

Helpful Information

1	Before completing the template it is best to do an informal interview with the individual in charge of the facilities. This is especially helpful when completing the checklists i.e., ADA, Harmful Substances, etc.
2	Please ensure that you are interviewing the correct person to complete the checklists. For example, you may need to talk to the Internet Service Provider to complete the IT checklist.
3	It is recommended that you complete the assessment on-site. Enter percentages and levels of action on-site after the walkthrough and before leaving the facility.
4	In order for the template to accurately calculate information please complete the "Base Information Sheet." Cells highlighted in yellow are required as the rest of the template will not be calculated correctly without that information.
5	In order for the template to function properly do not change information on the READ ONLY tabs (worksheets e.g., "Building Type Budget-READ ONLY")
6	It is best to use the template in Microsoft Excel as mobile devices and other application platforms such as Apple will not show the comments. However, a "Physical Assessment Comments" tab is located in the template.
7	Make sure you hover over the upper right hand corner of cells to view comments. They determine the level of action. Pay attention whether a comment says "and" or "or."
8	Use "x" to indicate a system is present.
9	Use "0" to indicate that a system is not present.
10	When entering data in the Percentage of System column (column P), the data must be entered as a percentage of the system . For example, if resilient tile covers 50% of the building and 35% of it needs to be replaced, used 35 in the Percentage of System column. This is true even if the system is a number rather than percentage. For example there are 40 wood doors and 10 need to be replaced, then enter 25 in Percentage of System column (Column P).
11	When you are using your expertise to override the built-in cost model document that decision in the "Notes" sections. Notes must be added so the state and districts know why you are overriding the template. Example, a system has a key component that needs to be replaced but that replacement is not accurately described in the "Level of Action" comments.
12	If you have a system not found in the template then add it at the bottom of the "Physical Condition Assessment."
13	If you know that costs have changed override the cost on the Physical Condition Assessment tab ONLY and note it.
14	Please note that some units of measure differ from the gross square footage of the building. The new units of measure are provided as comments in the category description. This is to address some of the concerns with using gross square footage for units that aren't really based on square footage. Example: the percentage of exterior doors that are wood is the number of wood exterior doors divided by the total number of exterior doors. If a school has 10 exterior doors and 7 are wood, then 70% of the doors are wood and that is the percentage that goes into the % of Building column.
15	Please create a different assessment Excel workbook for each building.
16	The default for portables is to list them in the Renovations, Additions, & Prtbles tab. If a district requests a full assessment of their portable classrooms, please create a separate assessment Excel workbook for each building.

17	If an ADA deficiency is listed in the Physical Condition Assessment tab, then include that in the final costs. However, please do not add costs to the final amounts simply to bring building into ADA compliance.
18	Please remember that this tool is to provide the districts and state with budget level estimates on costs of repairs to buildings. If after reviewing the total costs, including the built in soft cost multiplier, your expert opinion is that the costs are too low, please increase the costs and note it in the "Notes" section.

BASE INFORMATION SHEET

Item	Data	Notes / Explanation
District Name:	Hermiston SD 8	Pull-down menu of the 197 Districts
Site Name:		Typically the name that is used for the facility / campus
Building Name:	Highland Hills Elementary School	If only one building on site, refer to "main"
Building ID:		District assigned, but based on State format*
Building Type:	Elementary School	Pull-down menu - feeds FCI calculation
Physical Address of Building:		Informational only - does not link
Original Year of Building Completion	1980	When was the original building completed and ready for use
Original Construction Type		What type of construction was used to complete original building
Describe Other Construction Type		If you choose other construction type please describe here
County:	Umatilla	Pull-down menu of the 36 counties - sets location factor for budgets
Gross Square Footage:	47,214	Calculated from exterior face of walls (excluding eaves, outbuilding, porches, canopies, and similar)
Site Acreage:	7	District records
Assessor Company:	Wenaha Group	Certified company
Assessor Name:	Scott Rogers	For follow up questions
Contact (Phone):	541-969-9236	
Contact (E-Mail):	scottr@wenahagroup.com	
Date of Assessment:		Might reference back for inflation calculation (future)

Note: 43,620 SF Building + 3,584 SF of Modulars

*Building ID Format: Ten (10) digit number with first four digits as the district's Institution ID, next four digits are School Institution ID and last two digits assigned by District for building number (i.e.,

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Highland Hills Elementary School
 Building ID: 0

REMEMINDER: FILL OUT ALL INFORMATION ON 'BASE INFORMATION SHEET' BEFORE ENTERING DATA ON THIS SHEET

An unused cell or system that should not receive direct user input

An automatically populated cell from user input elsewhere in the file - do not overwrite

Level 1	Level 2	Level 3	Type (as applicable)	% of Building or Number	LEVEL OF ACTION					% of System or Finish	Automated Budget Estimate	Notes
					None	Minor	Moderate	Major	Replace			
A SUBSTRUCTURE												
<u>A10 Foundations</u>												
		A1010 Standard Foundations		100%	None	Minor	Moderate	Major	Replace		\$0	In good condition; no signs of settling
		A1020 Special Foundations			None	Minor	Moderate	Major	Replace		\$0	
		A1030 Slab on Grade		100%	None	Minor	Moderate	Major	Replace		\$0	In good condition; no signs of settling
<u>A20 Basement Construction</u>												
		A2010 Basement Excavation	NOT USED		None	Minor	Moderate	Major	Replace			
		A2020 Basement Walls			None	Minor	Moderate	Major	Replace		\$0	
B SHELL												
<u>B10 Superstructure</u>												
		B1010 Floor Construction	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Steel		None	Minor	Moderate	Major	Replace		\$0	
			Concrete	100%	None	Minor	Moderate	Major	Replace		\$0	In good condition; no signs of settling
		B1020 Roof Construction	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Steel	100%	None	Minor	Moderate	Major	Replace		\$0	In good condition
			Concrete		None	Minor	Moderate	Major	Replace		\$0	
<u>B20 Exterior Enclosure</u>												
		B2010 Exterior Walls	Concrete Formed / Tilt	100%	None	Minor	Moderate	Major	Replace		\$0	
			Masonry		None	Minor	Moderate	Major	Replace		\$0	
			Framed w/Panel Siding		None	Minor	Moderate	Major	Replace		\$0	
			Framed w/Stucco		None	Minor	Moderate	Major	Replace		\$0	
			Framed w/Masonry Veneer		None	Minor	Moderate	Major	Replace		\$0	
		B2020 Exterior Windows	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Aluminum/Steel	100%	None	Minor	Moderate	Major	X Replace	100%	\$668,409	Windows are original; recommend for replacement
			Clad		None	Minor	Moderate	Major	Replace		\$0	
			Curtain Wall		None	Minor	Moderate	Major	Replace		\$0	
		B2030 Exterior Doors	Wood		None	Minor	Moderate	Major	Replace		\$0	
			Hollow Metal	100	None	Minor	Moderate	X Major	Replace	100%	\$92,565	Doors are original; recommend replacement of hardware
			Storefront		None	Minor	Moderate	Major	Replace		\$0	
<u>B30 Roofing</u>												
		B3010 Roof Coverings	Asphalt Shingle		None	Minor	Moderate	Major	Replace		\$0	
			Built-Up		None	Minor	Moderate	Major	Replace		\$0	
			Single Ply		None	Minor	Moderate	Major	Replace		\$0	
			Metal	100%	None	Minor	Moderate	Major	X Replace	100%	\$1,028,321	Roof appears in decent condition; would anticipate budget for replacement within next 10 years
			Concrete Tile		None	Minor	Moderate	Major	Replace		\$0	
		B3020 Roof Openings	Skylights		None	Minor	Moderate	Major	Replace		\$0	
			Access Hatch		None	Minor	Moderate	Major	Replace		\$0	
C INTERIORS												
<u>C10 Interior Construction</u>												

PHYSICAL CONDITION ASSESSMENT

C1010 Partitions	Framed		None	Minor	Moderate	Major	Replace	\$0	Interior walls appear to be in good condition throughout	
	Masonry	100%	None	Minor	Moderate	Major	Replace	\$0		
C1020 Interior Doors	Wood	15	None	Minor	Moderate	Major	X Replace	100%	\$35,937	Doors are original; recommend replacement of wood doors and hardware
	Hollow Metal	85	None	Minor	Moderate	Major	X Replace	100%	\$69,424	Doors are original; recommend replacement of hardware
C1030 Fittings	NOT USED		None	Minor	Moderate	Major	Replace			
C20 Stairs										
C2010 Stair Construction	Wood		None	Minor	Moderate	Major	Replace	\$0		
	Metal		None	Minor	Moderate	Major	Replace	\$0		
	Concrete		None	Minor	Moderate	Major	Replace	\$0		
C2020 Stair Finishes	Concrete Fill		None	Minor	Moderate	Major	Replace	\$0		
	Resilient		None	Minor	Moderate	Major	Replace	\$0		
C30 Interior Finishes										
C3010 Wall Finishes	Paint on Masonry	100%	None	Minor	Moderate	Major	Replace	\$0	Interior walls appear to be in good condition throughout	
	Wallboard		None	Minor	Moderate	Major	Replace	\$0		
	Wainscot		None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile		None	Minor	Moderate	Major	Replace	\$0		
C3020 Floor Finishes	Carpet / Soft Surface	25%	None	Minor	Moderate	Major	X Replace	100%	\$75,196	Carpet should be budgeted for replacement
	Resilient Tile	50%	None	Minor	Moderate	Major	X Replace	100%	\$141,394	Tile is original; should be budgeted for replacement
	Resilient Sheet		None	Minor	Moderate	Major	Replace	\$0		
	Polished Concrete	25%	None	Minor	Moderate	Major	Replace	\$0		
	Ceramic Tile		None	Minor	Moderate	Major	Replace	\$0		
	Liquid Applied		None	Minor	Moderate	Major	Replace	\$0		
C3030 Ceiling Finishes	Wood Sports Floor		None	Minor	Moderate	Major	Replace	\$0		
	Wallboard		None	Minor	Moderate	Major	Replace	\$0		
	Lay-In Ceiling Tile	50%	None	Minor	Moderate	Major	Replace	\$0		
	Glued-Up Ceiling Tile		None	Minor	Moderate	Major	Replace	\$0		
	Painted Structure	50%	None	Minor	Moderate	Major	X Replace	100%	\$64,270	Multiple areas open to structure; appears dirty and discolored, should be addressed

D SERVICES

D10 Conveying

D1010 Elevators & Lifts		None	Minor	Moderate	Major	Replace	\$0	
D1020 Escalators & Moving Walks		None	Minor	Moderate	Major	Replace	\$0	
D1090 Other Conveying Systems		None	Minor	Moderate	Major	Replace	\$0	

D20 Plumbing

D2010 Plumbing Fixtures	100%	None	Minor	Moderate	Major	X Replace	50%	\$179,956	Majority of fixtures need replaced in near future
D2020 Domestic Water Distribution	100%	None	Minor	Moderate	Major	Replace	100%	\$102,832	In fair condition but will need replaced in next 10 years
D2030 Sanitary Waste	100%	None	Minor	Moderate	Major	X Replace	100%	\$154,248	In fair condition but will need replaced in next 10 years
D2040 Rain Water Drainage		None	Minor	Moderate	Major	Replace	\$0		
D2090 Other Plumbing Systems	NOT USED		None	Minor	Moderate	Major	Replace		

D30 HVAC

D3010 Energy Supply		None	Minor	Moderate	Major	Replace	\$0	
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PHYSICAL CONDITION ASSESSMENT

D3020 Heat Generating Systems	Boiler	100%	None	Minor	Moderate	Major	X	Replace	100%	\$205,664	Existing heating system for facility needs replaced in near future
	Air Handler	100%	None	Minor	Moderate	Major	X	Replace	100%	\$325,000	New air handling equipment
	Furnace		None	Minor	Moderate	Major		Replace		\$0	
	Heat Exchanger		None	Minor	Moderate	Major		Replace		\$0	
D3030 Cooling Generating Systems	Component of air handler	100%	None	Minor	Moderate	Major	X	Replace	100%	\$154,248	
	Stand alone chiller	100%	None	Minor	Moderate	Major	X	Replace	100%	\$257,080	Existing cooling system for facility needs replaced in near future
D3040 Distribution Systems	Ductwork	100%	None	Minor	Moderate	Major	X	Replace	100%	\$102,832	New heating and cooling systems will require new ductwork systems
	Hot water return & supply		None	Minor	Moderate	Major		Replace		\$0	
D3050 Terminal & Package Units	Above ceiling VAV unit		None	Minor	Moderate	Major		Replace		\$0	
	In-room ventilator unit		None	Minor	Moderate	Major		Replace		\$0	
	In-room radiant unit		None	Minor	Moderate	Major		Replace		\$0	
D3060 Controls & Instrumentation		100%	None	Minor	Moderate	Major	X	Replace	100%	\$102,832	New DDC Controls
D3070 Systems Testing & Balancing		100%	None	Minor	Moderate	Major	X	Replace	100%	\$51,416	Rebalance new systems
D3090 Other HVAC Systems & Equipment	NOT USED		None	Minor	Moderate	Major		Replace			
D40 Fire Protection											
D4010 Sprinklers		100%	None	Minor	Moderate	Major	X	Replace	100%	\$192,810	Fire protection does not meet code
D4020 Standpipes			None	Minor	Moderate	Major		Replace		\$0	
D4030 Fire Protection Specialties			None	Minor	Moderate	Major		Replace		\$0	
D4090 Other Fire Protection Systems	NOT USED		None	Minor	Moderate	Major		Replace			
D50 Electrical											
D5010 Electrical Service & Distribution		100%	None	Minor	Moderate	Major	X	Replace	100%	\$411,328	System manufacturer has known dangerous defects; parts are difficult to purchase
D5020 Lighting and Branch Wiring		100%	None	Minor	Moderate	Major		Replace	20%	\$61,699	Some fixtures are out of date
D5030 Communications & Security	Voice / Data System	100%	None	Minor	Moderate	Major		Replace		\$0	Systems in good working order; no known issues
	Clock / Intercom System	100%	None	Minor	Moderate	Major		Replace	75%	\$96,405	System is paging only; does not work all the time
	Closed Circuit Surveillance	100%	None	Minor	Moderate	Major		Replace		\$0	Systems in good working order; no known issues
	Access Control System	100%	None	Minor	Moderate	Major		Replace		\$0	Systems in good working order; no known issues
	Intrusion Alarm System	100%	None	Minor	Moderate	Major		Replace		\$0	Systems in good working order; no known issues
	Fire Alarm / Detection	100%	None	Minor	Moderate	Major	X	Replace	75%	\$106,046	Fire Alarm system main control has been replaced; coverage does not meet code
	Lighting Control System	100%	None	Minor	Moderate	Major	X	Replace	100%	\$51,416	No lighting controls
D5090 Other Electrical Systems	NOT USED		None	Minor	Moderate	Major		Replace			

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	100%	None	Minor	Moderate	Major	X	Replace	100%	\$102,832	At end of useful life; recommend replacement
	Vocational		None	Minor	Moderate	Major		Replace		\$0	
E1020 Institutional Equipment	Science		None	Minor	Moderate	Major		Replace		\$0	
	Art		None	Minor	Moderate	Major		Replace		\$0	
	Stage Performance		None	Minor	Moderate	Major		Replace		\$0	
	Restroom Accessories/Stalls		None	Minor	Moderate	Major		Replace		\$0	
E1030 Vehicular Equipment	NOT USED		None	Minor	Moderate	Major		Replace			

PHYSICAL CONDITION ASSESSMENT

E1090 Other Equipment	NOT USED		None	Minor	Moderate	Major	Replace			
<u>E20 Furnishings</u>										
E2010 Fixed Furnishings		100%	None	Minor	Moderate	X Major	Replace	100%	\$308,496	Casework is aged and in need of replacement
E2020 Movable Furnishings		100%	None	Minor	Moderate	Major	X Replace	50%	\$462,744	FF&E is aged and in need of replacement

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

<u>G10 Site Preparation</u>	NOT USED									
<u>G20 Site Improvements</u>										
G2010 Roadways			None	Minor	Moderate	Major	Replace	\$0		
G2020 Parking Lots		68000	None	X Minor	Moderate	Major	Replace	50%	\$111,078	Parking Lots in good condition; need some preventative maintenance
G2030 Pedestrian Paving		31196	None	Minor	Moderate	X Major	Replace	50%	\$203,837	Various areas of deterioration; snow melt
G2040 Site Development			None	Minor	Moderate	Major	Replace	\$0		
G2050 Landscaping			None	Minor	Moderate	Major	Replace	\$0		
<u>G30 Site Mechanical Utilities</u>										
G3010 Water Supply	Domestic Fire		None	Minor	Moderate	Major	Replace	\$0		
G3020 Sanitary Sewer			None	Minor	Moderate	Major	Replace	\$0		
G3030 Storm Sewer			None	Minor	Moderate	Major	Replace	\$0		
G3040 Heating Distribution			None	Minor	Moderate	Major	Replace	\$0		
G3050 Cooling Distribution			None	Minor	Moderate	Major	Replace	\$0		
G3060 Fuel Distribution			None	Minor	Moderate	Major	Replace	\$0		
G3090 Other Site Mechanical Utilities	NOT USED		None	Minor	Moderate	Major	Replace			
<u>G40 Site Electrical Utilities</u>										
G4010 Electrical Distribution	Service Generator		None	Minor	Moderate	Major	Replace	\$0		
G4020 Site Lighting		100%	None	Minor	Moderate	Major	Replace	\$0		Good site lighting
G4030 Site Communications & Security			None	Minor	Moderate	Major	Replace	\$0		
G4090 Other Site Electrical Utilities	NOT USED		None	Minor	Moderate	Major	Replace			
G90 Other Site Construction	NOT USED									

OTHER

Description of System	Unit of Measure	Quantity	Unit Budget	Extended	Notes
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	
				\$0	

Physical Condition Budget Sub-Total	\$5,920,317
Budgeted Development Costs	\$2,249,721
Physical Condition Budget TOTAL	\$8,170,038
Replacement Budget	\$19,709,484

PHYSICAL CONDITION ASSESSMENT

District Name: Hermiston SD 8
 Site Name: 0
 Building Name: Highland Hills Elementary School
 Building ID: 0

State Assigned Inflation Factor 1.10 Inflation Assigned for a 30-month period assuming 1 year till bond and 1-1/2 years into a 3-year design/construction cycle
 State Assigned Soft Development Factor 1.38 Assuming design, direct-hire specialists (envelope, commissioning, cost estimating, etc.), state solar, permits, survey, geo, bond issuance, management, furnishings, and 15% contingency

Level 1	Level 2	Level 3	Type (as applicable)	LEVEL OF ACTION						Forwarded Unit Budget	Cost Estimator Notes		
				Minor	Moderate	Major	Replace						
A SUBSTRUCTURE													
<u>A10 Foundations</u>													
		A1010 Standard Foundations		\$1.00	Minor		Moderate	\$20.00	Major		Replace	\$0.00	Apply rates to bldg footprint area
		A1020 Special Foundations		\$1.00	Minor		Moderate	\$35.00	Major		Replace	\$0.00	Apply rates to bldg footprint area
		A1030 Slab on Grade			Minor	\$5.00	Moderate	\$12.00	Major		Replace	\$0.00	Apply rates to bldg footprint area
<u>A20 Basement Construction</u>													
		A2010 Basement Excavation	NOT USED		Minor		Moderate		Major		Replace	\$0.00	
		A2020 Basement Walls		\$10.00	Minor	\$15.00	Moderate	\$20.00	Major		Replace	\$0.00	Apply to wall surface area
B SHELL													
<u>B10 Superstructure</u>													
		B1010 Floor Construction	Wood		Minor	\$10.00	Moderate		Major	\$25.00	Replace	\$0.00	
			Steel		Minor	\$15.00	Moderate		Major	\$35.00	Replace	\$0.00	
			Concrete		Minor	\$25.00	Moderate		Major	\$45.00	Replace	\$0.00	
		B1020 Roof Construction	Wood		Minor		Moderate	\$15.00	Major	\$20.00	Replace	\$0.00	
			Steel		Minor		Moderate	\$20.00	Major	\$25.00	Replace	\$0.00	
			Concrete		Minor		Moderate	\$25.00	Major	\$32.00	Replace	\$0.00	
<u>B20 Exterior Enclosure</u>													
		B2010 Exterior Walls	Concrete Formed / Tilt Masonry		Minor	\$4.00	Moderate	\$7.00	Major		Replace	\$0.00	Apply to wall surface area
			Framed w/Panel Siding		Minor	\$6.00	Moderate	\$10.00	Major	\$32.00	Replace	\$0.00	Apply to wall surface area
			Framed w/Stucco		Minor	\$6.00	Moderate	\$10.00	Major	\$30.00	Replace	\$0.00	Apply to wall surface area
			Framed w/Masonry Veneer		Minor	\$4.00	Moderate	\$8.00	Major	\$25.00	Replace	\$0.00	Apply to wall surface area
		B2020 Exterior Windows	Wood		Minor	\$5.00	Moderate	\$10.00	Major	\$35.00	Replace	\$0.00	Apply to wall surface area
			Aluminum		Minor	\$9.00	Moderate	\$12.00	Major	\$20.00	Replace	\$0.00	Apply to glazed area
			Clad		Minor	\$5.00	Moderate	\$8.00	Major	\$13.00	Replace	\$13.00	Apply to glazed area
			Curtain Wall		Minor	\$4.00	Moderate	\$7.00	Major	\$10.00	Replace	\$0.00	Apply to glazed area
		B2030 Exterior Doors	Wood		Minor	\$1.50	Moderate	\$2.70	Major	\$25.00	Replace	\$0.00	Apply to glazed area
			Hollow Metal		Minor	\$300.00	Moderate	\$1,000.00	Major	\$1,500.00	Replace	\$0.00	Apply to door count
			Storefront		Minor	\$300.00	Moderate	\$850.00	Major	\$1,300.00	Replace	\$850.00	Apply to door count
					Minor	\$500.00	Moderate	\$1,400.00	Major	\$2,100.00	Replace	\$0.00	Apply to door count
<u>B30 Roofing</u>													
		B3010 Roof Coverings	Asphalt Shingle		Minor	\$1.20	Moderate	\$2.50	Major	\$7.00	Replace	\$0.00	Apply to roof area
			Built-Up		Minor	\$1.40	Moderate	\$4.00	Major	\$10.00	Replace	\$0.00	Apply to roof area
			Single Ply		Minor	\$2.10	Moderate	\$6.00	Major	\$14.00	Replace	\$0.00	Apply to roof area
			Metal		Minor		Moderate	\$10.00	Major	\$20.00	Replace	\$20.00	Apply to roof area
			Concrete Tile		Minor	\$9.00	Moderate		Major	\$25.00	Replace	\$0.00	Apply to roof area
		B3020 Roof Openings	Skylights		Minor	\$9.00	Moderate		Major	\$75.00	Replace	\$0.00	Apply to roof opening area
			Access Hatch		Minor		Moderate		Major	\$20.00	Replace	\$0.00	Apply to roof opening area
C INTERIORS													
<u>C10 Interior Construction</u>													
		C1010 Partitions	Framed		Minor		Moderate		Major	\$20.00	Replace	\$0.00	Apply to wall surface area
			Masonry		Minor		Moderate	\$20.00	Major	\$29.00	Replace	\$0.00	Apply to wall surface area
		C1020 Interior Doors	Wood		Minor	\$300.00	Moderate	\$900.00	Major	\$1,300.00	Replace	\$2,200.00	Apply to door count
			Hollow Metal		Minor	\$300.00	Moderate	\$750.00	Major	\$1,100.00	Replace	\$750.00	Apply to door count
		C1030 Fittings	NOT USED		Minor		Moderate		Major		Replace	\$0.00	
<u>C20 Stairs</u>													
		C2010 Stair Construction	Wood		Minor		Moderate	\$20,000.00	Major	\$50,000.00	Replace	\$0.00	Apply to stair flights

PHYSICAL CONDITION ASSESSMENT

	Metal	\$5,000.00	Minor		Moderate	\$17,000.00	Major	\$40,000.00	Replace	\$0.00	Apply to stair flights
	Concrete		Minor		Moderate	\$10,000.00	Major	\$35,000.00	Replace	\$0.00	Apply to stair flights
C2020 Stair Finishes	Concrete Fill	\$5,000.00	Minor		Moderate		Major	\$5.00	Replace	\$0.00	Apply stair tread and riser area
	Resilient		Minor		Moderate		Major	\$10.00	Replace	\$0.00	Apply stair tread and riser area
C30 Interior Finishes											
C3010 Wall Finishes	Paint on Masonry	\$1.50	Minor		Moderate		Major	\$2.00	Replace	\$0.00	Apply to surface treated
	Wallboard	\$1.50	Minor	\$3.00	Moderate		Major	\$6.00	Replace	\$0.00	Apply to surface treated
	Wainscot	\$1.50	Minor		Moderate		Major	\$12.00	Replace	\$0.00	Apply to surface treated
C3020 Floor Finishes	Ceramic Tile	\$1.00	Minor		Moderate		Major	\$20.00	Replace	\$0.00	Apply to surface treated
	Carpet / Soft Surface		Minor		Moderate		Major	\$5.85	Replace	\$5.85	Apply to surface treated
	Resilient Tile	\$2.50	Minor		Moderate	\$5.00	Major	\$5.50	Replace	\$5.50	Apply to surface treated
	Resilient Sheet		Minor		Moderate		Major	\$6.00	Replace	\$0.00	Apply to surface treated
	Polished Concrete	\$2.50	Minor		Moderate		Major	\$7.50	Replace	\$0.00	Apply to surface treated
	Ceramic Tile	\$5.00	Minor		Moderate		Major	\$18.00	Replace	\$0.00	Apply to surface treated
	Liquid Applied		Minor		Moderate		Major	\$16.00	Replace	\$0.00	Apply to surface treated
C3030 Ceiling Finishes	Wood Sports Floor		Minor	\$6.25	Moderate		Major	\$28.50	Replace	\$0.00	Apply to surface treated
	Wallboard	\$1.50	Minor	\$2.50	Moderate		Major	\$8.50	Replace	\$0.00	Apply to surface treated
	Lay-In Ceiling Tile	\$1.50	Minor	\$2.50	Moderate		Major	\$5.10	Replace	\$0.00	Apply to surface treated
	Glued-Up Ceiling Tile	\$1.85	Minor		Moderate		Major	\$4.50	Replace	\$0.00	Apply to surface treated
	Painted Structure		Minor		Moderate		Major	\$2.50	Replace	\$2.50	Apply to surface treated
D SERVICES											
D10 Conveying											
D1010 Elevators & Lifts		\$6,000	Minor	\$10,000	Moderate	\$20,000	Major	\$40,000	Replace	\$0	Apply per stop
D1020 Escalators & Moving Walks			Minor	\$20,000	Moderate		Major	\$150,000	Replace	\$0.00	Apply per flight
D1090 Other Conveying Systems			Minor	\$5,000	Moderate		Major	\$25,000	Replace	\$0.00	Apply per unit
D20 Plumbing											
D2010 Plumbing Fixtures			Minor	\$4.00	Moderate		Major	\$7.00	Replace	\$7.00	
D2020 Domestic Water Distribution		\$2.50	Minor	\$2.00	Moderate		Major	\$3.00	Replace	\$2.00	
D2030 Sanitary Waste		\$2.50	Minor		Moderate		Major	\$3.00	Replace	\$3.00	
D2040 Rain Water Drainage			Minor	\$1.00	Moderate		Major	\$1.50	Replace	\$0.00	
D2090 Other Plumbing Systems	NOT USED		Minor		Moderate		Major		Replace	\$0.00	
D30 HVAC											
D3010 Energy Supply		\$2.00	Minor		Moderate		Major	\$1.00	Replace	\$0.00	
D3020 Heat Generating Systems	Boiler	\$1.50	Minor	\$2.50	Moderate	\$3.00	Major	\$4.00	Replace	\$4.00	
	Air Handler		Minor		Moderate	\$2.00	Major	\$3.00	Replace	\$3.00	
	Furnace		Minor	\$2.50	Moderate	\$1.50	Major	\$2.00	Replace	\$0.00	
	Heat Exchanger		Minor	\$2.50	Moderate	\$2.00	Major	\$2.50	Replace	\$0.00	
D3030 Cooling Generating Systems	Component of air handler		Minor		Moderate	\$2.00	Major	\$3.00	Replace	\$3.00	
	Stand alone chiller		Minor		Moderate		Major	\$5.00	Replace	\$5.00	
D3040 Distribution Systems	Ductwork		Minor	\$3.00	Moderate	\$1.00	Major	\$2.00	Replace	\$2.00	
	Hot water return & supply	\$1.50	Minor	\$3.00	Moderate		Major	\$5.00	Replace	\$0.00	
D3050 Terminal & Package Units	Above ceiling VAV unit		Minor		Moderate		Major	\$2.00	Replace	\$0.00	
	In-room ventilator unit		Minor	\$3.00	Moderate		Major	\$2.00	Replace	\$0.00	
	In-room radiant unit	\$1.00	Minor		Moderate		Major	\$1.00	Replace	\$0.00	
D3060 Controls & Instrumentation			Minor		Moderate	\$1.00	Major	\$2.00	Replace	\$2.00	
D3070 Systems Testing & Balancing			Minor		Moderate		Major	\$1.00	Replace	\$1.00	
D3090 Other HVAC Systems & Equipment	NOT USED		Minor		Moderate		Major		Replace	\$0.00	
D40 Fire Protection											
D4010 Sprinklers			Minor	\$2.00	Moderate		Major	\$3.75	Replace	\$3.75	
D4020 Standpipes			Minor	\$1.50	Moderate		Major	\$2.00	Replace	\$0.00	
D4030 Fire Protection Specialties			Minor	\$1.50	Moderate		Major	\$2.00	Replace	\$0.00	
D4090 Other Fire Protection Systems	NOT USED		Minor		Moderate		Major		Replace	\$0.00	
D50 Electrical											
D5010 Electrical Service & Distribution			Minor	\$3.00	Moderate	\$5.60	Major	\$8.00	Replace	\$8.00	
D5020 Lighting and Branch Wiring			Minor		Moderate	\$6.00	Major	\$12.00	Replace	\$6.00	
D5030 Communications & Security	Voice / Data System		Minor	\$1.50	Moderate	\$3.00	Major	\$5.50	Replace	\$0.00	
	Clock / Intercom System		Minor	\$1.50	Moderate	\$2.50	Major	\$5.00	Replace	\$2.50	

PHYSICAL CONDITION ASSESSMENT

D5090 Other Electrical Systems	Closed Circuit Surveillance		Minor	\$0.25	Moderate	\$0.65	Major	\$1.10	Replace	\$0.00	
	Access Control System		Minor	\$0.25	Moderate	\$0.50	Major	\$1.00	Replace	\$0.00	
	Intrusion Alarm System		Minor	\$0.15	Moderate	\$0.25	Major	\$0.65	Replace	\$0.00	
	Fire Alarm / Detection		Minor	\$0.50	Moderate	\$1.00	Major	\$2.25	Replace	\$2.75	
	Lighting Control System	\$0.25	Minor		Moderate	\$0.50	Major	\$1.00	Replace	\$1.00	
	NOT USED		Minor		Moderate		Major		Replace	\$0.00	

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment	Food Service	\$0.40	Minor	\$0.65	Moderate	\$0.80	Major	\$2.00	Replace	\$2.00	
	Vocational	\$0.40	Minor		Moderate	\$0.65	Major	\$1.65	Replace	\$0.00	
E1020 Institutional Equipment	Science		Minor	\$0.75	Moderate	\$1.50	Major	\$3.50	Replace	\$0.00	
	Art		Minor	\$0.75	Moderate	\$1.50	Major	\$3.00	Replace	\$0.00	
	Stage Performance		Minor	\$550	Moderate	\$650	Major	\$750	Replace	\$0	
	Restroom Accessories/Stalls	\$5.00	Minor	\$7.50	Moderate	\$12.00	Major	\$25.00	Replace	\$0.00	
E1030 Vehicular Equipment	NOT USED		Minor		Moderate		Major		Replace	\$0.00	
E1090 Other Equipment	NOT USED		Minor		Moderate		Major		Replace	\$0.00	

E20 Furnishings

E2010 Fixed Furnishings		\$1.50	Minor	\$3.00	Moderate	\$6.00	Major	\$12.00	Replace	\$6.00	
E2020 Movable Furnishings			Minor		Moderate		Major	\$18.00	Replace	\$18.00	

F SPECIAL CONSTRUCTION & DEMOLITION - NOT USED

G BUILDING SITE WORK

G10 Site Preparation

NOT USED

G20 Site Improvements

G2010 Roadways		\$1.40	Minor		Moderate	\$11.00	Major	\$9.50	Replace	\$0.00	Apply to surface area
G2020 Parking Lots		\$3	Minor		Moderate	\$9	Major	\$7	Replace	\$3	Apply to surface area
G2030 Pedestrian Paving			Minor		Moderate	\$12.00	Major	\$10.00	Replace	\$12.00	Apply to surface area
G2040 Site Development			Minor		Moderate	\$1.00	Major	\$65.00	Replace	\$0.00	Apply to LF of fence
G2050 Landscaping			Minor		Moderate		Major	\$2.85	Replace	\$0.00	Apply to landscape area

G30 Site Mechanical Utilities

G3010 Water Supply	Domestic		Minor		Moderate		Major	\$1.00	Replace	\$0.00	Apply to surface area
	Fire		Minor		Moderate		Major	\$2.50	Replace	\$0.00	Apply to surface area
G3020 Sanitary Sewer			Minor		Moderate		Major	\$1.00	Replace	\$0.00	Apply to surface area
G3030 Storm Sewer		\$0.65	Minor	\$1.00	Moderate	\$1.50	Major	\$2.50	Replace	\$0.00	Apply to surface area
G3040 Heating Distribution			Minor		Moderate		Major	\$3.00	Replace	\$0.00	Apply to surface area
G3050 Cooling Distribution			Minor		Moderate		Major	\$3.00	Replace	\$0.00	Apply to surface area
G3060 Fuel Distribution			Minor		Moderate		Major	\$1.00	Replace	\$0.00	Apply to surface area
G3090 Other Site Mechanical Utilities	NOT USED		Minor		Moderate		Major		Replace	\$0.00	

G40 Site Electrical Utilities

G4010 Electrical Distribution	Service		Minor		Moderate	\$1.50	Major	\$3.00	Replace	\$0.00	Apply to surface area
	Generator	\$2,500.00	Minor	\$15,000.00	Moderate	\$90,000.00	Major	\$90,000.00	Replace	\$0.00	Apply to generator quantity
G4020 Site Lighting			Minor	\$1.50	Moderate		Major	\$3.00	Replace	\$0.00	Apply to surface area
G4030 Site Communications & Security			Minor		Moderate		Major	\$2.00	Replace	\$0.00	Apply to surface area
G4090 Other Site Electrical Utilities	NOT USED		Minor		Moderate		Major		Replace	\$0.00	

G90 Other Site Construction

NOT USED

Budgeted Replacement Cost of Buildings by Type

<u>Type</u>	<u>Raw Budget / SF (as of 7/1/16)</u>	<u>Inflated Based on State Rate</u>	<u>Developed Budget*</u>	<u>Forwarded FCI Budget</u>
Elementary School	\$275 / SF	\$302.50	\$417 / SF	417.45
Middle School	\$290 / SF	\$319.00	\$440 / SF	0
K-8 School	\$285 / SF	\$313.50	\$433 / SF	0
High School	\$310 / SF	\$341.00	\$471 / SF	0
Gymnasium Building	\$260 / SF	\$286.00	\$395 / SF	0
Pool Building	\$350 / SF	\$385.00	\$531 / SF	0
Vocational Building	\$300 / SF	\$330.00	\$455 / SF	0
Administrative Building	\$300 / SF	\$330.00	\$455 / SF	0
Maintenance Building	\$220 / SF	\$242.00	\$334 / SF	0
Storage Building	\$200 / SF	\$220.00	\$304 / SF	0
Warehouse	\$185 / SF	\$203.50	\$281 / SF	0
Food Services Building	\$375 / SF	\$412.50	\$569 / SF	0
Bus Shelter	\$165 / SF	\$181.50	\$250 / SF	0
Bus Garage	\$185 / SF	\$203.50	\$281 / SF	0
Athletic Grandstand	\$400 / SF	\$440.00	\$607 / SF	0
Large Greenhouse	\$125 / SF	\$137.50	\$190 / SF	0
Other Commercial	\$230 / SF	\$253.00	\$349 / SF	0
FCI Reference				417.45

*Developed Budget is based on State Assigned factor on PSA Cost Table Sheet

Note:

Small support out buildings shall be assessed as "other" under the primary building assessment and not as their own building assessment

Assumed raw budgets are extrapolated from RLB Cost Estimating Guide and recent public bid results

County Cost Factor for Physical Assessment Budget Calculation

Counties	Prevailing Wage Rate		Forwarded
	Regions	Cost Factor	Factor
Clatsop	1	1.05	0.00
Columbia	1	1.05	0.00
Tillamook	1	1.05	0.00
Clackamas	2	1.13	0.00
Multnomah	2	1.13	0.00
Washington	2	1.13	0.00
Marion	3	1.00	0.00
Polk	3	1.00	0.00
Yamhill	3	1.00	0.00
Benton	4	1.00	0.00
Lincoln	4	1.00	0.00
Linn	4	1.00	0.00
Lane	5	1.00	0.00
Douglas	6	0.97	0.00
Coos	7	0.97	0.00
Curry	7	0.97	0.00
Jackson	8	0.97	0.00
Josephine	8	0.97	0.00
Hood River	9	1.05	0.00
Sherman	9	1.05	0.00
Wasco	9	1.05	0.00
Crook	10	0.95	0.00
Deschutes	10	0.95	0.00
Jefferson	10	0.95	0.00
Klamath	11	0.93	0.00
Lake	11	0.93	0.00
Gilliam	12	0.99	0.00
Grant	12	0.99	0.00
Morrow	12	0.99	0.00
Umatilla	12	0.99	0.99
Wheeler	12	0.99	0.00
Baker	13	0.99	0.00
Union	13	0.99	0.00
Wallowa	13	0.99	0.00
Harney	14	0.89	0.00
Malheur	14	0.89	0.00
Selected Factor			0.99

NOTES

Regions established by the State of Oregon BOLI Office

Relational rates between regions extrapolated from 2015 National Building Cost Manual (2015)

A RENOVATIONS

Renovation Number	Date	Construction Type	Square Footage	Usage
none				

B ADDITIONS

Addition Number	Date	Construction Type	Square Footage	Usage
none				

C PORTABLE CLASSROOMS

Portable Number	Date Placed on Site	Age of Portable	Square Footage	Notes
none				

SCHOOL SAFETY AUDIT ASSESSMENT

	YES	NO	N/A
School grounds are fenced.			
There is one clearly marked and designated entrance for visitors			
Signs are posted for visitors to report to main office through a designated entrance.			
Restricted areas are clearly marked			
Shrubs and foliage are trimmed to allow for good line of sight. (3'-0"/8'- 0" rule)			
Shrubs near building have been trimmed "up" to allow view of bottom of building			
Bus loading and drop-off zones are clearly defined.			
There is a schedule for maintenance of:			
a. Outside lights			
b. Locks/Hardware			
c. Storage Sheds			
d. Windows			
e. Other exterior buildings			
Parent drop-off and pick-up area is clearly defined.			
There is adequate lighting around the building.			
Lighting is provided at entrances and other points of possible intrusion.			
The school ground is free from trash or debris.			
The school is free of graffiti.			
Play areas are fenced.			
Playground equipment has tamper-proof fasteners			
Visual surveillance of bicycle racks from main office is possible.			
Visual surveillance of parking lots from main office is possible			
Parking lot is lighted properly and all lights are functioning			
Accessible lenses are protected by some unbreakable material			
Staff and visitor parking has been designated			
Outside hardware has been removed from all doors except at points of entry.			
Ground floor windows:			
a. have no broken panes;			
b. locking hardware is in working order.			
Basement windows are protected with grill or well cover.			
Doors are locked when classrooms are vacant.			
High-risk areas are protected by high security locks and an alarm system			
a. Main office			
b. Cafeteria			
c. Computer Labs			
d. Industrial Arts rooms			
e. Science labs			
f. Nurses Office			
g. Boiler Room			
h. Electrical Rooms			
i. Phone line access closet			
Unused areas of the school can be closed off during after school activities.			
There is two-way communication between the main office and:			
a. Classroom			
b. Duty stations			
c. Re-locatable classrooms			
d. Staff and faculty outside building			
e. Buses			
There is a central alarm system in the school. If yes, briefly describe:			
The main entrance is visible from the main office.			

ADA ASSESSMENT

	YES	NO	N/A
There is at least 1 route from site arrival points that does not require the use of stairs.			
If parking is provided for the public, there are adequate number of accessible spaces provide (1 per 25).			
There is at least 1 van accessible parking space among the accessible spaces.			
The slope of the accessible parking spaces and access aisles is no steeper than 1:48 in all directions.			
The access aisles adjoin an accessible route.			
Accessible spaces are identified with a sign that includes the International Symbol of Accessibility.			
There are signs reading "van accessible" at van accessible spaces.			
If the accessible route crosses a curb, there is a curb ramp.			
Ramps are sloped no greater than 1:12.			
The main entrance is accessible.			
If the main entrance is not accessible, there is an alternative accessible entrance.			
The alternative accessible entrance can be used independently and during the same hours as the main entrance.			
All inaccessible entrances have signs with the International Symbol of Accessibility indicating the location of the nearest accessible entrance.			
The door is equipped with hardware, including locks, that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.			
In locker rooms, there is at least one room with a bench.			
At least one toilet room is accessible (either one for each sex or one unisex).			
There are signs with the International Symbol of Accessibility at inaccessible toilet rooms that give directions to accessible toilet rooms.			
There is a route to the accessible toilet room(s) that does not include stairs.			
The door is equipped with hardware that is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.			
The operable parts of the door hardware are no less than 34" and no greater than 48" above the floor or ground surface.			
The door can be opened easily (5 lbs. maximum force).			
Lighting controls are operable with one hand and without tight grasping, pinching, or twisting of the wrist.			
Mounted switches are no less than 34" and no greater than 48" above the floor or ground surface.			

HARMFUL SUBSTANCES ASSESSMENT

	YES	NO	N/A
Lead			
Has your facility been assessed for lead? If so when?			
Is there lead in your facility?			
Is lead abatement included in your future bond plans?			
Asbestos			
Has your facility been assessed for asbestos? If so when?			
Is there asbestos in your facility?			
Is asbestos abatement included in your future bond plans?			
Mold			
Has your facility been assessed for mold? If so when?			
Is there mold in your facility?			
Is mold abatement included in your future bond plans?			
Water Quality			
Has your facility been assessed for water quality (lead, etc)? If so when?			
Is there a water quality concern in your facility?			
Is water treatment included in your future bond plans?			
PCBs			
Has your facility been assessed for PCBs? If so when?			
Are there PCBs in your facility?			
Is PCB abatement included in your future bond plans?			
Radon			
Has your facility been assessed for Radon? If so when?			
Is there Radon in your facility?			
Is Radon management included in your future bond plans?			

INDOOR AIR QUALITY ASSESSMENT

	YES	NO	N/A
Is someone designated to develop and implement an indoor air quality management plan for your school district?			
Does your district have an indoor air quality management plan that includes steps for preventing and resolving indoor air quality problems?			
Are school buildings inspected once or twice each year for conditions that may lead to indoor air quality problems?			
Is a preventive maintenance schedule established and in operation for the heating, ventilation, and air conditioning (HVAC) system? Is the schedule in accordance with the manufacturer's recommendations or accepted practice for the HVAC system?			
Does the HVAC preventive maintenance schedule include the following?: checking and/or changing air filters and belts, lubricating equipment parts, checking the motors, and confirming that all equipment is in operating order.			
Is the maintenance schedule updated to show all maintenance performed on the building systems?			
Does the maintenance schedule include the dates that the building systems maintenance was performed and the names of the persons or companies performing the work?			
Are maintenance schedules retained for at least three years?			
Are damaged or inoperable components of the HVAC system replaced or repaired as appropriate?			
Are reservoirs or parts of the HVAC system with standing water checked visually for microbial growth?			
Are water leaks that could promote growth of biologic agents promptly repaired?			
Are damp or wet materials that could promote growth of biologic agents promptly dried, replaced, removed, or cleaned?			
Are microbial contaminants removed from ductwork, humidifiers, other HVAC and building system components, and from building surfaces such as carpeting and ceiling tiles when found during regular or emergency maintenance activities or visual inspection?			
Is general or local exhaust ventilation used where housekeeping and maintenance activities could reasonably be expected to result in exposure to hazardous substances above applicable exposure limits?			
Does the HVAC system have CO2 monitoring capability (demand control ventilation)?			
Are humidity levels maintained between 30% to 60% relative humidity?			
When a contaminant is identified in the make-up air supply, is the source of the contaminant eliminated, or are the make-up inlets or exhaust air outlets relocated to avoid entry of the contaminant into the air system?			
If buildings do not have mechanical ventilation, are windows, doors, vents, stacks, and other portals used for natural ventilation operating properly?			

COMMENTS

Cell: C10

Comment: Standard spread and strip / perimeter footings; Apply rates to bldg footprint area

Cell: H10

Comment: Minor cracking observed - fill and seal the cracks to prevent water intrusion

Cell: L10

Comment: Settlement observed in surrounding conditions - requiring stabilization of the foundation, sub-grade adjustment, and re-enforcement of the foundation

Cell: C11

Comment: Piling or other extended foundation systems that overcome non-standard soil conditions; Apply rates to bldg

Cell: H11

Comment: Minor cracking observed - fill and seal the cracks to prevent water intrusion

Cell: L11

Comment: Settlement observed in surrounding conditions - requiring stabilization of the foundation, sub-grade adjustment, and re-enforcement of the foundation

Cell: C12

Comment: Standard ground-set concrete slab. If slab is elevated (i.e. has a crawl space or basement), apply conditions to B1010 instead; Apply rates to bldg footprint area

Cell: J12

Comment: Separation cracks occurring requiring route and fill and patch

Cell: L12

Comment: Differential settlement occurring - requires removal of section of slab, adjustment to sub-grade, and new infill

Cell: C15

Comment: Assumed as concrete walls with water-proofing on the exterior. Includes only the structural portion and not the wall finishes; Apply to wall surface area

Cell: H15

Comment: Inadequate below grade venting is observed - cut in and add venting

Cell: J15

Comment: Wall is cracked and spalling requiring route and fill and patch and re-finish

Cell: L15

Comment: Wall is cracked with evidence of water intrusion. Repairs to be implemented and water barrier to be applied to be

Cell: C18

Comment: A suspended floor including the structural members and floor construction, but not including the actual finish

Cell: J18

Comment: Deck lifting, settling, or uneven - appears related to the deck itself and not the structural support below - requires removal and replacement of deck

Cell: N18

Comment: Visible evidence of a sagging or settled structure or depression in the floor line, requiring removal and

Cell: J19

Comment: Deck lifting, settling, or uneven - appears related to the deck itself and not the structural support below - requires removal and replacement of deck

Cell: N19

Comment: Visible evidence of a sagging or settled structure or depression in the floor line, requiring removal and

Cell: J20

Comment: Deck lifting, settling, or uneven - appears related to the deck itself and not the structural support below - requires removal and replacement of deck

Cell: N20

Comment: Visible evidence of a sagging or settled structure or depression in the floor line, requiring removal and

Cell: C21

Comment: The roof structure referring to the supporting structure and the deck but excluding the roofing itself

Cell: L21

Comment: Evidence of a spongy decking from water intrusion - replacing the deck but not the trusses

Cell: N21

Comment: Visible evidence of a sagging structure or depression in the roof line, requiring removal and replacement

Cell: L22

Comment: Evidence of a flexing decking from water intrusion / rust - replacing the deck but not the trusses

Cell: N22

Comment: Visible evidence of a sagging structure or depression in the roof line, requiring removal and replacement

Cell: L23

Comment: Evidence of a spongy / spalling deck from water intrusion - replacing the deck but not the beams

Cell: N23

Comment: Visible evidence of a sagging structure or depression in the roof line, requiring removal and replacement

Cell: D25

Comment: Apply to wall surface area

Cell: J25

Comment: Surface is in tact but finish is deteriorated - paint

Cell: L25

Comment: Cracks visible - route and patch prior to painting

Cell: D26

Comment: Apply to wall surface area

Cell: J26

Comment: Surface is in tact but finish is deteriorated - paint

Cell: L26

Comment: Some blocks are damaged, needing patch and repair prior to sealing or painting

Cell: N26

Comment: There is evidence of settling, failure, or a compromised structure that requires removal and replacement

Cell: D27

Comment: Apply to wall surface area

Cell: J27

Comment: Surface is in tact but finish is deteriorated - paint

Cell: L27

Comment: A number of panels are damaged, requiring patch and repair prior to re-painting

Cell: N27

Comment: The panels are lifting or separating or otherwise losing their integrity - remove and replace

Cell: D28

Comment: Apply to wall surface area

Cell: J28

Comment: Surface is in tact but finish is deteriorated - paint

Cell: L28

Comment: Cracks visible - route and patch prior to painting

Cell: N28

Comment: System in failure with evidence of water intrusion - remove and replace

Cell: D29

Comment: Apply to wall surface area

Cell: J29

Comment: Minor repairs needed to mortar, prep, and re-sealing

Cell: L29

Comment: Mortar missing in a majority of areas requiring complete re-pointing and sealing

Cell: N29

Comment: Masonry visibly damaged and requiring removal and replacement

Cell: D30

Comment: Apply to glazed area

Cell: J30

Comment: The glazing is double pane but is broken or fogged and requires replacement

Cell: L30

Comment: The glazing is single pane or the sash is damaged - either requires replacement of the sash and its glazing

Cell: N30

Comment: The structural integrity of the frame is damaged, requiring the full replacement of the window unit

Cell: D31

Comment: This assumes both individual aluminum windows and storefront systems; Apply to glazed area

Cell: J31

Comment: The glazing is double pane but is broken or fogged and requires replacement
Cell: L31

Comment: The glazing is single pane or the sash is damaged - either requires replacement of the sash and its glazing
Cell: N31

Comment: The structural integrity of the frame is damaged, requiring the full replacement of the window unit
Cell: D32

Comment: This assumes a metal windows system clad with wood or vinyl; Apply to glazed area
Cell: J32

Comment: The glazing is double pane but is broken or fogged and requires replacement
Cell: L32

Comment: The glazing is single pane or the sash is damaged - either requires replacement of the sash and its glazing
Cell: N32

Comment: The structural integrity of the frame is damaged, requiring the full replacement of the window unit
Cell: D33

Comment: Apply to glazed area
Cell: J33

Comment: Minor leaks at wall seams - re-caulk and re-seal
Cell: L33

Comment: Window panels fogged and require replacement
Cell: N33

Comment: Settlement or displacement is evident
Cell: D34

Comment: Apply to door count
Cell: J34

Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L34

Comment: Door panel and hardware are damaged and require replacement
Cell: N34

Comment: Door frame, door, and hardware are damaged and require replacement
Cell: D35

Comment: Apply to door count
Cell: J35

Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L35

Comment: Door panel and hardware are damaged and require replacement
Cell: N35

Comment: Door frame, door, and hardware are damaged and require replacement
Cell: D36

Comment: Apply to door count
Cell: J36

Comment: Door hardware is damaged or non-functional and requires replacement
Cell: L36

Comment: Door panel and hardware are damaged and require replacement
Cell: N36

Comment: Door frame, door, and hardware are damaged and require replacement
Cell: C38

Comment: Assumes the insulation, roof covering, and associated flashings, gutters, and downspouts
Cell: D38

Comment: Apply to roof area
Cell: H38

Comment: Small number of shingles lifting and/or separation in a portion of flashing
Cell: J38

Comment: Leaks in a specific area or zone related to poor detailing and or flashing
Cell: L38

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - Replace roof system OVER TOP OF EXISTING
Cell: N38

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - REMOVE AND Replace roof system
Cell: D39

Comment: Apply to roof area
Cell: H39

Comment: Minor blistering requiring isolated patches
Cell: J39

Comment: Leaks in a specific area or zone related to poor detailing and or flashing or unchecked blisters
Cell: L39

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - Replace roof system OVER TOP OF EXISTING
Cell: N39

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - REMOVE AND Replace roof system
Cell: D40

Comment: Apply to roof area
Cell: H40

Comment: Minor blistering requiring isolated patches
Cell: J40

Comment: Leaks in a specific area or zone related to poor detailing and or flashing or seam separation
Cell: L40

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - Prep and re-coat roof system OVER TOP OF EXISTING
Cell: N40

Comment: System in complete failure with multiple leaks and multiple examples of visible breaches in system - REMOVE AND Replace roof system
Cell: D41

Comment: Apply to roof area
Cell: J41

Comment: Leaks are occurring and flashing at seams or transitions has separated requiring replacement of flashing and
Cell: N41

Comment: Panels have lifted or separated and water intrusion is evident. Remove and replace panels and associated flashing
Cell: D42

Comment: Apply to roof area
Cell: J42

Comment: Leaks occurring at isolated areas requiring grout removal and re-grout at isolated tile locations
Cell: N42

Comment: Tiles are cracked, loose, or damaged and require removal and replacement
Cell: D43

Comment: Apply to roof opening area
Cell: J43

Comment: Minor leaking is occurring, requiring re-caulk and re-seal
Cell: N43

Comment: The panes or framing are damaged beyond repair and requires replacement
Cell: D44

Comment: Apply to roof opening area
Cell: N44

Comment: The door is non-functional or damaged beyond repair and requires replacement
Cell: D47

Comment: Apply to wall surface area
Cell: N47

Comment: There is evidence of settling, failure, or a compromised structure that requires removal and replacement

Cell: D48

Comment: Apply to wall surface area

Cell: L48

Comment: There are some blocks that are damaged and requires a strategic removal and replacement

Cell: N48

Comment: There is evidence of settling, failure, or a compromised structure that requires removal and replacement

Cell: D49

Comment: Apply to door count

Cell: J49

Comment: Door hardware is damaged or non-functional and requires replacement

Cell: L49

Comment: Door panel and hardware are damaged and require replacement

Cell: N49

Comment: Door frame, door, and hardware are damaged and require replacement

Cell: D50

Comment: Apply to door count

Cell: J50

Comment: Door hardware is damaged or non-functional and requires replacement

Cell: L50

Comment: Door panel and hardware are damaged and require replacement

Cell: N50

Comment: Door frame, door, and hardware are damaged and require replacement

Cell: D53

Comment: Apply to stair flights

Cell: L53

Comment: Rails not compliant with code and require removal and replacement

Cell: N53

Comment: Structural integrity of stair unit is compromised and requires its removal and replacement

Cell: D54

Comment: Apply to stair flights

Cell: H54

Comment: Rust visible - prep and re-finish

Cell: L54

Comment: Rails not compliant with code and require removal and replacement

Comment: Structural integrity of stair unit is compromised and requires its removal and replacement

Cell: D55

Comment: Apply to stair flights

Cell: L55

Comment: An isolated structural crack or separation requiring re-enforcement in place

Cell: N55

Comment: Structural cracking and separation occurring in multiple locations - remove and replace the stair unit

Cell: D56

Comment: Apply stair tread and riser area

Cell: H56

Comment: Surface feels rough and/or taking in moisture from the surface resulting in staining - prep and re-seal

Cell: N56

Comment: Severe cracking requiring removal and replacement of tread in fills

Cell: D57

Comment: Apply stair tread and riser area

Cell: N57

Comment: finish is lifting or separating and creating trip hazards - remove and replace

Cell: D59

Comment: Apply to surface treated

Cell: H59

Comment: Surface is in tact but finish is deteriorated - paint

Cell: N59
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D60
Comment: Apply to surface treated
Cell: H60
Comment: Surface is in tact but finish is deteriorated - paint
Cell: J60
Comment: Surface is damaged - patching of the surface is required prior to painting
Cell: N60
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D61
Comment: Apply to surface treated
Cell: H61
Comment: Surface is in tact but finish is deteriorated - paint
Cell: N61
Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement
Cell: D62
Comment: Apply to surface treated
Cell: H62
Comment: Grout is damaged or deteriorated
Cell: N62
Comment: Tiles are cracked or in disrepair
Cell: D63
Comment: Apply to surface treated
Cell: N63
Comment: worn or severely stained or starting to pull up / bubble
Cell: D64
Comment: Apply to surface treated
Cell: H64
Comment: sporadic number of tiles are lifting or cracked / broken and require replacement
Cell: L64
Comment: The majority of tiles are lifting, cracking / broken and require replacement - the tiles or glue are NOT asbestos
Cell: N64
Comment: The majority of tiles are lifting, cracking / broken and require replacement - the tiles or glue are asbestos
Cell: D65
Comment: Apply to surface treated
Cell: N65
Comment: Severely worn or seams separating - replace
Cell: D66
Comment: Apply to surface treated
Cell: H66
Comment: Surface feels rough and/or taking in moisture from the surface resulting in staining - prep and re-seal
Cell: N66
Comment: Significant cracking, but not differential - requires prep and crack filling prior to re-seal. If differential, refer to slab on grade of floor construction above
Cell: D67
Comment: Apply to surface treated
Cell: H67
Comment: Grout is damaged or deteriorated
Comment: Tiles are cracked or in disrepair
Cell: D68
Comment: Apply to surface treated
Cell: N68
Comment: Systemic blistering or severely worn traffic areas - strip and replace
Cell: D69

Comment: Apply to surface treated

Cell: J69

Comment: Surface is damaged - requires sanding, repair, and re-coat / re-stripe

Cell: N69

Comment: Wood planks are deteriorated, separating, and multiple dead spots - replace floor

Cell: D70

Comment: Apply to surface treated

Cell: H70

Comment: Surface is in tact but finish is deteriorated - paint

Cell: J70

Comment: Surface is damaged - patching of the surface is required prior to painting

Cell: N70

Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement

Cell: D71

Comment: Apply to surface treated

Cell: H71

Comment: Stained or damaged ceiling tiles

Cell: J71

Comment: Diagonal bracing missing from grid

Cell: N71

Comment: Grid is sagging with tiles compromised - requires replacement of system

Cell: D72

Comment: Apply to surface treated

Cell: H72

Comment: Stained or damaged ceiling tiles

Cell: N72

Comment: Systemic failure of finish, possible water intrusion - requires removal and replacement

Cell: D73

Comment: Apply to surface treated

Cell: N73

Comment: Surface is in tact but finish is deteriorated - paint

Cell: C76

Comment: Assume standard cab-style elevator; Apply per stop

Cell: E76

Comment: Insert number of elevators * number of stories - i.e. if there are 2 elevators each going 3 stories - insert 6

Cell: H76

Comment: The elevator doors are damaged and require replacement

Cell: J76

Comment: Electrical components are not working

Cell: L76

Comment: Replacement of the hoist cables, guide rails, or other similar mechanical components is required

Cell: N76

Comment: Mechanical and electrical components have deteriorated requiring the replacement of the system

Cell: C77 **Comment:** Apply per flight

Cell: E77

Comment: Insert number of escalators * number of stories - i.e. if there are 2 escalators each going 3 stories - insert 6

Cell: J77

Comment: Electrical components are not working

Cell: N77

Comment: Mechanical and electrical components have deteriorated requiring the replacement of the system

Cell: C78

Comment: Assume open vertical or inclined lift; Apply per unit

Cell: E78

Comment: Insert number of lifts

Cell: J78

Comment: Electrical components are not working

Cell: N78

Comment: Mechanical and electrical components have deteriorated requiring the replacement of the system

Cell: C80

Comment: All fixtures (toilets, urinals, sinks, showers, etc.) to be lumped together here

Cell: J80

Comment: Flush valves or faucets are non-functional and require replacement

Cell: N80

Comment: The fixture itself is broken or is not compliant with water efficiency standards

Cell: H81

Comment: The valve stems, pressure gauges, and gate valves no longer function.

Cell: J81

Comment: The insulation on the piping is in disrepair, loose, or missing.

Cell: N81

Comment: The risers are worn, damaged, or clogged beyond repair. Replacement includes the piping, insulation, and valves

Cell: H82

Comment: In some areas, there are back ups requiring the replacement of the broken floor or wall, clean outs, routing and cleaning the problem areas, and snaking floor drains

Cell: N82

Comment: The runs and risers are deteriorated, displaced, or have systemic leaks and requires full replacement

Cell: C83

Comment: This is for the presence of interior rain drains; note building percentage based on area of roof served - excludes external downspouts

Cell: J83

Comment: The rain drain or overflow is damaged and needs replacement

Cell: N83

Comment: The integrity of the piping is compromised and is leaking inside the walls

Cell: C86

Comment: This assumes gas piping

Cell: H86

Comment: The valve stems, riser gate valves, and temperature probes need to be repaired or replaced.

Cell: N86

Comment: The risers are worn, damaged, or clogged beyond repair. Replacement includes the piping, insulation, and valves

Cell: H87

Comment: The burner is inefficient and requires refurbishment

Cell: J87

Comment: One major component needs to be replaced

Cell: L87

Comment: More than one major component needs to be replaced

Cell: N87

Comment: The system is in failure

Cell: L88

Comment: Some of the distribution fans and coils are dysfunctional.

Cell: N88

Comment: The majority of the distribution fans or coils are dysfunctional and the primary unit is in a state of disrepair

Cell: J89

Comment: A small number of minor parts need to be repaired or replaced

Cell: L89

Comment: The burner, combustion chamber, or fan are faulty and require replacement

Cell: N89

Comment: The entire furnace requires replacement

Cell: J90

Comment: A small number of minor parts need to be repaired or replaced

Cell: L90

Comment: System operating at low efficiency; shell exhibits corrosion. Retube heat exchanger

Cell: N90

Comment: System operates at low efficiency with corrosion and leaks apparent. Replace system

Cell: L91

Comment: Some of the distribution fans and coils are dysfunctional.

Cell: N91

Comment: The majority of the distribution fans or coils are dysfunctional and the primary unit is in a state of disrepair

Cell: N92

Comment: The chiller is beyond economic repair

Cell: J93

Comment: Dampers in the system are inoperative

Cell: L93

Comment: The insulation is damaged or missing

Cell: N93

Comment: The ductwork is damaged or inadequately designed and requires replacement

Cell: H94

Comment: The valve stems, riser gate valves, and temperature probes need to be repaired or replaced.

Cell: J94

Comment: The insulation on the piping is in disrepair, loose, or missing.

Cell: N94

Comment: The risers are worn, damaged, or clogged beyond repair. Replacement includes the piping, insulation, and valves

Cell: N95

Comment: Entire unit is failing to function

Cell: J96

Comment: Internal compressor is bad and requires replacement

Cell: N96

Comment: Entire unit is failing to function

Cell: H97

Comment: In-room valve is failing and requires replacement

Cell: N97

Comment: Entire unit is failing to function

Cell: L98

Comment: Some of the sensors or valve actuators are dysfunctional. Replace these sensors or actuators

Cell: N98

Comment: The majority of sensors or actuators are faulty, and the system software is dysfunctional OR the system is an older / obsolete pneumatic system - replace

Cell: N99

Comment: One or more zones require re-balancing

Cell: J102

Comment: Sprinkler heads are inoperable or non-compliant and need to be replaced

Cell: N102

Comment: The piping has deteriorated or clogged or is non-compliant and needs to be replaced, including heads

Cell: J103

Comment: The Siamese twin connection, tamper flow switches, or flow control valves are inoperable and need to be

Cell: N103

Comment: The fire pump is beyond repair and needs to be replaced

Cell: C104

Comment: Assume chemical extinguishing system

Cell: J104

Comment: The back-up tank has been discharged or lacks pressure and needs to be replaced

Cell: N104

Comment: The system is non-functional or not compliant with the current needs and needs to be replaced

Cell: J107

Comment: Wiring has systemic problems or does not meet code and needs to be replaced

Cell: L107

Comment: Branch panels are obsolete with replacement breakers difficult to acquire and requires replacement

Comment: Main switchgear is obsolete or undersized and requires replacement, including service into building
Cell: L108

Comment: The lighting fixtures are obsolete or non-functional and require replacement
Cell: N108

Comment: Replacement of fixtures is requiring the replacement of the wiring as well - includes fixtures AND wiring
Cell: J109

Comment: There are individual devices that are not functional.
Cell: L109

Comment: The master control panel is obsolete or not functional
Cell: N109

Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J110

Comment: There are individual devices that are not functional.
Cell: L110

Comment: The master control panel is obsolete or not functional
Cell: N110

Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J111

Comment: There are individual devices that are not functional.
Cell: L111

Comment: The master control panel is obsolete or not functional
Cell: N111

Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J112

Comment: There are individual devices that are not functional.
Cell: L112

Comment: The master control panel is obsolete or not functional
Cell: N112

Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J113

Comment: There are individual devices that are not functional.
Cell: L113

Comment: The master control panel is obsolete or not functional
Cell: N113

Comment: The system is obsolete or works intermittently in multiple areas and requires a system replacement
Cell: J114

Comment: There are individual devices that are not functional or in regular alarm
Cell: L114

Comment: The master control panel is obsolete or not functional
Cell: N114

Comment: The entire system is dysfunctional and constantly in trouble mode with areas not fully covered. Remove and
Cell: H115

Comment: Individual room sensors are failing and require replacement
Cell: L115

Comment: The central control panel and software need upgraded
Cell: N115

Comment: The entire system is in failure and requires replacement of sensors, wiring and central panel
Cell: H120

Comment: 2-3 pieces of equipment require replacement
Cell: J120

Comment: Counters and sinks are not code compliant and require replacement with stainless steel and sink system
Cell: L120

Comment: Walk-in cooler and freezer are not functional or function intermittently and require replacement
Cell: N120

Comment: Walk-ins and kitchen design does not meet current functional requirements or has become obsolete and requires complete replacement as a full prep kitchen

Cell: H121

Comment: 2-3 pieces of equipment require replacement

Cell: L121

Comment: Mechanical and electrical service upgrades are required to meet code and amount of program equipment

Cell: N121

Comment: Both mechanical and electrical AND equipment needs replacement to meet program criteria and code

Cell: J122

Comment: Room lacking (and needing) eye wash or fume hood

Cell: L122

Comment: Sinks are in disrepair and require replacement

Comment: Work stations need upgrades to meet current program criteria - replace

Cell: J123

Comment: Storage units damaged or in disrepair

Cell: L123

Comment: Sinks are in disrepair and require replacement

Cell: N123

Comment: Work stations need upgrades to meet current program criteria - replace

Cell: E124

Comment: Insert number of seats

Cell: J124

Comment: Seats damaged and need replacement OR sound OR lighting system inadequate and needs upgraded

Cell: L124

Comment: Fly rigging in disrepair and needs upgrading

Cell: N124

Comment: 2 or more stage system dysfunctional and needs upgrade / replacement to production systems

Cell: H125

Comment: An accessory is damaged or missing

Cell: J125

Comment: Accessories need to be replaced to meet ADA

Cell: L125

Comment: The stall doors are not functional or missing and need to be replaced

Cell: N125

Comment: The restrooms stall structure is failing or needs re-configuration and needs to be replaced

Cell: D126

Comment: Note anything specific in the "Other" category at the bottom of the assessment form

Cell: C129

Comment: Assume fixed casework (counters, cabinets, shelving, etc.)

Cell: H129

Comment: The counter top or exposed surface has been damaged and can be refinished

Cell: J129

Comment: The drawers and/or doors are damaged and require replacement including hardware

Cell: L129

Comment: A combination of minor and moderate action is required, but the box is still salvageable

Cell: N129

Comment: The casework is severely damaged throughout or is obsolete for the purposes of the space and needs to be

Cell: C130

Comment: Assume loose furnishings (desks, chairs, tables, etc.)

Cell: N130

Comment: The furnishings are severely worn or are inappropriate for the age of students or function of space and require

Cell: C136

Comment: Paved only or needs to be paved; Apply to surface area

Cell: E136

Comment: Indicate SF of road

Cell: H136

Comment: Minor cracking exists and can be resolved with application of a slurry coat

Cell: L136

Comment: Surface is alligatoring requiring a section to be removed down to gravel base, replaced, and region slurry coated

Cell: N136

Comment: Surface is broken and shows evidence of heaving and/or settlement requiring removal of asphalt and over-ex of sub-grade with complete replacement. Where there is only a gravel road and a paved one is needed, this category shall be

Cell: C137

Comment: Paved only or needs to be paved; Apply to surface area

Cell: E137

Comment: Indicate number of stalls

Cell: H137

Comment: Minor cracking exists and can be resolved with application of a slurry coat

Cell: L137

Comment: Surface is alligatoring requiring a section to be removed down to gravel base, replaced, and region slurry coated

Cell: N137

Comment: Surface is broken and shows evidence of heaving and/or settlement requiring removal of asphalt and over-ex of sub-grade with complete replacement. Where there is only a gravel lot and a paved one is needed, this category shall be

Cell: C138

Comment: Concrete only or needs to be concrete; Apply to surface area

Cell: E138

Comment: Indicate square footage of walks and plazas

Cell: L138

Comment: Sections are broken with differential settlement requiring the removal of the effected panels and replacement

Cell: N138

Comment: Not only are sections of the concrete broken, but there is evidence of settlement surrounding the walk requiring removal through sub-grade and replacement. Where there is no concrete walk, but one is needed, this category shall be

Cell: C139

Comment: Chain-link fencing; Apply to LF of fence

Cell: E139

Comment: Indicate length of fencing - assuming 6' high chain-link

Cell: L139

Comment: The fence fabric is damaged and needs to be replaced

Cell: N139

Comment: The fencing has lost its structural integrity and is beyond repair.

Cell: C140

Comment: Irrigation systems. Other landscape or field items should be included in "Other" category at bottom of assessment form; Apply to landscape area

Cell: E140

Comment: Indicate square footage of landscaped area served (including grass areas)

Cell: N140

Comment: Irrigation system is dysfunctional and beyond repair

Cell: D142

Comment: Assumes 4" line to building. Wells should be placed in "Other" category at bottom of form; Apply to surface area

Cell: N142

Comment: A portion of the line has lost its structural integrity and requires replacement

Cell: D143

Comment: Assumes 6" line to building. Wells and holding tanks should be placed in "Other" category at bottom of form;

Cell: N143

Comment: A portion of the line has lost its structural integrity and requires replacement

Cell: C144

Comment: Lines only. Septic fields, tanks, etc. should be placed in "other" category at bottom of form; Apply to surface area

Cell: N144

Comment: A portion of the line has lost its structural integrity and requires replacement

Cell: C145

Comment: Assumes underground system. For surface runoff system, apply to "Other" category at bottom of form; Apply to
Cell: H145

Comment: Catch basins have lost their integrity or are out of alignment. Remove catch basin, reset, and realign
Cell: J145

Comment: Storm sewer piping is dysfunctional or damaged. Remove and replace.
Cell: L145

Comment: Detention/retention has failed, but piping and catch basins are functional. Replace detention / retention system
Cell: N145

Comment: The entire underground system has failed and requires removal and replacement of all components
Cell: C146

Comment: Apply to surface area
Cell: N146

Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: C147

Comment: Apply to surface area
Cell: N147

Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: C148

Comment: Natural gas lines; Apply to surface area
Cell: N148

Comment: A portion of the line has lost its structural integrity and requires replacement
Cell: D151

Comment: Assumes the private portion of the service lines typically underground after the meter or transformer; Apply to
Cell: L151

Comment: The transformer no longer functions and is in need of replacement
Cell: N151

Comment: The service has failed and is beyond repair or is undersized requiring replacement of transformer and service lines
Cell: D152

Comment: Apply to generator quantity
Cell: H152

Comment: The generator needs to be tuned up
Cell: J152

Comment: The valves or other engine parts need to be repaired or replaced and then a tune up
Cell: L152

Comment: Generator is non-functional or under-sized
Cell: N152

Comment: The system (generator, tank, services lines connected lighting system) is non-functional or under-sized
Cell: C153

Comment: Apply to surface area
Cell: J153

Comment: The fixtures are nonfunctional and require replacement
Cell: N153

Comment: The fixtures, supports, and underground wiring need to be replaced
Cell: C154

Comment: Assumes low voltage lines underground; Apply to surface area
Cell: N154

Comment: Site cabling is inadequate or service is interrupted - replace cabling
Cell: C158

Comment: For assessment professional to hand enter for specialty items and systems that do not fit into categories above