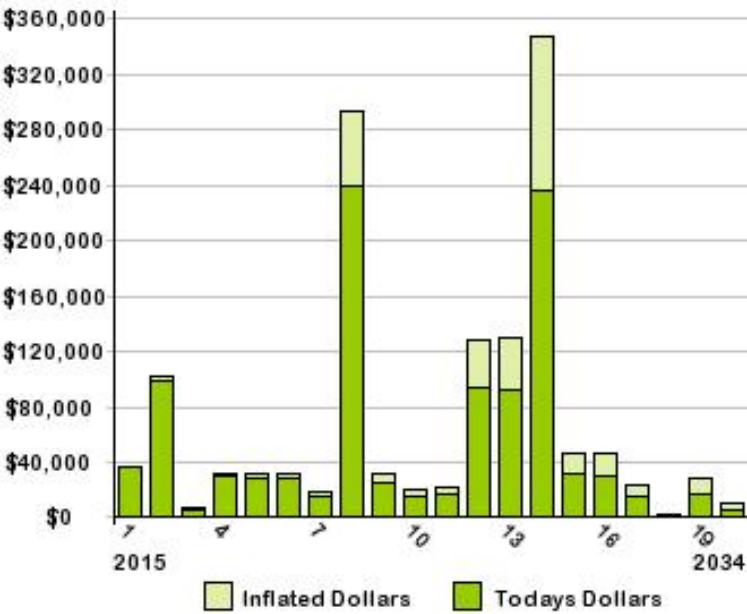
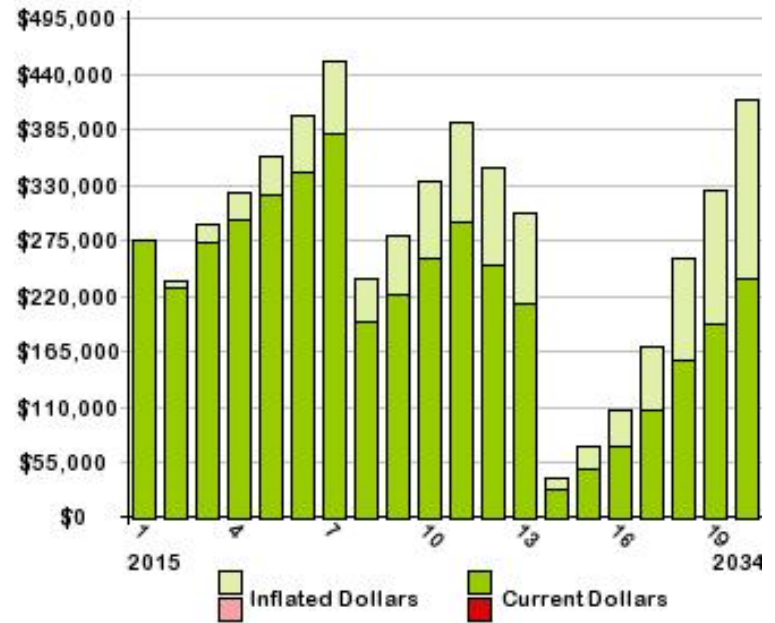


# Capital Needs Assessment

Capital Needs Estimate



Replacement Reserve Analysis



Name: **City Hall**

Address: **39 Main Street, Montpelier, VT**

Units: **1**

Occupancy Type: **Non-Residential**

Inflation Rate: **3.00%**

Start Date: **2015**

Plan Length: **20 Years**

## Total Expenditure in Plan

Current \$\$: **\$1,036,990.55**

Inflated \$\$: **\$1,363,017.45**

| List ID | Section    | Replacement Item                          | Item Notes  | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------|---|---|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 1       | Site Items | Built Improvements (e.g., site furniture) | There are several granite benches and wood planters at the front plaza. There is also a public telephone kiosk at the front of the building. The telephone has the highest button located at 41 inches high.  | Good      | 1 LS     | \$0.00    | \$0.00                     | 2000                       | 25   | 10 | 1      |
| 2       | Site Items | Curbs, bituminous                         | Formed bituminous asphalt curbs are located at the islands in the parking lot. These curbs are in poor condition and need to be replaced. These costs are included with parking areas below.  | Poor      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 35   | 1  | 1      |
| 3       | Site Items | Curbs, concrete                           | There are sections of concrete curb located around the parking lot. Some of the concrete curbs are chipped and broken. Replacement of the curbs are included below with parking areas.  | Fair      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 35   | 1  | 1      |
| 4       | Site Items | Curbs, granite                            | Granite curb stones are located at the rear of the building.  | Good      | 55 LF    | \$0.00    | \$0.00                     | 1977                       | 60   | 22 | 1      |
| 5       | Site Items | Dumpsters                                 | There are two 2-cubic yard dumpsters (leased from Casella Waste Management) at the rear of the building. The dumpsters have lift-up flaps (not accessible) and do not have an enclosure. Signs are displayed on the container for City Hall use only.   | Good      | 2 EA     | \$0.00    | \$0.00                     | 2006                       | 10   | 1  | 1      |
| 6       | Site Items | Electrical Main and Distribution          | Electricity is supplied to the building by wire that descends the utility pole and is then continues underground in two PVC conduits.   | Good      | 125 LF   | \$0.00    | \$0.00                     | 2000                       | 40   | 25 | 1      |
| 7       | Site Items | Electrical Transformer                    | There is a cluster of three pole-mounted transformers located in the parking lot. The transformers are owned and maintained by Green Mountain Power.  | Good      | 3 EA     | \$0.00    | \$0.00                     | 2000                       | 30   | 15 | 1      |
| 8       | Site Items | Fencing, post and rail                    | There is a post and rail fence (65 lf) located at the south side of the building. Some of the posts are leaning. Reset the fence posts and paint as needed through the operating budget.  | Fair      | 1 LS     | \$0.00    | \$0.00                     | 1992                       | 20   | 1  | 1      |
| 9       | Site Items | Heating System Supply/Return              | Underground heating lines are located between city hall and the fire department. These lines were replaced during the boiler replacement.   | Good      | 38 LF    | \$0.00    | \$0.00                     | 1999                       | 40   | 24 | 1      |
| 10      | Site Items | Landscaping                               | This is a level to gently sloping city lot (approximately 3 acres) and is mostly paved with a section of lawn at the front. There are several small trees and shrubs in mulched beds located at the front of the building. Apple trees are located at the rear. There is a wood planting bed at the side of the building and six smaller planters at the front plaza. The planting beds need work. Site and accessibility signs are located at the south and west sides of the building. Maintain the landscaping as needed through the operating budget.   | Good      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 11      | Site Items | Parking and Roadway Pavement, asphalt     | There is a paved access road at the south and north sides of the building with parking on the south side and a large metered parking lot at the rear. All of the asphalt paving has exceeded its expected useful life and exhibits wear, surface cracks, missing portions of the wearing course, and areas of settlement (especially at the catch basins). There are 22 marked parking spaces including two visitor spaces directly adjacent to City Hall and two visitor spaces at the Police Department. Budget costs halfway through the plan to scarify the entire parking lot, rebuild sections of the parking area as needed, install new curbing as required, and resurface all of the paved areas. An adjusted age of this item has been made to reflect replacement timing. This work should be performed with catch basin rebuilding and storm drain line improvements below.   | Poor      | 86611 SF | \$1.75    | \$151569.25                | 1998                       | 25   | 8  | 1      |
| 12      | Site Items | Parking and Roadway Pavement, asphalt     | Perform isolated repairs as needed through the operating budget until future resurfacing.   | N/A       | 88611 SF | \$0.00    | \$0.00                     | 2004                       | 5    | 1  | 1      |
| 13      | Site Items | Parking and Walkways, ADA                 | The number of accessible parking spaces complies with the 2010 ADA regulations in that there are three accessible parking spaces and 22 striped spaces directly adjacent to city hall. The access aisle at the parking spaces is 117 inches wide and feature cross-hatching. The two adjacent parking spaces are 109 inches wide and each space features a pole mounted sign. The walkways has a flared curb cut for access. The walkways at the front of the building have domed detectable pads at the crosswalk areas. Striped pedestrian walkways are located between the fire department and surrounding buildings from city hall. The painted walkways have worn and should be repainted after resurfacing of the parking area. There are approximately 150 parking spaces in the parking lot. Management should ensure that at least 6 accessible parking spaces (96 inches wide with an access aisle of 60 inches) are created during the resurfacing project. Two of these 6 parking spaces should be van accessible. The access aisles must also have cross-hatching and the spaces have pole-mounted accessible signs. | Poor-Fair | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 25   | 1  | 1      |

| List ID | Section                      | Replacement Item                         | Item Notes   | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------------------------|--|--|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 14      | Site Items                   | Pedestrian Walkways and Stairs, concrete | Exposed concrete aggregate and finished walkways (2665 sf) are located at the front, side, and back of the building. Areas of lift were noted on the concrete sections. The walkway at the south side appears to have been replaced. We have included costs halfway through the plan to replace the sections walkways at the front of the building (including the sections at the crosswalks), and pave the walks at the accessible parking spaces at the back of the building. An adjusted age is shown to reflect replacement timing. Interim sectional replacement should be manageable through the operating budget. | Fair      | 1125 SF  | \$6.75    | \$7593.75                  | 1988                       | 35   | 8  | 1      |
| 15      | Site Items                   | Pedestrian Walkways and Stairs, concrete | There is a granite cobblestone plaza at the front of the building. Grass is beginning to appear between the cobblestone joints. Management should spray these sections with Round-up or similar product (operating expense).   | Good      | 1700 SF  | \$0.00    | \$0.00                     | 2000                       | 50   | 35 | 1      |
| 16      | Site Items                   | Pedestrian Walkways, bituminous          | There is a bituminous paved sidewalk at the south side of the building and at the service doors at the back of the building. Minor cracking was noted. Maintain the walkways as needed through the operating budget.   | Fair      | 249 SF   | \$0.00    | \$0.00                     | 1988                       | 35   | 8  | 1      |
| 17      | Site Items                   | Retaining Walls, stone                   | There is a granite retaining wall at the front of the building. The wall is in good condition.   | Good      | 125 LF   | \$0.00    | \$0.00                     | 2000                       | 50   | 35 | 1      |
| 18      | Site Items                   | Site Drainage and Grading                | This is a gently sloping site in an inner city location. Please refer to storm drainage lines below.   | Fair      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 19      | Site Items                   | Site Lighting                            | There are six pole-mounted lights at the front of the building. The light poles have CFL fixtures. Site lighting at the rear parking lot is provided by city owned street lights. We have included costs in the first half of the plan to replace the light fixtures and and paint the poles.  | Good      | 6 EA     | \$400.00  | \$2400.00                  | 2002                       | 20   | 7  | 1      |
| 20      | Site Items                   | Site Sewer Main/Lines                    | The sanitary waste pipes that exit the building are cast-iron and 4 inches in diameter.  | Good      | 245 LF   | \$0.00    | \$0.00                     | 1977                       | 60   | 22 | 1      |
| 21      | Site Items                   | Site Water Main/Lines                    | Water service enters the building on the north side of the building.   | Good      | 230 LF   | \$0.00    | \$0.00                     | 2000                       | 50   | 35 | 1      |
| 22      | Site Items                   | Storm Drain Catch Basins                 | There are several catch basins located in the parking lot. The catch basins at near the fire department and in the rear parking lot have sunken. We have included costs to rebuild the sunken catch basins concurrent with the parking lot resurfacing project. An adjusted age is shown here to reflect replacement timing.   | Poor-Fair | 5 EA     | \$1200.00 | \$6000.00                  | 1988                       | 35   | 8  | 1      |
| 23      | Site Items                   | Storm Drain Lines                        | All storm drains are concealed. The storm drain that runs between the Fire Department and City Hall should be investigated and upgraded as needed during the parking lot resurfacing project. Pending review of the client, no costs have been included.   | Fair      | 235 LF   | \$0.00    | \$0.00                     | 1963                       | 60   | 8  | 1      |
| 24      | Architectural Exterior Items | Ceilings, exterior or open               | There is a painted concrete ceiling at the front entrance. Areas of peeling paint were noted. Budget costs in the near term to repaint the front exterior ceiling.   | Fair      | 370 SF   | \$4.00    | \$1480.00                  | 1995                       | 20   | 1  | 1      |
| 25      | Architectural Exterior Items | Chimney                                  | There is a brick chimney on the north side of the building. Minor cracking through the mortar was observed. Pointing included below. Clean out the chimney as needed (operating expense).  | Fair      | 1 EA     | \$0.00    | \$0.00                     | 1990                       | 15   | 1  | 1      |
| 26      | Architectural Exterior Items | Doors, exterior common, solid wood/metal | The front doors are solid vintage wood. The doors have vintage hardware, single-glazed half-lites, and an upper transom rail with glazed lites. The doors exhibit water staining and should be refinished. We have included costs in the near term for door refinishing.   | Fair      | 8 EA     | \$2000.00 | \$16000.00                 | 1995                       | 25   | 5  | 1      |
| 27      | Architectural Exterior Items | Doors, exterior common, solid wood/metal | Painted wood vintage doors are located on the sides of the building. The doors have a glazed panel and a turn style doorknob. The door to the building inspectors office is to be replaced before July 2015. We have shown costs for the remaining two doors at the boiler room.   | Fair      | 2 EA     | \$694.00  | \$1388.00                  | 1995                       | 25   | 5  | 1      |
| 28      | Architectural Exterior Items | Doors, exterior common, solid wood/metal | There is a set of double leaf insulated steel doors at the back of the building. The doors have a glazed half lite, a 33-inch clear opening, and "D" pull handles. The doors were replaced in 2014 and new automatic door opening devices have been installed.   | Fair      | 2 EA     | \$1350.00 | \$2700.00                  | 2014                       | 35   | 34 | 1      |
| 29      | Architectural Exterior Items | Doors, service                           | There is a double-leaf insulated steel service door at the back of the building. These service doors were replaced in 2014.  | Poor      | 1 EA     | \$2000.00 | \$2000.00                  | 2014                       | 35   | 34 | 1      |
| 30      | Architectural Exterior Items | Doors, service                           | There is a door that provides access to the main roof from the tower. Maintain the door as needed through the operating budget   | Fair      | 1 EA     | \$0.00    | \$0.00                     | 1977                       | 40   | 2  | 1      |
| 31      | Architectural Exterior Items | Fire Escapes: Repair                     | There are two painted metal fire escapes at the back of the building. The fire escape frame is mechanically fastened to the brick face. The metal components display areas of rust. We have included costs halfway through the plan to scrape and paint the fire escapes. Please refer to brickwork below for repairs.   | Fair      | 2 EA     | \$3950.00 | \$7900.00                  | 2004                       | 20   | 9  | 1      |
| 32      | Architectural Exterior Items | Foundations                              | The foundations are a mix of concrete, granite, and brick. Any foundation waterproofing that exists was unobservable.  | Good      | 460 LF   | \$0.00    | \$0.00                     | 1977                       | 60   | 22 | 1      |

| List ID | Section                      | Replacement Item                            | Item Notes   | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------------------------|---|--|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 33      | Architectural Exterior Items | Lighting, building-mounted exterior         | There are six soffit-mounted globe lights and seven post-mounted globe lights at the front entrance. There are also four ceiling-mounted light fixtures at the front entrance doors. At the sides and back, there are several wall-mounted CFL fixtures. The wall lights have compact fluorescent lamps (CFL). There are two incandescent light fixtures at the second-story access doors at the fire escapes. Budget costs in the near term to replace the building-mounted light fixtures.   | Fair-Good | 14 EA    | \$325.00  | \$4550.00                  | 2001                       | 20   | 6  | 1      |
| 34      | Architectural Exterior Items | Railings, common area, exterior             | There are painted metal railings at the front of the building. The transom rails exhibit areas of rust. The railings should be prepared, painted with rust inhibitor, and repainted (operating expense).   | Fair-Good | 92 LF    | \$0.00    | \$0.00                     | 2000                       | 15   | 1  | 1      |
| 35      | Architectural Exterior Items | Ramps, ADA, exterior                        | There is a concrete ramp at the back of the building that provides access to the back entrance. The ramp has an 18-inch rise and is 23-foot long. The ramp has metal railings that are mounted at 32 and 42 inches high, and feature railing extensions. The ramp has a 33-inch wide clearance, and a compliant slope and landing areas. There is no side ramp extension however the grade level matches the ramp slope that prevents wheelchair casters and crutch tips from slipping off the ramp surface. Paint the railings as needed through the operating budget. Budget costs halfway through the plan to replace the concrete concurrent with parking lot and sidewalk replacements. | Fair-Good | 1 EA     | \$1725.00 | \$1725.00                  | 1978                       | 45   | 8  | 1      |
| 36      | Architectural Exterior Items | Roof Covering, asphalt shingles             | Asphalt-shingled mansard roofs are located on all sides of the building. The asphalt shingles are in good condition. Budget costs in the second half of the plan to replace the asphalt shingles.  | Good      | 11500 SF | \$8.50    | \$97750.00                 | 2004                       | 25   | 14 | 1      |
| 37      | Architectural Exterior Items | Roof Covering, EPDM rubber membrane         | The flat portion of the roof has a fully-adhered PVC membrane covering. The lower section of the roof also has a PVC membrane covering. All of the lower sections had water ponding and vegetation growth. Budget costs in the second half of the plan to replace the roof covering. Please refer to drainage below.   | Good      | 6978 SF  | \$12.00   | \$83736.00                 | 2004                       | 25   | 14 | 1      |
| 38      | Architectural Exterior Items | Roof Covering, metal (preformed)            | There is a soldered metal roof canopy between the clock tower and the flat roof portion. Maintain as needed.   | Good      | 1 LS     | \$0.00    | \$0.00                     | 2004                       | 40   | 29 | 1      |
| 39      | Architectural Exterior Items | Roof Covering, slate/tile/concrete shingles | The clock tower has a slate roof tile finish. The slates appear to be in good condition. An allowance is shown in the second half of the plan to restore the slate tiles.  | Fair-Good | 520 SF   | \$25.00   | \$13000.00                 | 2004                       | 25   | 14 | 1      |
| 40      | Architectural Exterior Items | Roof Drainage Interior (drain covers)       | The main lower portions of the roof have internal drains for rainwater drainage. Some of the drains appear to be clogged with organic material. Remove the debris and unclog the drains as needed through the operating budget.  | Poor-Fair | 1 LS     | \$0.00    | \$0.00                     | 2003                       | 10   | 1  | 1      |
| 41      | Architectural Exterior Items | Roof Structure                              | The roof structure is comprised of sloping vintage rafters and beams and are structurally reinforced by steel bracing. The roof has dormered structures on the north and south sides of the building.  | Good      | 15068 SF | \$0.00    | \$0.00                     | 1977                       | 90   | 52 | 1      |
| 42      | Architectural Exterior Items | Soffits, wood/stucco/concrete               | Dressed granite soffits are located at the front of the building. Painted wood soffits are located at the sides of the building and around the clock tower. The soffits feature decorative consoling and an egg and dart motif. Isolated areas of peeling paint were noted at the side of the building. We have included costs in the near term to repaint the soffits.  | Fair      | 520 LF   | \$20.00   | \$10400.00                 | 1997                       | 20   | 2  | 1      |
| 43      | Architectural Exterior Items | Soffits, aluminum/vinyl                     | The corncicing around the clock tower is painted metal. The corncicing was repaired in 2004. Painting is included with brick repairs above. We have included costs to remove pigeon stains and install pigeon screening.   | Good      | 1 LS     | \$1000.00 | \$1000.00                  | 1977                       | 30   | 1  | 1      |
| 44      | Architectural Exterior Items | Stairs, exterior, concrete                  | The front stairs to city hall are polished granite with a tiled landing.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 2000                       | 50   | 35 | 1      |
| 45      | Architectural Exterior Items | Stairs, exterior, concrete                  | There is a set of concrete stairs at the back of the building that provides access to the rear common doors. The stairs feature painted tubular railings. Paint the railings as required (operating expense).  | Good      | 1 EA     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 46      | Architectural Exterior Items | Stairs, exterior, concrete                  | There is a concrete well and a set of concrete stairs that provides access to the mechanical room from the exterior. These stairs exhibit cracks and have settled. Budget costs halfway through the plan to replace these stairs concurrent with the site work.  | Poor-Fair | 1 EA     | \$2500.00 | \$2500.00                  | 1977                       | 50   | 12 | 1      |
| 47      | Architectural Exterior Items | Walls, exterior, brick/block masonry        | The building has solid masonry walls with thin mortar joints. Isolated areas are in need of repointing. Decorative brick pilasters and quoining are at the front of the building. The clock tower features brick arches and corner pilasters. Internal stress cracking of the original plasterwork was noted throughout the entire rear section of the building. Although the rear wall is tied in with the original bricks, these cracks suggest that the rear wall has settled. Repointing is shown below.   | Poor-Good | 423 SF   | \$0.00    | \$0.00                     | 2012                       | 7    | 4  | 1      |
| 48      | Architectural Exterior Items | Walls, exterior, brick/block masonry        | The building has solid masonry walls (27600 sf) with thin mortar joints. Isolated areas of repointing were observed. Budget costs starting in year in the first half of the plan to restore sections of the brick exterior.  | Fair-Good | 27600 SF | \$3.50    | \$96600.00                 | 1978                       | 45   | 8  | 10     |

| List ID | Section                      | Replacement Item                                 | Item Notes   | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------------------------|--|--|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 49      | Architectural Exterior Items | Walls, exterior, granite block                   | The front entrance has polished granite pillars, a belt course, and water table. There are also decorative pillars (ionic style) and arches at the entrance flanked on each side by decorative granite and painted wood pediments. The granite pilasters at the front of the building display some shaling. Pigeon spikes have also been installed. Several of the window openings at the front of the building have decorative concrete and granite jambs, lintels, and sills.  | Good      | 2296 SF  | \$0.00    | \$0.00                     | 1977                       | 60   | 22 | 1      |
| 50      | Architectural Exterior Items | Miscellaneous                                    | The clock hands were repainted (\$2,100) and the pigeon staining was removed (\$1,000). Budget costs in year 6 to repeat.  | Good      | 1 EA     | \$3100.00 | \$3100.00                  | 2004                       | 17   | 6  | 1      |
| 51      | Architectural Exterior Items | Windows, frames and glazing                      | The windows have painted wood sashes with insulated double-glazing on vinyl tracks. The window frames are a mix of double-hung, fixed oval, and fixed half-rounds. In 2003, the window sashes and glass were restored and received new 5/8-inch insulated glass (\$188K). Areas with frosted glass and stained glass (some with interior storm windows) were noted at the front of the building. Some of the leaded glass at the front of the building is cracked or missing. There is also a large venetian window at the front of the building. Several of the openings have a gap between the brick and the wood frame.       | Good      | 179 EA   | \$0.00    | \$0.00                     | 2003                       | 30   | 18 | 1      |
| 52      | Architectural Exterior Items | Windows, storm/screen                            | The window frames were restored in 2003 and the sashes were replaced. The sashes have 5/8-inch insulated glass (\$188K). We have included costs in the second half of the plan to install interior storm windows.  | N/A       | 179 EA   | \$400.00  | \$71600.00                 | 2003                       | 25   | 13 | 1      |
| 53      | Architectural Interior Items | Ceilings, common area, acoustic tile             | The Engineering Department, the Planning and Community Development Department, the Public Works Department, basement break room, basement level restrooms, room 3, the conference room, and the Councils Chambers have a suspended ceiling grid with 2x4-foot acoustic tiles. The ceiling in the City Clerks Office has a mix of 2x2-foot and 2x4-foot acoustic tile finish. The Finance Department, Conference Room/Assessors Department, and Community Justice Center have newer dropped ceilings. Budget costs halfway through the plan to replace the older dropped tile ceilings and to refinish the older suspended grids. | Fair-Good | 5396 SF  | \$3.50    | \$18886.00                 | 1977                       | 50   | 12 | 1      |
| 54      | Architectural Interior Items | Ceilings, common area, drywall/plaster: Painting | Several of the rooms at the mezzanine level have been replastered. With have included costs twice in the plan to repaint the auditorium ceiling.   | Fair-Good | 1 LS     | \$2500.00 | \$2500.00                  | 2011                       | 10   | 6  | 1      |
| 55      | Architectural Interior Items | Ceilings, common area, drywall/plaster: Painting | The first floor hallway ceilings, and all of the undersides to the mezzanine level in the auditorium are in good condition. We have included costs in the second half of the plan to paint the first floor hallway and undersides of the mezzanine balconies.  | Fair      | 8552 SF  | \$1.25    | \$10690.00                 | 2010                       | 20   | 15 | 1      |
| 56      | Architectural Interior Items | Common Area Countertop & Sink                    | The break room cabinets have a round-edged laminate particleboard countertop with a single shallow-bowl stainless steel sink. The faucet has a single handle and a remote spray attachment. Under-counter pipes have protective wrap. The countertop is mounted at 34 inches high and has an under-counter knee area with a 27-inch high clear space. Budget costs halfway through the plan to replace the cabinets in the basement break room.  | Fair-Good | 1 EA     | \$2000.00 | \$2000.00                  | 1997                       | 30   | 12 | 1      |
| 57      | Architectural Interior Items | Common Area Countertop & Sink                    | The teen center has a countertop mounted at 38 inches high.  | Fair      | 1 EA     | \$500.00  | \$500.00                   | 1992                       | 30   | 7  | 1      |
| 58      | Architectural Interior Items | Common Area Countertop & Sink                    | The City Managers/Assessors Office has a reception countertop mounted at 30 inches high. There is another countertop in Room 3 that has a surface height of 26 inches high. The Finance Department has a countertop mounted at 30 inches high. These counters are part of the office furniture.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 1997                       | 15   | 1  | 1      |
| 59      | Architectural Interior Items | Common Area Countertop & Sink                    | The countertop at the City Clerks Office is laminated particleboard with a square edge. The counter has been modified for a lowered section of countertop (34 inches high) and knee space.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 2014                       | 35   | 34 | 1      |
| 60      | Architectural Interior Items | Common Area Countertop & Sink                    | The countertop in the conference room is laminated particleboard. The countertop is mounted at 33 inches high and has a clear knee space of 27 inches AFF (above finished floor). The countertop has a single stainless steel sink with a double-handled faucet. There is no pipe-wrap installed on the under-counter pipes (operating expense). There is also a paper towel dispenser mounted at 53 inches high (lower to 48 inches AFF through the operating budget). We have included costs in the second half of the plan to replace the countertop (please see cabinets below).   | Fair-Good | 1 EA     | \$800.00  | \$800.00                   | 1997                       | 30   | 12 | 1      |
| 61      | Architectural Interior Items | Common Area Kitchen Cabinets                     | The kitchen cabinets in the basement break room are laminated particleboard. The shelving is adjustable and the lowest wall shelf is mounted at 53 inches high. The door and drawer fronts have "D" pulls installed. Budget costs in the second half of the plan to replace the cabinets. There should be a wall shelf or cabinet provided, mounted at 48 inches high (operating expense).   | Fair-Good | 1 EA     | \$5500.00 | \$5500.00                  | 1997                       | 30   | 12 | 1      |
| 62      | Architectural Interior Items | Common Area Kitchen Cabinets                     | The kitchen cabinets in the teen center are solid wood with paneled door fronts. The cabinets have no knee space or door pulls. These cabinets are budgeted for replacement concurrent with the countertops so that they are accessible.   | Fair-Good | 1 EA     | \$2000.00 | \$2000.00                  | 1992                       | 30   | 7  | 1      |

| List ID | Section                      | Replacement Item                         | Item Notes  | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------------------------|--|---|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 63      | Architectural Interior Items | Common Area Kitchen Cabinets             | The cabinets in the conference room on the first floor have a laminated particleboard frame, door, and drawer fronts. The door and drawer fronts have "D" pulls installed. Management should provide a wall shelf or cabinet at 48 inches high (operating expense). Budget costs in the second half of the plan to replace the cabinets concurrent with the countertop.   | Fair-Good | 1 EA     | \$4000.00 | \$4000.00                  | 1997                       | 30   | 12 | 1      |
| 64      | Architectural Interior Items | Common Area Range                        | The basement break room has a Hotpoint range (model# CTX14AYXLRWH serial# FS745311). The range has a compliant clear approach and has the controls mounted at the front of the appliance. There is also a Galanz microwave (operating expense). Replace the range as needed from the operating budget.  | Fair      | 1 EA     | \$0.00    | \$0.00                     | 1997                       | 20   | 2  | 1      |
| 65      | Architectural Interior Items | Common Area Range                        | The teen center has a Frigidaire range with a stainless steel front (model# FEF368GCA serial# VF81364541). The controls are located at the rear of the appliance. Management should ensure that the controls are located at the front of the appliance.   | Fair-Good | 1 EA     | \$0.00    | \$0.00                     | 1992                       | 20   | 1  | 1      |
| 66      | Architectural Interior Items | Common Area Range Hood                   | There is a suspended recirculating range hood located in the teen center (model# 40.000-H). The controls are not within acceptable ADA reach ranges. Replace as needed through the operating budget.  | Fair      | 1 EA     | \$0.00    | \$0.00                     | 1997                       | 15   | 1  | 1      |
| 67      | Architectural Interior Items | Common Area Refrigerator                 | There is a standard residential grade refrigerator in the basement break room. Replace the refrigerator as needed through the operating budget.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 2002                       | 15   | 2  | 1      |
| 68      | Architectural Interior Items | Common Area Refrigerator                 | The teen center has a Whirlpool side-by-side stainless steel refrigerator. The refrigerator has a juice dispenser and all of the temperature controls are mounted at the top of the refrigerator (60 inches AFF). Replace the refrigerator as needed through the operating budget.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 2005                       | 15   | 5  | 1      |
| 69      | Architectural Interior Items | Common Area Refrigerator                 | The break room at the auditorium has a Kenmore refrigerator (model# 9650312 serial# EF0633298). This refrigerator is owned by Lost Nation Theater Company.  | Fair      | 1 EA     | \$0.00    | \$0.00                     | 1997                       | 15   | 1  | 1      |
| 70      | Architectural Interior Items | Doors, common area (fire/hall, etc.)     | The doors on the basement and first floor are vintage wood with a stained finish. The main door to the City Manager/Assessor's Office has a 29-inch clear opening with lever hardware. The door has a single-glazed half-lite. This door requires a 32-inch clear opening, however, it is not feasible to replace. Management should implement an accommodation plan for visitors using wheelchairs. The doors to the restrooms on the basement floor have a clear opening of 33 inches and have lever hardware. There is a vinyl accordion door in the Councils Chambers. The door to Room 3 has a clear opening of 33 inches and has a turn style door-knob. This door is kept open when in use. The door to the City Clerks Office has a clear opening of 33 inches, however, the handle bar on the inner face protrudes into the clear space by 2 inches at 34 inches high. The door to the Public Records Department has a 29-inch clear opening. Staff assist those in wheelchairs by pulling records. The vault door is original and by Mosler. The door to the Finance Department has a 32-inch clear opening and has lever hardware. The doors to the auditorium are the vintage wood with push bars and vintage closers. The opening force of all interior doors on an accessible route should be adjusted to 5 pounds maximum. Door closers and gate closers should be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. | Fair-Good | 1 LS     | \$0.00    | \$0.00                     | 1940                       | 80   | 5  | 1      |
| 71      | Architectural Interior Items | Floor Frame, wood/metal/concrete         | The internal floors are concrete.   | Good      | 1 LS     | \$0.00    | \$0.00                     | 1940                       | 80   | 5  | 1      |
| 72      | Architectural Interior Items | Floor, common area, carpet               | The City Manager/Assessor Offices, Council Chambers, and City Clerks Office have a carpeted floor finish. The carpet exhibits some wear and staining. The foyer to the City Clerks Office has a ribbed carpet floor finish. This carpet is heavily worn. We have included costs in the near term to replace the carpet. Management should consider an alternative material at the Treasury Department.  | Poor-Good | 6041 SF  | \$3.25    | \$19633.25                 | 2009                       | 10   | 4  | 3      |
| 73      | Architectural Interior Items | Floor, common area, carpet               | The Montpelier Museum (located on the second floor) has a new carpet installed. Budget costs halfway through the plan to replace this carpet.   | Good      | 375 SF   | \$3.25    | \$1218.75                  | 2009                       | 15   | 9  | 1      |
| 74      | Architectural Interior Items | Floor, common area, ceramic/quarry tile  | The mens and womens restrooms on the first floor have a ceramic tiled floor finish. The bathrooms were renovated in 2011 - 2012. Future replacement is not anticipated during the term of this plan.  | Fair      | 144 SF   | \$10.00   | \$1440.00                  | 2011                       | 40   | 36 | 1      |
| 75      | Architectural Interior Items | Floor, common area, concrete             | The basement and first floor hallway have a Terrazzo concrete floor finish. Several cracks were noted.  | Fair      | 1120 SF  | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 76      | Architectural Interior Items | Floor, common area, resilient tile/sheet | The Planning and Community Development offices, the Assistant Public Works Director's Office, the break room, and the teen center all have a VCT floor finish. Mismatched tile was noted in the Assistant Director's Office. The break room tile is somewhat stained. We have included costs halfway through the plan to replace the vinyl floors at the basement level.  | Poor-Fair | 1006 SF  | \$5.00    | \$5030.00                  | 2004                       | 20   | 9  | 2      |

| List ID | Section                      | Replacement Item                         | Item Notes  | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------------------------|--|---|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 77      | Architectural Interior Items | Floor, common area, resilient tile/sheet | VCT is found in the City Engineering Office, the Planning and Community Development Offices, and the Community Justice Center. Budget costs in year 6 to replace the VCT in these areas.  | Fair      | 2644 SF  | \$5.00    | \$13220.00                 | 1999                       | 20   | 4  | 1      |
| 78      | Architectural Interior Items | Floor, common area, resilient tile/sheet | The auditorium-level floor has 9x9-inch vinyl tile installed. Although this tile is suspected to contain asbestos (VAT), the tiles are in good condition with no evidence of chipped edges or friable material. We have included costs in the second half of the plan to install VCT over the VAT.  | Fair-Good | 10218 SF | \$4.00    | \$40872.00                 | 1977                       | 50   | 12 | 1      |
| 79      | Architectural Interior Items | Floor, common area, wood strip/parquet   | The stage, stage office, and mezzanine level in the auditorium have a wood strip floor finish. The stage floor has several deep scrapes in the finish. All of the wood floors need refinishing. Budget costs in year 4 to refinish these wood floors.   | Poor-Fair | 1 LS     | \$9708.00 | \$9708.00                  | 1977                       | 40   | 2  | 1      |
| 80      | Architectural Interior Items | Insulation, ceiling                      | The attic originally had 4-5 inches of blown-in cellulose insulation applied. In 2012, 16 inches of additional blown-in insulation was added to the majority of the attic space.  | Fair      | 10218 SF | \$0.00    | \$0.00                     | 1924                       | 50   | 1  | 1      |
| 81      | Architectural Interior Items | Insulation, wall                         | The exterior walls are uninsulated. The lack of wall insulation leads to heat transmission in the summer months causing higher cooling costs. No costs are shown pending client review.   | Fair      | 11332 SF | \$0.00    | \$0.00                     | 1924                       | 50   | 1  | 1      |
| 82      | Architectural Interior Items | Lighting, common area, interior          | The boiler room has 20 four-foot long T8 fluorescent lamps. The City Engineering Office has 12 four-foot long T8 fluorescent lamps. The Public Works Department has 6 four-foot long T8 fluorescent fixtures as well as 4 four-foot long fluorescent T8 lamps with reflectors. The storage area underneath the front entrance has a single compact fluorescent light fixture. The Planning and Community Development Department has 12 four-foot long T8 fluorescent fixtures with reflectors in the foyer and 16 four-foot long T8 fluorescent lamps on motion sensors. The Zoning and Planning Department has 18 four-foot long T8 fluorescent fixtures (8 lamps are full spectrum and 8 lamps have reflectors). The basement hallway has 14 four-foot long T8 fluorescent light fixtures. The emergency generator room has 10 four-foot long T8 fluorescent light fixtures. The break room has 16 four-foot long T8 fixtures. The sprinkler room has 13 four-foot long T8 fluorescent light fixtures. The Community Justice Center has 12 four-foot long T8 fluorescent light fixtures. The basement level restrooms have 8 four-foot long T8 fluorescent light fixtures with reflectors. The teen center has 7 recessed canister CFL fixtures. The Councils Chambers has 54 four-foot long T8 fixtures. The City Managers/Assessors Offices have 28 four-foot long T8 fixtures with reflectors. There are 10 four-foot long fluorescent T8 lamps in Room 3 that are activated by motion sensors. The restrooms on the first floor each have 6 two-foot long T8 fluorescent lamps. The City Clerks Office has 58 four-foot long fluorescent T8 lamps and 4 canister CFL fixtures that are activated by motion sensors. The first floor hallway has 8 ceiling light fixtures with CFLs. The first floor restrooms have 8 two-foot long T8 fluorescent lamps. The Finance Department has 50 four-foot long T8 fluorescent lamps with reflectors and four CFL fixtures. The City Clerks Office has 10 wall-mounted CFL fixtures as well as 3 drum CFL fixtures. The auditorium has a total of 28 CFL drum fixtures, 10 fluorescent T8 lamps, and 16 Hi-bay ceiling lights. The Montpelier Museum has 9 CFL fixtures installed on track lighting. Please refer to the energy audit ECM concerning upgrading the light fixtures to T5 fluorescent fixtures. | Good      | 461 EA   | \$0.00    | \$0.00                     | 2007                       | 25   | 17 | 1      |
| 83      | Architectural Interior Items | Public Bathroom Accessories              | The basement level restrooms have a soap dispenser (mounted at 44 inches high), a wall-mounted mirror (mounted at 40 inches high), a robe hook (should be 44 inches high), a toilet paper holder (mounted at 18 inches high and 16 inches in front of the toilet - should be 9 inches in front), a paper towel dispenser (mounted at 45 inches high), and grab bars. The grab bars are 1.5 inches in diameter, 1.5 inches away from the wall, and are mounted at 35 inches high. The side grab bar is 42 inches long and the rear grab bar is 36 inches long.   | Fair      | 2 EA     | \$0.00    | \$0.00                     | 1995                       | 15   | 1  | 1      |
| 84      | Architectural Interior Items | Public Bathroom Fixtures                 | The basement level restrooms have a wall-mounted lavatory with a double-handled wing-blade faucet. The lip of the lavatory is mounted at 33.5 inches high (AFF) that provides a clear knee space of 31 inches high. There is no pipe-wrap installed on the under-lavatory pipes (operating expense). The toilet has a seat height of 18 inches high (AFF) and has the flush on the open side. Replace the plumbing fixtures as needed through the operating budget.   | Fair-Good | 2 EA     | \$0.00    | \$0.00                     | 1999                       | 20   | 4  | 1      |

| List ID | Section                      | Replacement Item                      | Item Notes   | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|------------------------------|---------------------------------------|--|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 85      | Architectural Interior Items | Public Bathroom Accessories           | The womens and mens restroom on the first floor were renovated in 2011. Both restrooms have been modified so that the toilet stalls have adequate turning radius, and the plumbing fixtures have a compliant approach for ADA requirements. All of the stalls have been replaced with a solid core material. Bathroom accessories include a toilet paper holder (mounted at 18 inches high and in front of the toilet), a soap dispenser (mounted within 40 inches high), a wall-mounted mirror (should be mounted no higher than 40 inches high), and grab bars. The grab bars are 1.5 inches in diameter and are mounted within 12 inches from the corner of the room. The grab bars in the mens restroom include a 42-inch long side grab bar and a fold-down grab bar. Where it is possible all grab bars behind the toilets should be 36 inches long.   | Fair      | 2 EA     | \$0.00    | \$0.00                     | 2011                       | 15   | 11 | 1      |
| 86      | Architectural Interior Items | Public Bathroom Fixtures              | The womens and mens restroom on the first floor were renovated in 2011. Both restrooms have been modified so that the toilet stalls have adequate turning radius, and the plumbing fixtures have a compliant approach for ADA requirements. All of the stalls have been replaced with a solid core material. Plumbing fixtures include a toilet, urinal (mens only), and wall-mounted vitreous china lavatories. The toilets have a seat at acceptable heights (between 17-19 inches high), however one of the flush handles is located on the closed side. This should be replaced through the operating budget. The urinal has a lip at 17 inches high. The standard and elongated lavatories are fixed at a compliant height and provide a compliant clear knee height. All of the faucets are the goose-neck type and have paddle levers. Management should ensure that pipe-wrap is installed on all under lavatory piping (operating expense). Replace the bathroom accessories and fixtures as needed through the operating budget. | Fair      | 1 EA     | \$0.00    | \$0.00                     | 2011                       | 20   | 16 | 1      |
| 87      | Architectural Interior Items | Public Bathroom Fixtures              | The restrooms at the auditorium level were renovated in 2012. The womens restroom in the auditorium includes an elongated wall-mounted lavatory and two toilet stalls. The stall walls are the solid core resin. The compliant accessible stall features accessible fixtures. The lavatory has a lip height of 34 inches and has a clear knee space of 31 inches high. The lavatory has a double-handled wing-blade faucet. The toilets have a seat height of 18 inches high. The mens restroom has two wall-mounted urinals, two wall-mounted lavatories (one is elongated), and two toilet stalls. The urinals are mounted so that the lip is at 17 inches high (AFF). The lavatory has a lip height of 34 inches and has a clear knee space of 31 inches high. The faucet has a double-handled paddle faucet. The toilets have a seat height of 18 inches high. Management should ensure that protective pipe-wrap be installed below the lavatories.   | Poor-Fair | 2 EA     | \$0.00    | \$0.00                     | 2012                       | 30   | 27 | 1      |
| 88      | Architectural Interior Items | Public Bathroom Accessories           | The restrooms at the auditorium level were renovated in 2012. Bathroom accessories include a wall-mounted mirror (mounted at 35 inches high), a soap dispenser (mounted at 44 inches high), a towel bar (mounted at 46 inches high), and a toilet paper holder (mounted at 32 inches high), and grab bars. The grab bars are 1.5 inches in diameter and 1.5 inches away from the wall. There are two 36-inch long side grab bars and single 24-inch long grab bar. The mens restroom features a towel bar (mounted at 47 inches high), a soap dish (mounted at 38 inches high). Future replacement of the bathroom accessories is shown as an operating expense.   | Fair      | 1 EA     | \$0.00    | \$0.00                     | 2012                       | 15   | 12 | 1      |
| 89      | Architectural Interior Items | Miscellaneous                         | There is a drinking fountain located in the first floor hallway. The lip of the fountain is mounted at 34 inches high and has a 27-inch high clear knee space. The fountain is activated by a push bar.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 1995                       | 30   | 10 | 1      |
| 90      | Architectural Interior Items | Radiation, hydronic baseboards        | Space heating is supplied by zoned hydronic baseboards and hydronic cabinet heaters. Management reports that some of the zone valves are not operational. All of the thermostats are programmable. The thermostats in the break room and city managers/assessors office are mounted at 57 inches high. All of the thermostats should be lowered to 48 inches high (operating expense). We have included allowances to replace the zone valves.   | Fair      | 1 EA     | \$900.00  | \$900.00                   | 2012                       | 3    | 1  | 1      |
| 91      | Architectural Interior Items | Railings, common area, interior       | The mezzanine level of the auditorium has a painted wood decorative railing. Touch-up paint as needed through the operating budget.  | Fair-Good | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 40   | 2  | 1      |
| 92      | Architectural Interior Items | Stairs, basement                      | There is a set of wood-framed stairs that provide access into the mechanical room.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 1995                       | 50   | 30 | 1      |
| 93      | Architectural Interior Items | Floor, common area, concrete          | There are two sets of Terrazzo stairs that provide basement and upper floor access at the front of the building. Some cracking was noted in the Terrazzo finish.   | Fair-Good | 1 LS     | \$0.00    | \$0.00                     | 1940                       | 90   | 15 | 1      |
| 94      | Architectural Interior Items | Stairs, common area, filled metal pan | There are two sets of metal-framed stairs at the back of the building. The stairs have painted tubular rails and radial rubber stair treads. The nosings on the stairs were replaced after the physical inspection in 2011.  | Fair-Good | 1 EA     | \$2000.00 | \$2000.00                  | 2011                       | 30   | 26 | 1      |



| List ID | Section                       | Replacement Item                      | Item Notes   | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|-------------------------------|---------------------------------------|--|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 95      | Architectural Interior Items  | Stairs, common area, wood             | There are several wood-framed stairs that provide access to the mezzanine level of the auditorium and to the attic area. The wood stairs are vintage to the building and feature decorative newel posts and balusters. There is also a set of wood-framed stairs that provides access to the basement level. Maintain as needed through the operating budget.  | Good      | 3 EA     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 96      | Architectural Interior Items  | Walls, common area: Painting          | Interior common area walls have a plastered wall finish. Smooth painted gypsum wallboard on 1x2-inch wood lath is evident at the back stairwell. Water damaged wall finishes (exterior wall) were noted in the Planning and Community Development Department, front basement stairs, rear wall entrance (currently being repaired), and the basement break room. The basement restrooms have PVC covebase. The remaining areas have a vintage stained and painted wood rail. The City Clerk's Office has plastered walls. The Council Chambers have wood paneled interior walls with plaster on brick on the exterior walls. Room 3 has a composite wood wall finish. This type of wall covering is known to have a rapid fire spread. This room has been renovated and incorporated into the adjacent room. | Fair      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 30   | 1  | 1      |
| 97      | Architectural Interior Items  | Walls, common area: Painting          | The auditorium has uninsulated lath and plaster walls. The walls around the stage have painted ionic pilasters with decorative gold-painted relief work. The walls at the back of the building on the third floor exhibits diagonally cracked plaster. Some plaster has displaced over time. We have included periodic allowances throughout the plan for repairs.   | Poor      | 1 LS     | \$2000.00 | \$2000.00                  | 2010                       | 5    | 1  | 1      |
| 98      | Mechanical & Electrical Items | Central Panel, buzzer/intercom/alarm  | There is a total of six security cameras at city hall. There is a single camera in the Councils Chambers and the City Managers/Assessors Office. The Finance Department has cameras installed. Video is recorded by a DX 8100 series DVR. The system is serviced by Pelco. Replace the cameras as needed through the operating budget.   | Good      | 6 EA     | \$0.00    | \$0.00                     | 1998                       | 20   | 3  | 1      |
| 99      | Mechanical & Electrical Items | Central Panel, smoke & fire detection | There is a Simplex fire alarm control panel (model# 4003) located in the Custodian office. The panel has a Silent Knight dialer to the fire department and a voice control panel. Budget costs in in the first half of the plan to replace the fire alarm panel. The fire alarm pull stations are mounted at 55 inches high (should be 48 inches high).  | Good      | 1 EA     | \$6500.00 | \$6500.00                  | 1997                       | 25   | 7  | 1      |
| 100     | Mechanical & Electrical Items | Compressors                           | There is a Gast 3/4-Hp compressor that serves the sprinkler system. This compressor was replaced in 2010 and received new lo-hi switches in 2011. There is also an auxiliary portable compressor (by Campbell Hansfield) that is used as a back-up. Replace the compressor as needed through the operating budget.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 2010                       | 15   | 10 | 1      |
| 101     | Mechanical & Electrical Items | Detectors, smoke/fire, common areas   | There is a horn and strobe device located in the mechanical room, basement hallway, Councils Chambers, the City Manager/Assessors Office, and in the restrooms in the auditorium. The horn and strobe devices were installed in 1995. Replacement the smoke detectors as needed through the operating budget.  | Fair      | 25 EA    | \$0.00    | \$0.00                     | 2006                       | 10   | 1  | 1      |
| 102     | Mechanical & Electrical Items | Electrical Switchgear                 | There is a 400-Amp (4-wire 3-phase) electrical mains panel by GE with 2 sub-panels located in the emergency generator room. There is also a Cutler Hammer 400-Amp panel in the sprinkler room. There is a 100-Amp GE electrical panel in the basement hallway. The panel has 20-Amp breakers. There is a newer electrical panel by Cutler Hammer in the City Managers/Assessors Office. This panel has 20-Amp breakers. There is a 100-Amp 3-phase circuit breaker panel in the city Clerks Records Department. This panel has a mix of 20 and 50-Amp breakers. There is a square D 100-Amp circuit breaker in the break room in the auditorium. This panel has 10 and 20-Amp breakers. The attic area has a GE 100-Amp circuit breaker panel. This panel has a mix of 15, 20, and 50-Amp breakers.          | Fair-Good | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 65   | 27 | 1      |
| 103     | Mechanical & Electrical Items | Electrical Wiring                     | The break room has ground fault circuit interrupters installed within 60 inches of a water source.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 1977                       | 75   | 37 | 1      |
| 104     | Mechanical & Electrical Items | Elevator Cab: Refurbish               | There is a single accessible elevator by Bay State that serves all floors of the building. The elevator cab has a 2400lb capacity and measures 62x59 inches (not accessible). The cab has sliding doors on three sides. The cab controls have raised numbering and Braille, and an emergency phone with a push button intercom dialer. The highest cab control is mounted at 47 inches high. There appears to be no audible directional signaling. Cab finishes include a carpeted floor finish and metal surfaced walls. The carpet is in poor condition. Replace the carpet as needed through the operating budget.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 1977                       | 15   | 1  | 1      |
| 105     | Mechanical & Electrical Items | Elevator Machinery                    | The elevator has a 25-horsepower 3-phase motor by GE. A new fluid transfer pipe to the elevator piston has been replaced. Replacement of the motor is included above.  | Poor-Fair | 1 EA     | \$0.00    | \$0.00                     | 1978                       | 35   | 1  | 1      |
| 106     | Mechanical & Electrical Items | Elevator Shaftway Doors               | The shaftway doors are steel. The hall call buttons are mounted at 41.5 inches high. The call buttons do not have Braille or raised numbering. We have included costs to install an electric eye function to the elevator doors.   | Good      | 3 EA     | \$3000.00 | \$9000.00                  | 1977                       | 40   | 2  | 1      |

| List ID | Section                       | Replacement Item                            | Item Notes   | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|-------------------------------|---|--|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 107     | Mechanical & Electrical Items | Elevator Shaftway Piston, Leveling Eqpt     | The piston and rails are all concealed equipment. During the inspection, the non-lined hydraulic piston was being replaced. It is assumed that the new piston will have a plastic sleeve. It is believed that the high flooding of the area contributed to its early failure.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 2013                       | 50   | 48 | 1      |
| 108     | Mechanical & Electrical Items | Emergency Generator: Repair                 | Emergency power is supplied by a diesel-fired Kohler emergency generator (model# 180RE02JD serial# 2230008). The generator is rated at 180 KW/225KVA and has 193 hours run time on the clock. The generator and transfer switch were replaced in 2008. The exhaust flue for the generator is piped to the exterior and runs up the building. The pipe is unprotected and within reach of the public. We have included costs in the near term to overhaul the emergency generator.  | Good      | 1 EA     | \$2200.00 | \$2200.00                  | 2008                       | 20   | 13 | 1      |
| 109     | Mechanical & Electrical Items | Emergency Lights                            | There are 3 emergency light fixtures by Sure-Lite located in the basement hallway. There is an emergency light fixture in the sprinkler area. The Council Chambers has 2 emergency light fixtures (one is new). The first floor hallway has two emergency light fixtures (one is new). The City Clerks office has 3 emergency light fixtures. The stairways to the second floor have 3 emergency light fixtures (2 are new). The auditorium has 4 emergency light fixtures. Replace the emergency light fixtures as needed through the operating budget. | Poor-Good | 18 EA    | \$0.00    | \$0.00                     | 1977                       | 15   | 1  | 4      |
| 110     | Mechanical & Electrical Items | Exhaust, central unit, roof-mounted         | There is a galvanized ventilation duct system in the attic. The duct system features a primary and secondary belt-driven motorized fan system. During the insulation project several ducts were removed. The system currently provides 19,000 cfm. On the roof, there are two vintage metal exhaust air diffusers. Maintain these diffusers as needed through the operating budget (discuss during the review). It is not known if gravity dampers have been installed in the ductwork. Replace the motors as needed through the operating budget.       | Good      | 1 EA     | \$0.00    | \$0.00                     | 1977                       | 35   | 1  | 1      |
| 111     | Mechanical & Electrical Items | Fire Suppression                            | There is a 4-inch water pipe that enters the mechanical room. The pipe serves the sprinkler system. The incoming pipe has a "T" connector with two 3-inch risers. The sprinkler assembly features a gate valve and a flow switch. The building-wide sprinkler system is a dry system and features a Viking reliable dry valve and Potter flow switches.  | Good      | 1 LS     | \$0.00    | \$0.00                     | 1999                       | 50   | 34 | 1      |
| 112     | Mechanical & Electrical Items | Heat Sensors                                | Heat sensors are located above each boiler. There are also two heat sensors located at the front basement stairwells. There is a heat sensor in the elevator machine room. Replace as needed through the operating budget.   | Fair-Good | 19 EA    | \$0.00    | \$0.00                     | 1999                       | 15   | 1  | 1      |
| 113     | Mechanical & Electrical Items | Heating Risers and Distribution             | All heating piping is copper.  | Good      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 114     | Mechanical & Electrical Items | HVAC, cooling only                          | There is a total of 16 through-window air conditioning units. The units are each between 10,000-12,000 Btus and vary in manufacturer by Gibson (old), GE, Frigidaire, and Kenmore. Budget costs starting in year 1 to replace the AC units.  | Poor-Good | 16 EA    | \$300.00  | \$4800.00                  | 1990                       | 15   | 1  | 8      |
| 115     | Mechanical & Electrical Items | HVAC, heat only                             | There are two Modine ceiling-hung hydronic fan coil units located in the mechanical room. There are two (one electric and one hydronic) ceiling hung fan coil units located in the emergency generator room. The restrooms on the basement level have an electric fan coil unit and vent wired on a delayed sensor. The elevator machine room has a single hydronic ceiling fan coil unit (CHU).   | Good      | 6 EA     | \$0.00    | \$0.00                     | 1995                       | 35   | 15 | 1      |
| 116     | Mechanical & Electrical Items | Sanitary Waste and Vent System              | Building-wide sanitary waste system is schedule 40 PVC. The pipes range in diameter from 1.5 to 4 inches. The sewer pipe that exits the building is cast iron and 4 inches in diameter.  | Good      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 117     | Mechanical & Electrical Items | Sump Pump, commercial                       | There is a pedestal sump pump located in the mechanical room. Replace the pedestal pump as needed through the operating budget.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 2001                       | 15   | 1  | 1      |
| 118     | Mechanical & Electrical Items | Sump Pump, residential                      | There is a sump pump that serves the shop sink in the sprinkler room. Replace this pump as needed through the operating budget.  | Fair      | 1 EA     | \$0.00    | \$0.00                     | 2005                       | 10   | 1  | 1      |
| 119     | Mechanical & Electrical Items | Water Distribution, cold and DHW            | There is a 1-inch diameter cold water service entrance with an Invensys meter and shutoff valve.   | Good      | 1 LS     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 120     | Mechanical & Electrical Items | Miscellaneous                               | There is a painted metal siren array mounted on the roof.  | Good      | 1 EA     | \$0.00    | \$0.00                     | 1977                       | 50   | 12 | 1      |
| 121     | Mechanical & Electrical Items | Miscellaneous                               | There is a vintage clock mechanism housed in the clock tower. The mechanism is by Seth Thomas Clock Company and dates to 1924.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 1940                       | 90   | 15 | 1      |
| 122     | Mechanical & Electrical Items | Miscellaneous                               | The auditorium has a capacity of approximately 100 seats. There is an assisted listening system and an audio system. All performers include American sign language (ASL). The auditorium must have 4 receivers (operating expense). Management should ensure that there are 4 wheelchair spaces for the audience. The council chambers must have an assisted listening system with a minimum of 2 receivers.   | N/A       | 1 EA     | \$0.00    | \$0.00                     | 1999                       | 30   | 14 | 1      |
| 123     | Boiler Room Items             | Bldg Heating Water Temp Control, commercial | Both of the boilers are controlled by a wall-mounted Buderus ecomatic controller. It was reported by the boiler service staff that the controller may not be fully optimized. Optimize the boiler controls as needed through the operating budget.   | Good      | 1 EA     | \$0.00    | \$0.00                     | 1999                       | 10   | 1  | 1      |

| List ID | Section                       | Replacement Item                        | Item Notes   | Condition | Quantity | Unit Cost  | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|-------------------------------|---|--|-----------|----------|------------|----------------------------|----------------------------|------|----|--------|
| 124     | Boiler Room Items             | Boiler Room Pipe Insulation             | Boiler room piping has fiberglass insulation with vinyl elbows and clear directional markings. Some of the piping insulation in the offices was noted to be cementitious.  | Good      | 1 LS     | \$0.00     | \$0.00                     | 1999                       | 30   | 14 | 1      |
| 125     | Boiler Room Items             | Boiler Room Piping                      | All of the piping is copper and features a Taco AU4F-1 air separator.  | Good      | 1 LS     | \$0.00     | \$0.00                     | 1999                       | 40   | 24 | 1      |
| 126     | Boiler Room Items             | Boiler Room Valves                      | There are 4 disc valves to shut-off heated water. Some of the valves do not close properly. The heating water pumps have 2 gate valves with neoprene connectors. There is also a three-way valve on the heating system. The valve exhibits rust. We have included periodic costs to replace the valves.  | Poor-Fair | 1 EA     | \$1650.00  | \$1650.00                  | 2011                       | 5    | 1  | 1      |
| 127     | Boiler Room Items             | Boiler Temperature Controls             | The boilers have high temperature (by Conbraco) and low-water cutoff switches (by Safeguard).  | Good      | 2 EA     | \$0.00     | \$0.00                     | 1999                       | 15   | 1  | 1      |
| 128     | Boiler Room Items             | Boiler, fuel-fired package, high MBH    | The building is heated from a Biomass central heating plant (CHP) located opposite the State House on the other side of Montpelier. There are two Buderus oil-fired boilers (model# G605/11) that provides DHW for the police department, fire department, and police station. Each boiler has 11 sections with a 19.6 gph maximum rating at 2,320 Mbtu/hr. The boilers currently have an 83% combustion efficiency. The boilers rest on concrete housekeeping pads. Since these boilers are now used for DHW we have extended the useful life to beyond the plan. | Good      | 2 EA     | \$30160.00 | \$60320.00                 | 1999                       | 40   | 24 | 1      |
| 129     | Boiler Room Items             | Boiler, fuel-fired package, high MBH    | Each boiler has an oil-fired Power Flame burner (model# C3-0, serial# 099781220) and are rated at 7.4-19.6 gph. The burners have a 4 to 1 turndown with a 2hp motor. New dampers were installed in 2011 for the high-fire setting. Each burner also has an Intellidyne economizer installed by Honeywell. Maintain the burners as needed through the operating budget.   | Fair      | 2 EA     | \$0.00     | \$0.00                     | 1999                       | 20   | 4  | 1      |
| 130     | Boiler Room Items             | Boiler, Heating Water Circulating Pumps | Heating water is circulated throughout the building by two base-mounted 5-hp variable frequency pumps and feature a wall-mounted frequency drive by Yaskawa. These were replaced in 2014 as well as the VFD. We have included costs after 20 years of use.   | Fair      | 4 EA     | \$3450.00  | \$13800.00                 | 2014                       | 20   | 19 | 1      |
| 131     | Boiler Room Items             | Boiler, Heating Water Circulating Pumps | There are also two Grundfoss (type UPS80-80/4) circulators.  | Fair      | 2 EA     | \$1600.00  | \$3200.00                  | 1999                       | 15   | 1  | 2      |
| 132     | Boiler Room Items             | Boiler, Heating Water Circulating Pumps | There are also two Baldor vertical pumps rated at 1/3 Hp.  | Fair      | 2 EA     | \$750.00   | \$1500.00                  | 1999                       | 15   | 1  | 2      |
| 133     | Boiler Room Items             | Boiler, HWBB system Expansion Tank      | There are three horizontal expansion tanks. We have included costs later in the plan for the expansion tanks.  | Fair-Good | 3 EA     | \$750.00   | \$2250.00                  | 1999                       | 30   | 14 | 1      |
| 134     | Boiler Room Items             | Combustion Air Motorized Louver & Duct  | Combustion air and ventilation is supplied by a motorized louver to the outside.   | Good      | 1 EA     | \$0.00     | \$0.00                     | 1999                       | 25   | 9  | 1      |
| 135     | Boiler Room Items             | Combustion Make-up Air System           | Combustion air and ventilation for the generator is provided by two automatic louvers to the outside.  | Good      | 2 EA     | \$0.00     | \$0.00                     | 1999                       | 25   | 9  | 1      |
| 136     | Boiler Room Items             | DHW Circulating Pumps                   | Domestic hot water is supplied by a fractional horsepower pump by Emerson. Replace the DHW pump as needed through the operating budget.  | Fair      | 1 EA     | \$0.00     | \$0.00                     | 1999                       | 15   | 1  | 1      |
| 137     | Boiler Room Items             | DHW Storage Tanks, up to 150 gallons    | Domestic hot water is generated by a single electric hot water tank. The DHW tank was installed in 2014. Replace the tank as needed through the operating budget.  | Fair      | 1 EA     | \$0.00     | \$0.00                     | 1995                       | 20   | 1  | 1      |
| 138     | Boiler Room Items             | Flue Exhaust                            | The boilers have insulated exhaust flues that are connected to a common breach. New flue insulation has been installed (\$3,000). Install dampers as needed through the operating budget.  | Good      | 1 EA     | \$0.00     | \$0.00                     | 1977                       | 35   | 1  | 1      |
| 139     | Boiler Room Items             | Fuel Oil Storage                        | There is a 6,000-gallon underground storage tank adjacent to the building. The tank has access manholes set in a concrete pad. The tanks were replaced in 2006 (\$41,600). The tanks have sensors that are wired to a Veedor-Root (model# TLS-300C) fuel temperature and consumption print-out device.   | Good      | 1 EA     | \$0.00     | \$0.00                     | 2006                       | 35   | 26 | 1      |
| 140     | Boiler Room Items             | Fuel Oil Storage                        | There is a 25-gallon above-ground oil storage day tank (model# SST 25B) that serves the generator. This tank was replaced in 2006.   | Good      | 1 EA     | \$0.00     | \$0.00                     | 2006                       | 30   | 21 | 1      |
| 141     | Boiler Room Items             | Fuel Transfer System                    | The fuel transfer lines are copper pipe. The pipes were replaced with the underground tank replacement in 2006.  | Good      | 1 EA     | \$0.00     | \$0.00                     | 2006                       | 30   | 21 | 1      |
| 142     | Boiler Room Items             | Ventilation                             | There is a vent fan in the elevator machine room.  | Good      | 1 EA     | \$0.00     | \$0.00                     | 2006                       | 50   | 41 | 1      |
| 143     | Boiler Room Items             | Boiler, Heating Water Circulating Pumps | There are two ceiling hung majestic pumps that serve the heated concrete canopy at the fire department. Budget costs in year 8 to replace these pumps.   | Fair      | 2 EA     | \$1400.00  | \$2800.00                  | 2001                       | 20   | 6  | 1      |
| 144     | Architectural Interior Items  | Miscellaneous                           | We have included costs to install a directory sign in the lobby area. The sign shall include Braille markings. The costs also include individual room signs with Braille. All signs should be mounted within acceptable reach ranges.  | N/A       | 1 LS     | \$2750.00  | \$2750.00                  | 1977                       | 20   | 1  | 1      |
| 145     | Mechanical & Electrical Items | Elevator Controller/Dispatcher          | The elevator controller/dispatcher is by Dover (serial# E52582) and was installed in 1977. The controller has open contacts and was serviced in 2009 (\$7,500). We are showing costs in the near term to replace the controller/dispatcher.  | Fair      | 1 EA     | \$56750.00 | \$56750.00                 | 1977                       | 40   | 2  | 1      |

| List ID | Section                       | Replacement Item                      | Item Notes  | Condition | Quantity | Unit Cost | Effective Replacement Cost | Base Year or Installed Yr. | Life | RL | Length |
|---------|-------------------------------|---------------------------------------|---|-----------|----------|-----------|----------------------------|----------------------------|------|----|--------|
| 146     | Architectural Exterior Items  | Windows, frames and glazing           | The original jambs of the windows at the sides of the building are wood. These wood jambs housed the original sash balances in an air cavity. Uninsulated air voids promote the transmission of cold surfaces. We have included costs in the near term to install specialty spray-foam insulation to all of the jambs (basement and first floor) to reduce cold air infiltration (sashes currently not in use). | Poor      | 144 EA   | \$104.00  | \$14976.00                 | 1977                       | 35   | 1  | 1      |
| 147     | Architectural Interior Items  | Walls, common area: Painting          | Budget costs starting in year 4 to repaint individual rooms on the first floor.   | Fair      | 9780 SF  | \$1.20    | \$11736.00                 | 1999                       | 18   | 2  | 3      |
| 148     | Architectural Interior Items  | Walls, common area: Painting          | The basement level walls exhibit areas of minor water damage (below grade level sections). Budget costs in year 1 to surface prepare, treat, plaster and repaint these sections.  | Poor      | 1 LS     | \$2000.00 | \$2000.00                  | 1977                       | 35   | 1  | 1      |
| 149     | Architectural Exterior Items  | Windows, frames and glazing           | We have included costs in the near term to paint the exterior of the window frames.   | Good      | 179 EA   | \$200.00  | \$35800.00                 | 2003                       | 20   | 8  | 1      |
| 150     | Boiler Room Items             | Heat Exchanger: Plate                 | There are four plate heat exchangers that now provide DHW.  | New       | 4 EA     | \$2500.00 | \$10000.00                 | 2014                       | 25   | 24 | 1      |
| 151     | Mechanical & Electrical Items | Central Panel, smoke & fire detection | Budget costs in the near term to lower the fire alarm pull stations to within acceptable reach ranges.  | N/A       | 16 EA    | \$275.00  | \$4400.00                  | 1977                       | 30   | 1  | 1      |







| List ID | Replacement Item                                 | Year 11 (2025) | Year 12 (2026) | Year 13 (2027) | Year 14 (2028) | Year 15 (2029) | Year 16 (2030) | Year 17 (2031) | Year 18 (2032) | Year 19 (2033) | Year 20 (2034) |
|---------|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 1       | Built Improvements (e.g., site furniture)        | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 2       | Curbs, bituminous                                | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 3       | Curbs, concrete                                  | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 4       | Curbs, granite                                   | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 5       | Dumpsters  | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 6       | Electrical Main and Distribution                 | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 7       | Electrical Transformer                           | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 8       | Fencing, post and rail                           | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 9       | Heating System Supply/Return                     | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 10      | Landscaping                                      | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 11      | Parking and Roadway Pavement, asphalt            | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 12      | Parking and Roadway Pavement, asphalt            | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 13      | Parking and Walkways, ADA                        | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 14      | Pedestrian Walkways and Stairs, concrete         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 15      | Pedestrian Walkways and Stairs, concrete         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 16      | Pedestrian Walkways, bituminous                  | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 17      | Retaining Walls, stone                           | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 18      | Site Drainage and Grading                        | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 19      | Site Lighting                                    | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 20      | Site Sewer Main/Lines                            | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 21      | Site Water Main/Lines                            | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 22      | Storm Drain Catch Basins                         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 23      | Storm Drain Lines                                | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 24      | Ceilings, exterior or open                       | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 25      | Chimney  | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 26      | Doors, exterior common, solid wood/metal         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 27      | Doors, exterior common, solid wood/metal         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 28      | Doors, exterior common, solid wood/metal         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 29      | Doors, service                                   | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 30      | Doors, service                                   | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 31      | Fire Escapes: Repair                             | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 32      | Foundations                                      | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 33      | Lighting, building-mounted exterior              | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 34      | Railings, common area, exterior                  | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 35      | Ramps, ADA, exterior                             | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 36      | Roof Covering, asphalt shingles                  | \$0.00         | \$0.00         | \$0.00         | \$156860.05    | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 37      | Roof Covering, EPDM rubber membrane              | \$0.00         | \$0.00         | \$0.00         | \$138402.85    | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 38      | Roof Covering, metal (preformed)                 | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 39      | Roof Covering, slate/tile/concrete shingles      | \$0.00         | \$0.00         | \$0.00         | \$20253.58     | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 40      | Roof Drainage Interior (drain covers)            | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 41      | Roof Structure                                   | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 42      | Soffits, wood/stucco/concrete                    | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 43      | Soffits, aluminum/vinyl                          | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 44      | Stairs, exterior, concrete                       | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 45      | Stairs, exterior, concrete                       | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 46      | Stairs, exterior, concrete                       | \$0.00         | \$3894.92      | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 47      | Walls, exterior, brick/block masonry             | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 48      | Walls, exterior, brick/block masonry             | \$14611.62     | \$15049.97     | \$15501.46     | \$15966.51     | \$16445.50     | \$16938.87     | \$17447.03     | \$0.00         | \$0.00         | \$0.00         |
| 49      | Walls, exterior, granite block                   | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 50      | Miscellaneous                                    | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 51      | Windows, frames and glazing                      | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 52      | Windows, storm/screen                            | \$0.00         | \$0.00         | \$108301.42    | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 53      | Ceilings, common area, acoustic tile             | \$0.00         | \$29423.77     | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 54      | Ceilings, common area, drywall/plaster: Painting | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$4132.12      | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| 55      | Ceilings, common area, drywall/plaster: Painting | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$18199.01     | \$0.00         | \$0.00         | \$0.00         | \$0.00         | \$0.00         |





