to drainage ditch.

CITY OF WEST ALLIS
FACILITY CONDITION ASSESSMENT

BUILDING:	**Veterans Park Police Station**
YEAR CONSTRUCTED:	**Unknown**
FOOTPRINT	**2,474**
GROSS AREA:	**2,474**
NO. LEVELS	**1**
UNFIN. BSMNT.	**1**

GENERAL DESCRIPTION

The Veterans Park Police Station is located in what was previously a field house, containing restrooms and locker rooms. The year of original construction is not known, although the little information regarding the original building show a low slope roof pitched a single direction, a design that suggests it was constructed sometime between the mid 1950's and the early 1960's. It has still has restrooms, but now houses a police office, which not only expands the police prescience, but also provides a quiet location for the officers to generate reports. It is a masonry building with a wood framed roof.



SITE

The building is located in Veterans Park, which is just over 2 acres. The building is located at the Northeast corner of the site, and was once located behind home plate. The site is highest at the intersection of S. 70th Street and National Avenue, which drops rapidly to the outfield, probably once having provided spectator seating. There are several parking spots behind the building. No site issues were observed.

BUILDING HISTORY

The present sloped roof was installed over the existing flat roof in 1981, at which time the drawings still indicate the building is a field house. The projecting roof at the entry was added in 1993. The glassed-in vestibule was added in 2004, when the building is first described as a Police Station. At that time, restrooms were significantly changed in the building, and a number of walls were added to create offices.

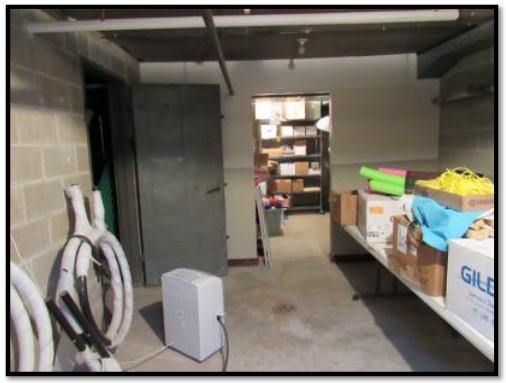
OBSERVED CONDITIONS

Following is a description of the building by area:

A SUBSTRUCTURE

A10 Foundations









The foundation is concrete block on a concrete spread footing. The foundation forms and unfinished basement which houses mechanical equipment and some storage. There is a sump. No problems were observed, although there was a dehumidifier in the space, suggesting it is damp.

B SHELL

B10 Superstructure





The basement floor is concrete slab on grade, while the main floor is cast-in place concrete--left. It spans across the basement below. The roof is wooden trusses placed over a flat, wood framed roof. The covered area at the entry-shown below at center--is wood trusses. No structural problems were observed.

B20 Exterior Enclosure








The exterior brick surfaces are in good condition. Wooden elements such as the fascia surrounding the roof and gable vents (upper center) are weathered and in need of repair. Cast concrete sills at windows have good details for drainage. Doors and windows are in good condition. Windows are punched openings with typical storefront-type windows, which include some of the doors. Secondary doors are plain steel--lower right.

B30 Roofing





The roof is not accessible. It is sloped, although fairly gently, and has typical residential style gutters. There are no skylights and no significant mechanical presentations. The roof surface is a residential style 3-tab asphalt shingle. While the roof appears older, no evidence of failure was found.

C INTERIORS

C10 Interior Construction





Interior partitions appear to all be concrete block, with a painted finish. There were no observed problems with those walls.

C20 Stairs



The building has no internal stairs. There is a single exterior stair providing access to the basement. It is not intended for public use. No problems were observed.

C30 Interior Finishes









Interior walls are painted concrete block, and in good condition.

C3020 Floor Finishes







Floors are mostly vinyl composition tile, but there is carpet in some office areas--upper right. Public restrooms has ceramic tile--lower center. There is what appears to be asbestos tile in some back-of-house areas. It should be tested if it hasn't already, and a maintenance plan created if one does not exist. Carpet and the VCT were in good condition.

C3030 Ceiling Finishes





The ceiling is suspended acoustic tiles. The tiles are in good condition with no observed problems.

D SERVICES

D20 Plumbing











Plumbing equipment includes domestic hot water distribution and bathroom fixtures, and appears to generally comply with ADA requirements. Equipment is in generally good condition.

D30 HVAC







The Police and Veterans Park building contains equipment in a basement mechanical room as well as ceiling mounted furnaces on opposite sides of the building. 3 outdoor condensing units supply cold air via the residential furnaces, which also supply heat to the building. The foyer is heated by two baseboard electrical heaters. Each bathroom and the janitor's closet are all served by small exhaust fans. Fans and condensing units are in good or fair condition, while the furnaces should be programmed for replacement soon.

D40 Fire Protection





The building does not have a sprinkler system. Egress signage is provided, and the building has alarms.

D50 Electrical











Electrical equipment includes appropriate supply and protection units, along with adequate lighting. Some electrical equipment is original to the building and should be evaluated for replacement as soon as possible. The site has surveillance equipment, but no documented electronic access control. Lighting should be replaced with LED fixtures.

E EQUIPMENT & FURNISHINGS

E10 Equipment



The building does not have equipment other than restroom equipment such as stalls, grab bars, etc.

E20 Furnishings







Furnishings are simple, but in good condition.

F PROJECT SPECIFIC ISSUES

F10 SYNOPSIS OF OBSERVATIONS

The Police Station at Veterans Park is a simple building, which still manages to be attractive. This simplicity means that it is in good condition, so the needed maintenance list is short.

F20 OBSERVATIONS PER PROJECT SCOPE:

A. Code Compliance: Buildings must only meet the code in force when they were constructed. Due to the size and simplicity of this building, it has very few code requirement--no stairs, no egress corridors, etc. It is likely furthest from code compliance on insulation levels, because there is so little else that is regulated.

B. Structural Integrity: The building appears to be structurally sound. No deficiencies were noted. The building is not in a seismic zone

C. Physical Condition
a. Interior
i. Walls: In good condition
ii. Floors: Suspected asbestos flooring should be tested and a maintenance plan developed. It is in poor condition and could become friable if disturbed excessively. Otherwise floors were in good condition.
b. Exterior
i. Walls: Walls appeared to be in good condition.
ii. Roof: Roof appeared to be in good condition. Gabel vents require maintenance.
iii. Windows: Windows are insulated glass , and no problems with them were observed.
iv. Masonry: Brick veneer and concrete block walls were in good condition (including interior walls)
v. Caulking: caulk is beginning to tear apart, so it is in need of replacement.

D. Historical Integrity: With the changes to the roof line, the building does not have historical integrity.

E. Appearance: The building appearance simple and fairly attractive.

F. Accessibility: As noted earlier, modifications toward accessibility have been made. The building appears to be fully accessible on the public facing portions.

F30 OBSERVED MAINTENANCE NEEDS INCLUDE:

1. Test suspected asbestos contain flooring.
2. Develop maintenance plan if floor does contain asbestos, or replace.
3. Repair Gable vents and paint,
4. Replace caulking