



ROANOKE COUNTY

Purchasing Division

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ADDENDUM NO. 1 TO ALL BIDDERS/OFFERRORS:

July 15, 2022

Reference – RFP 2023-005

Description: Assessment of Facilities, Personnel, and Apparatus for Roanoke County Fire & Rescue Department.

Issue Date: July 5, 2022

Proposal Due: August 2, 2022

The above Project is hereby changed as addressed below:

1. Responses to Questions Submitted: Please see below for a list of questions submitted by prospective Offerors, and the responses provided by the County as we are able.
 - a. Section C: number 1, 4, and 6 address the current stations and future stations. Is it the intent of the RFP for the successful Offeror to complete and full building evaluation at the engineer/architect level to include age, condition, and recommendations for the heating and cooling systems, air systems, door mechanisms, building code compliance, roof condition, water and sewer systems, etc.; or is the intent to do a visual inspection and review in conjunction with the Owner provided facility condition assessment?
It is the intent for the Offeror to do a visual inspection and review in conjunction with the Owner provided facility condition assessment.
 - b. Is the total aggregate square footage of all the Fire & Rescue buildings available?
Attached as Exhibit 1 to this addendum are selected fire station sheets from the previous Facility Condition Assessment, which include each facility's square footage. However, Roanoke County has not verified this square footage; this information may not be all-inclusive of the comprehensive report that may be provided to the successful Offeror.

Note: A signed acknowledgment of this addendum must be received at the location indicated on the original solicitation either prior to the proposal due date or attached to your proposal. Signature on this addendum does not substitute for your signature on the original proposal/bid document. The original proposal/bid document must be signed.

Thank you,

Kate Hoyt

Phone: (540) 283-8149

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Sign Name:

Print Name:

Name of Firm:

Date:


APPENDIX C: ASSET SUMMARY REPORTS

Asset Summary and History Report

Fire and Rescue

120 - Vinton Fire and EMS Station



FAC Code and Description		6100-General Administrative Building		
Year Built	1976	Asset Size/UOM	26000	Square Feet
Floors Above Grade	2	Floors Below Grade		0
Plant Replacement Value				\$7,213,440
Detail Replacement Value				\$2,173,404
FCI 0.0000	Good 	Severe	FCI (100-1) 100	ACI Priority 3-Relevant
Active Work Items	3	Work Item Costs	(incl. burden)	\$0
Geo Adj Region	Roanoke	Regional Cost Factor		1.02

Location

Roanoke, Virginia

United States

Asset Summary

The Vinton Fire and EMS Station houses the Fire and Rescue for the Vinton area.

Asset History


The original construction for this facility was 1976 and a new addition was added in 2008. There was a recent renovation to the original section in 2015.

Asset Summary and History Report

Fire and Rescue

150 - North County Fire



FAC Code and Description			7311-Fire Station Facility			
Year Built	2008	Asset Size/UOM	16150	Square Feet		
Floors Above Grade	1	Floors Below Grade		0		
			Plant Replacement Value	\$5,018,829		
			Detail Replacement Value	\$2,401,115		
FCI	0.0000	Good  Severe	FCI (100-1)	100	ACI Priority	4-Significant
Active Work Items	0	Work Item Costs	(incl. burden)	\$0		
Geo Adj Region	Roanoke	Regional Cost Factor	1.02			

Location

150 Hershberger Road
Roanoke, Virginia 24019
United States

Asset Summary

The primary exterior enclosure is comprised of combination of brick veneer and stone veneer with CMU backup. The roof of this building is a standing seam metal roof and is in generally good condition. Heating, ventilation and cooling (HVAC) are provided by gas heat, gas furnaces with AC coils, remote condensing units and split system heat pumps. Roof and wall mounted exhaust fans provide exhaust for restrooms. The HVAC systems are generally in good condition. This facility is protected by a wet pipe sprinkler system. This building's electrical power is operated by a 800 Amp 250 volt three phase electrical service. The system is in good condition.

Asset History


This facility is a single story fire station building, with an area of 16,150 square feet. This facility houses a Mezzanine for accessory storage and mechanical equipment. The building includes a fire truck lot/bays and multiple offices. The building was constructed in 2008.

Asset Summary and History Report

Fire and Rescue

1220 - Roanoke Regional Fire Training Center



FAC Code and Description		6100-General Administrative Building		
Year Built	1990	Asset Size/UOM	14852	Square Feet
Floors Above Grade	1	Floors Below Grade		0
Plant Replacement Value				\$4,120,539
Detail Replacement Value				\$2,736,604
FCI 0.0648	Good 	FCI (100-1) 94	ACI Priority	3-Relevant
Active Work Items	1	Work Item Costs	(incl. burden)	\$177,320
Geo Adj Region	Roanoke	Regional Cost Factor		1.02

Location

Roanoke, Virginia

United States

Asset Summary

The Roanoke Regional Training Center is the administrative headquarters for the training. It provides classrooms and support facilities for comprehensive fire-EMS academy training. The primary exterior enclosure is comprised of combination of brick veneer and stone veneer over metal studs. The roof of this building is a standing seam metal roof and is in fair to poor condition. The building is cooled by a 40 ton chiller which is in fair condition. There are multiple direct exchange units and air handlers providing conditioned air to the building and HVAC controls to regulate temperature. These systems are in fair to good condition. This facility is protected by a wet pipe sprinkler system. The building electrical power is provided through a main distribution panel 1200 amp, 120/208 volt. The exterior lighting is a mix of incandescent, LED, and high pressure sodium fixtures and the interior lighting is fluorescent fixtures. Condition of all systems is good.

Asset History

This facility is a single story building that has an area of 14,852 SF and houses fire training for Roanoke County. This building was built in 1990. There have been some minor renovations.

Asset Summary and History Report

Fire and Rescue

2909 - Mt Pleasant Fire



FAC Code and Description					7311-Fire Station Facility						
Year Built		1987	Asset Size/UOM		9348	Square Feet					
Floors Above Grade		1	Floors Below Grade			0					
					Plant Replacement Value		\$2,905,016				
					Detail Replacement Value		\$1,002,520				
FCI		0.0095	Good	<div><div></div><div></div><div></div><div></div><div></div></div>	Severe	FCI (100-1)		99	ACI Priority		4-Significant
Active Work Items		2	Work Item Costs		(incl. burden)		\$9,542				
Geo Adj Region		Roanoke		Regional Cost Factor				1.02			

Location

2909 Jae Valley Road
Roanoke, Virginia 24014
United States

Asset Summary

The primary exterior enclosure is comprised of brick veneer and metal siding on metal stud backup. The roof covered with metal roof panels and is in generally good condition. Heating, ventilation and cooling (HVAC) are provided by gas heat, gas furnaces with AC coils, remote condensing units, split system heat pumps and packaged A/C unit terminals. The HVAC systems are generally in fair condition with some recommended replacements. This building's electrical power is operated thru a 600 Amp transfer switch. The system is in good condition.

Asset History

This facility is a single story building that has an area of 9,348 SF and houses five vehicle bays, kitchen, separate men's and women's bunk-rooms, restrooms, office space and a mechanical room. This facility was constructed in 1987 and renovated in 2002.

Asset Summary and History Report

Fire and Rescue

3206 - Cave Spring Rescue



FAC Code and Description						7311-Fire Station Facility							
Year Built		1989		Asset Size/UOM		10100		Square Feet					
Floors Above Grade		2		Floors Below Grade				0					
						Plant Replacement Value		\$3,138,710					
						Detail Replacement Value		\$1,297,592					
FCI		0.0282		Good <div><div></div><div></div><div></div><div></div><div></div></div> Severe		FCI (100-1)		97		ACI Priority		4-Significant	
Active Work Items		7		Work Item Costs		(incl. burden)		\$36,549					
Geo Adj Region		Roanoke		Regional Cost Factor				1.02					

Location

3206 Valley Forge Avenue

Roanoke, Virginia 24018

United States

Asset Summary

The primary exterior enclosure is comprised of brick veneer on CMU. The roof of this building is a standing seam metal roof. The roof was generally found to be in good condition. Heating, ventilation and cooling (HVAC) are provided by gas furnaces with AC coils, infrared heaters, split systems and a 5,000 cfm air handling unit/central station. The HVAC systems are generally in fair condition. The building has a 600 Amp 250V switchboard. The electrical systems are generally in good condition.

Asset History

This facility is 10,100 SF and was originally constructed in 1989, and has no recorded renovations in last 5 years. The facility includes multiple office rooms, locker rooms, truck lot/bays, and a conference hall.

Asset Summary and History Report

Fire and Rescue

3810 - Mason Cove Fire



FAC Code and Description					7311-Fire Station Facility						
Year Built		1969	Asset Size/UOM		9552	Square Feet					
Floors Above Grade		1	Floors Below Grade			0					
					Plant Replacement Value		\$2,968,412				
					Detail Replacement Value		\$1,099,537				
FCI		0.0295	Good	<div><div></div><div></div><div></div><div></div><div></div></div>	Severe	FCI (100-1)		97	ACI Priority		4-Significant
Active Work Items		6	Work Item Costs		(incl. burden)		\$32,438				
Geo Adj Region		Roanoke	Regional Cost Factor					1.02			

Location

3810 Bradshaw Road
Salem, Virginia 24153
United States

Asset Summary

The primary exterior enclosure is comprised of brick veneer and metal siding on metal stud backup. The roof covered with metal roof panels and is in generally good condition. Heating, ventilation and cooling (HVAC) are provided by gas heat, gas furnaces with AC coils, remote condensing units, split system heat pumps and packaged A/C unit terminals. The HVAC systems are generally in fair condition with some recommended replacements. This building's electrical power is a 400 amp, 240 volt service. There is a 60 KW propane emergency generator.

Asset History

This facility is a single story building that has an area of 9,552 SF and houses seven vehicle bays, kitchen, separate men's and women's bunk-rooms, restrooms, office space and a mechanical room. This facility was constructed in 1969 and renovated in 2018.

Asset Summary and History Report

Fire and Rescue

3915 - Ft Lewis Fire



FAC Code and Description		7311-Fire Station Facility		
Year Built	1980	Asset Size/UOM	14032	Square Feet
Floors Above Grade	1	Floors Below Grade		0
Plant Replacement Value				\$4,360,632
Detail Replacement Value				\$1,390,450
FCI	0.0152	Good	I	Severe
FCI (100-1)	98	ACI Priority	4-Significant	
Active Work Items	2	Work Item Costs	(incl. burden)	\$21,078
Geo Adj Region	Roanoke	Regional Cost Factor	1.02	

Location

3915 West Main Street

Salem, Virginia 24153

United States

Asset Summary

This facility provides emergency services to the Fort Lewis community. It is primarily a brick structure with open bays for trucks and emergency vehicles. The exterior enclosure consists of a primarily of brick, with some EIFS, glass block and metal fascia panels. The exterior is in generally good condition. The roof that could be observed is standing seam metal which is in good condition. The Apparatus is served by roof exhaust fans which remove fumes and heat. The fans have bearing problems and have been difficult to repair. The office day room and other areas are heated and cooled by two split system heat pumps and a gas fired 7-1/2 ton packaged Ac unit mounted on grade. The AC systems were installed after 2012 and appear to be in good condition. This building does not have any fire protection systems. The power for this facility is a 400 amp, 120/208 main service. There is a 100 kw emergency generator and transfer switch. The exterior lighting is incandescent and LED and the interior lighting is fluorescent fixtures. These systems are in fair to good condition.

Asset History


This facility is a single story building that has an area of 14,032 SF and houses six vehicle bays, kitchen, separate men's and women's bunk-rooms, restrooms, office space and a mechanical room. This facility was constructed in 1980 and renovated in 1999.

Asset Summary and History Report

Fire and Rescue

4212 - Cave Spring Fire



FAC Code and Description		7311-Fire Station Facility		
Year Built	1986	Asset Size/UOM	15575	Square Feet
Floors Above Grade	2	Floors Below Grade		0
Plant Replacement Value				\$4,840,140
Detail Replacement Value				\$2,106,008
FCI 0.0144	Good 	FCI (100-1)	99	ACI Priority 4-Significant
Active Work Items	4	Work Item Costs	(incl. burden)	\$30,273
Geo Adj Region	Roanoke	Regional Cost Factor		1.02

Location

4212 Old Cave Spring Road

Roanoke, Virginia 24018

United States

Asset Summary

The primary exterior enclosure is comprised of brick veneer on metal studs. The building has multiple leveled roofs with single ply EPDM black or white rubberized covering. The roof was found to be in poor condition with suggested replacements. Heating, ventilation and cooling (HVAC) are provided by gas furnaces with AC coils, remote condensing units, infrared heaters, split systems and multiple 5 ton rooftop units. The HVAC systems are generally in fair condition with some suggested replacements. The building has an 800 Amp 250V switchboard and a 400 Amp automatic transfer switch. The electrical systems are in good condition.

Asset History


This building is 15,757 SF and was originally constructed in 1986 with some renovations completed in 2006. The facility includes multiple office rooms, break rooms, locker rooms, truck lot/bays, conference hall, and bunk-rooms.

Asset Summary and History Report

Fire and Rescue

5342 - Clearbrook Fire



FAC Code and Description		7311-Fire Station Facility		
Year Built	1989	Asset Size/UOM	12000	Square Feet
Floors Above Grade	2	Floors Below Grade		0
Plant Replacement Value				\$3,729,161
Detail Replacement Value				\$1,455,252
FCI	0.0365	Good 	FCI (100-1)	96
		ACI Priority	4-Significant	
Active Work Items	5	Work Item Costs	(incl. burden)	\$53,125
Geo Adj Region	Roanoke	Regional Cost Factor	1.02	

Location

5342 Indian Grave Road

Roanoke, Virginia 24018

United States

Asset Summary

The primary exterior enclosure is comprised of brick CMU with some areas of metal sandwich panels. The roof of this building is primarily metal roof panels. The roof is in good condition. Heating, ventilation and cooling (HVAC) are provided by gas furnaces with AC coils, gas fired unit heaters, packaged terminals, and A/C unit split systems. The HVAC systems are generally in fair condition with some suggested replacements. The building has an 800 Amp 250V automatic transfer switch and a 400 Amp three phase breaker. The electrical systems are in good condition.

Asset History


This facility is 12,000 SF and was originally constructed in 1989 with no recorded renovations in last 5 years. The building has multiple office rooms, truck bays, halls, break rooms, and locker-rooms.

Asset Summary and History Report

Fire and Rescue

5585 - Catawba Fire



FAC Code and Description		7311-Fire Station Facility		
Year Built	1980	Asset Size/UOM	4355	Square Feet
Floors Above Grade	0	Floors Below Grade		0
Plant Replacement Value				\$1,353,375
Detail Replacement Value				\$516,055
FCI 0.0116	Good 	FCI (100-1)	99	ACI Priority 4-Significant
Active Work Items	2	Work Item Costs	(incl. burden)	\$5,978
Geo Adj Region	Roanoke	Regional Cost Factor		1.02

Location

5585 Catawba Hospital Drive

Catawba, Virginia 24070

United States

Asset Summary

Catawba Fire Station provides emergency services to the local area. It is mainly a brick structure with open bays. The exterior walls are brick veneer with CMU backup and metal panel. There are hollow metal , aluminum glass and steel overhead doors which are in fair condition. The windows are aluminum and are generally in fair condition. There is a metal roof which appears to be in fair condition. The apparatus bays are heated by three propane fired suspended unit heaters. Heat for toilet/locker rooms is provided by electric wall heaters. These are in fair to good condition. The office, lounge and other areas are heating and cooled by packaged terminal heat pumps. These are in fair to good condition. There is no fire protection system in this facility. This building has an 400 Amp transfer switch. This building has fluorescent light fixtures and HID and LED exterior lighting. This building has a stand by 60 kW Diesel back up generator and emergency lighting. The systems are in good condition.

Asset History

This building houses the Catawba area fire and rescue. The facility is 4,355 SF and was constructed in 1980.

Asset Summary and History Report

Fire and Rescue

7125 - Back Creek Fire



FAC Code and Description					7311-Fire Station Facility						
Year Built		1988	Asset Size/UOM		11580	Square Feet					
Floors Above Grade		2	Floors Below Grade			0					
					Plant Replacement Value		\$3,598,640				
					Detail Replacement Value		\$1,259,134				
FCI		0.0000	Good	<div><div></div><div></div><div></div><div></div><div></div></div>	Severe	FCI (100-1)		100	ACI Priority		4-Significant
Active Work Items		0	Work Item Costs		(incl. burden)			\$0			
Geo Adj Region		Roanoke	Regional Cost Factor			1.02					

Location

7125 Bent Mountain Road

Roanoke, Virginia 24018

United States

Asset Summary

The primary exterior enclosure is comprised of brick veneer on metal studs with some areas of metal sandwich panels. The roof of this building is primarily metal roof panels. The roof is in a good condition. Heating, ventilation and cooling (HVAC) are provided by gas furnaces with AC coils, infrared unit heaters, fan coil units, A/C unit split systems and a 2,000 cfm air handling rooftop unit. The HVAC systems are generally in good condition. The building has a 400 Amp automatic transfer switch. The system is in good condition.

Asset History


This facility is 11,580 SF and was originally constructed in 1988 with a new bay area added in 2006. The building has multiple office rooms, truck bays, halls, break rooms, and locker-rooms.

Asset Summary and History Report

Fire and Rescue

7401 - Hollins Fire



FAC Code and Description		7311-Fire Station Facility		
Year Built	1990	Asset Size/UOM	14032	Square Feet
Floors Above Grade	0	Floors Below Grade		0
Plant Replacement Value				\$3,804,865
Detail Replacement Value				\$1,423,276
FCI	0.0630	Good 	FCI (100-1)	94
		Severe	ACI Priority	4-Significant
Active Work Items	4	Work Item Costs	(incl. burden)	\$89,613
Geo Adj Region	Rocky Mount	Regional Cost Factor		0.89

Location

7401 Barrens Road

Roanoke, Virginia 24019

United States

Asset Summary

Hollins Fire Station provides emergency services to the local area. It is mainly a brick structure with open bays. The exterior enclosure consists primarily of brick, with some EIFS, glass block and metal fascia panels. The asset has several aluminum windows, overhead steel electric doors, and hollow metal doors. The exterior is in generally good condition. The roof that could be observed is standing seam metal which is in good condition. The apparatus bays are heated by suspended gas fired unit heaters and ducted gas furnaces. These appear to be in good condition. Roof mounted fans remove exhaust fumes and heat. Other areas are cooled by two split system heat pumps and a split system condensing unit with an direct expansion coil installed on a gas furnace. The heat pumps appear to be in good condition. The condensing unit is near the end of its service life and should be scheduled for replacement. There is no fire protection system in this facility. This facility has a 400 amp, 240 volt main service. There is a 125 KW emergency generator and some emergency lighting. The exterior lighting is high pressure sodium and incandescent and the interior lighting is fluorescent fixtures. The systems are generally in fair condition.

Asset History


This facility is 14,032 SF and was originally constructed in 1990. The building has multiple office rooms, truck bays, halls, break rooms, and locker-rooms.

Asset Summary and History Report

Fire and Rescue

9606 - Bent Mountain Fire



FAC Code and Description		7311-Fire Station Facility	
Year Built	1980	Asset Size/UOM	7320 Square Feet
Floors Above Grade	1	Floors Below Grade	0
		Plant Replacement Value	\$2,274,788
		Detail Replacement Value	\$790,687
FCI 0.0022	Good 	FCI (100-1) 100	ACI Priority 4-Significant
Active Work Items	1	Work Item Costs	(incl. burden) \$1,722
Geo Adj Region	Roanoke	Regional Cost Factor	1.02

Location

9606 Bent Mountain Road

Bent Mountain, Virginia 24059

United States

Asset Summary

The primary exterior enclosure is comprised of brick veneer on metal studs with some areas of metal sandwich panels. The roof of this building is primarily architectural strip shingle. The roof is in good condition. Heating, ventilation and cooling (HVAC) are provided by infrared heaters and thru-wall A/C units, up to 1 ton. The HVAC systems are generally in a fair condition. The building has a 400 Amp 120/240V three phase breaker. The system is in a good condition.

Asset History

This facility is 7,320 SF and was originally constructed in 1980 with renovations done in 2007 and 2008. This building includes multiple office rooms, truck bays, and a locker room.

APPENDIX D: ASSET NARRATIVES

Fire and Rescue

1220 - Roanoke Regional Fire Training Center



A10 FOUNDATIONS

A10_0

The building foundation is comprised of a concrete slab on grade with a combination of strip and spread footings.

A20 BASEMENT CONSTRUCTION

A20_0

This building does not have a basement.

B20 EXTERIOR ENCLOSURE

B20_0

The enclosure for this building consists of brick veneer over metal studs. The general condition of the building enclosure is good. The building has several sizes of aluminum windows and doors which are generally in good condition.

B30 ROOFING

B30_0

The roof is comprised of standing seam. The coating on the metal panels is severely peeling. The general condition of the roof is fair to poor.

C10 INTERIOR CONSTRUCTION

C10_0

The facility has mainly painted CMU walls with some metal stud partitions with painted gypsum. The ceilings are acoustic tile and the floors are primarily vinyl tile. There is some carpeting and ceramic tile. These systems are in fair to good condition.

D20 PLUMBING

D20_0

Plumbing fixtures, including showers, watercloset and lavatory were observed to be in adequate condition.

D30 HVAC

D30_0

The building is cooled by a 40 ton chiller which is in fair condition. There are multiple direct exchange units and air handlers providing conditioned air to the building and HVAC controls to regulate temperature. These systems are in fair to good condition.

D40 FIRE PROTECTION

D40_0

This building has a fire alarm and fire sprinkler system which appear to be in good condition.

D50 ELECTRICAL

D50_0

The building electrical power is provided through a main distribution panel 1200 amp, 120/208 volt. The exterior lighting is a mix of incandescent, LED, and high pressure sodium fixtures and the interior lighting is fluorescent fixtures. Condition of all systems is good.

G20 SITE IMPROVEMENTS

G20_0

The building site is comprised of bituminous pavement, concrete sidewalks, and grass. The drainage around the building appears to be sufficient.

Narrative Descriptions

Fire and Rescue

150 - North County Fire



A10 FOUNDATIONS

A10_0

The foundation consists of a perimeter strip footing, spread footing and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION

A20_0

This building does not have a basement.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of steel columns supporting a steel deck with concrete slab and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior enclosure consists of a combination of brick and stone veneer. The asset has multiple aluminum storefront windows, overhead steel electric doors, and hollow metal doors. The exterior is in generally good condition.

B30 ROOFING

B30_0

The roof is comprised of standing seam metal roof which is in good condition.

C10 INTERIOR CONSTRUCTION

C10_0

Interior construction is typically CMU partitions and metal stud with gypsum wallboard. Systems were observed to be in good condition. Doors include hollow metal, fully glazed and wood doors, in singles and pairs in hollow metal frames. Numerous hollow metal windows were noted.

C20 STAIRS

C20_0

Interior stairs are metal pan with concrete infill, stair is 4' wide with 18 risers. The stair is in adequate condition.

C30 INTERIOR FINISHES

C30_0

Interior wall finishes include the following: CMU exposed and painted, CMU and metal stud walls veneered with ceramic tile and gypsum wallboard. Floor finishes include: multiple sizes and types of ceramic tile, carpet tiles, carpet sheet-goods, loose laid rubber tiles and sealed concrete. Ceiling finishes include: exposed structure (painted), gypsum wallboard and acoustic ceiling tile. Some of the ACT is suspended at angles to create interesting interior spaces. These systems were observed to be in good conditions.

D20 PLUMBING

D20_0

The domestic water supply is connected to local water utility and is isolated by a reduced pressure zone backflow preventer. The supply piping is copper with bronze valves and fitting. The waste and vent system is ABS plastic. Hot water is produced by a commercial grade natural gas water heater. The plumbing systems appear to be in good condition. Plumbing fixtures; including floor mounted flush valve water closets, urinals, lavatories mounted in vanity tops, water fountains, showers, a service sink and a variety of other stainless-steel sinks which were all observed to be in good condition.

D30 HVAC

D30_0

Heat is provided by gas furnaces all areas except the Apparatus Bay. In the Apparatus Bay, heat is provided by gas fired radiant tube heaters. Cooling for this facility, other than the Apparatus Bay, is provided by split system condensing units with remote direct expansion coils mounted at the furnaces. Vehicle fume exhaust systems serve the Apparatus Bay. These appear to be in good condition.

D40 FIRE PROTECTION

D40_0

This facility is protected by a wet pipe sprinkler system. It appears to be in good condition.

D50 ELECTRICAL

D50_0

This building has an 800 Amp 250 volt switchboard as well as 600 Amp three phase breaker. The building is backed up by a 200kW diesel generator and emergency lighting. This building has fluorescent interior light fixtures and LED/HPS exterior light fixtures. The systems are in good condition.

Fire and Rescue

150 - North County Fire



G20 SITE IMPROVEMENTS

G20_0

This building is has a small area of concrete sidewalk, asphalt parking lot and multiple 30' light poles for illumination. The site improvements are in good condition.

Narrative Descriptions

Fire and Rescue

2909 - Mt Pleasant Fire



A10 FOUNDATIONS

A10_0

The building foundation is comprised of concrete foundation walls and footings, with a grade slope of 1 FT / 2 FT.

A20 BASEMENT CONSTRUCTION

A20_0

The building doesn't have a basement.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of steel columns supporting a steel deck with concrete slab and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior is comprised of a prefinished metal wall panel system and a brick veneer base. The asset has multiple wood/vinyl clad windows, overhead aluminum fiberglass electric doors, and hollow metal doors. The exterior is in generally good condition.

B30 ROOFING

B30_0

The roof is a prefinished standing seam roof with an overhang. Roof is in good condition.

C10 INTERIOR CONSTRUCTION

C10_0

Interior construction is typically CMU partitions and metal stud with gypsum wallboard. Systems were observed to be in adequate condition. Doors include painted hollow metal, hardboard and wood doors, in singles (and one pair of partially glazed doors) in hollow metal frames. Original construction included a pre-engineered building for the vehicle bays a conventional build for the adjacent offices. A premanufactured trailer structure was added as a lounge and the associated infill created a small service area.

C20 STAIRS

C20_0

Facility is one-story, a set of small wooden steps provides access to an addition at the rear of the facility.

C30 INTERIOR FINISHES

C30_0

Interior wall finishes include the following: exposed structure, CMU exposed and painted, CMU and metal stud walls veneered with ceramic tile and gypsum wallboard. Floor finishes include: terrazzo, vinyl composition tiles, wood, multiple sizes and types (installed at different times) of ceramic tile, carpet tiles and sealed concrete. Ceiling finishes include: RFP panels, exposed structure, gypsum wallboard and acoustic ceiling tile. These systems were observed to be in poor to adequate condition.

D20 PLUMBING

D20_0

This facility is served by a well and septic system. Domestic hot water is produced by a small electric water heater located on a mezzanine and a 85 gallon electric water heater, located in the Mechanical Room. These appear to be in fair condition. Domestic water piping is copper. Waste and vent piping is plastic. The plumbing systems appear to be in good condition. Plumbing fixtures; including floor mounted tank-type water closets, urinals, lavatories mounted in vanity tops and wall-hung lavatories, pre-moulded shower units and a single site built ceramic tile unit, a service sink and a stainless-steel kitchen sink which were all observed to be in adequate condition.

D30 HVAC

D30_0

Heat In the Apparatus Bay is provided by natural gas fired radiant tube heaters. These were installed in 2018 and are in very good condition. Gas fired furnaces provide heat to other areas. The furnaces are in fair condition. Cooling is provided by AC condensing units with direct expansion cooling coils located on the furnaces. One has reached the end of its service life and should be replaced. The other is in fair to good condition.

D50 ELECTRICAL

D50_0

This building is operated by a 600 Amp switchboard. The building is backed up by a 100kW diesel generator and emergency lighting. This building has fluorescent/incandescent interior light fixtures and LED/incandescent exterior light fixtures. The systems are in good condition.

G20 SITE IMPROVEMENTS

G20_0

The building has a large entrance/exit parking lot which is in good condition.

Narrative Descriptions

Fire and Rescue

3206 - Cave Spring Rescue



A10 FOUNDATIONS

A10_0

The foundation consists of a perimeter strip footing, spread footing and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION

A20_0

This building does not have a basement.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of steel columns supporting a steel deck and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior walls are brick veneer. The exterior windows are aluminum with insulated glass. The exterior doors are hollow steel, aluminum with insulated glass and aluminum overhead electric doors. The exterior is in generally good condition.

B30 ROOFING

B30_0

The roof is covered with a standing seam metal roof which is in generally good condition.

C10 INTERIOR CONSTRUCTION

C10_0

Interior construction is CMU partitions and metal stud with gypsum wallboard. Doors include standard 3' x 7' wood doors in wood frames and hollow metal frames both singles and pairs, wood bifold and accordion folding doors. There is one interior window and one coiling grille. Systems were observed to be in adequate condition.

C20 STAIRS

C20_0

Interior stairs are metal pan with concrete infill. The stair is in adequate condition.

C30 INTERIOR FINISHES

C30_0

Interior wall finishes include the following: exposed structure, CMU exposed and painted, CMU and metal stud walls veneered with gypsum wallboard. Floor finishes include: vinyl composition tiles, sheet vinyl, carpet sheet goods, carpet tiles and sealed and painted concrete. Ceiling finishes include: exposed structure (painted), gypsum wallboard and acoustic ceiling tile. Most systems were observed to be in adequate condition. Carpeting and VCT was generally observed to be in poor condition.

D20 PLUMBING

D20_0

The domestic water supply is connected to local water utility. The supply piping is copper with bronze valves and fitting. The waste and vent system is ABS plastic. Hot water is produced by a commercial grade natural gas water heater. The plumbing systems appear to be in good condition. Plumbing fixtures; including floor mounted flush valve water closets, urinals, lavatories mounted in vanity tops and wall-hung lavatories, a water fountain, pre-moulded shower units, two service sinks and several stainless-steel kitchen sink which were all observed to be in adequate condition.

D30 HVAC

D30_0

Heat in the Apparatus Bay is provided by natural gas fired radiant tube heaters. These are good condition. Gas fired furnaces provided heat to other areas. The furnaces are in fair condition. Cooling is provided by AC condensing units with direct expansion cooling coils located on the furnaces. These are in fair to good condition.

D50 ELECTRICAL

D50_0

This building has a 600 Amp 250 volt switchboard. This building has fluorescent and LED interior light fixtures and LED and LPS exterior lighting. This building has a stand by 60 kW Diesel backup generator and emergency lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS

G20_0

This building has concrete sidewalks and exterior stairs with handrails. The sidewalk and the stairs are in fair condition. The parking lots are located on both sides of the building and are generally in fair condition.

Narrative Descriptions

Fire and Rescue

3810 - Mason Cove Fire



A10 FOUNDATIONS

A10_0

The building foundation is comprised of a concrete slab on grade with a perimeter strip footing.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior walls are brick veneer with CMU backup. There are hollow metal , aluminum glass and steel overhead doors which are in fair condition. The windows are aluminum and are generally in fair condition.

B30 ROOFING

B30_0

The roofing is mainly metal panel and a small portion of EPDM. The roof systems are in fair condition.

C10 INTERIOR CONSTRUCTION

C10_0

The interior walls are mainly painted CMU with some gypsum wallboard on studs. The interior doors are a combination of hollow metal with some wood doors. The flooring is mostly sealed concrete. There is some vinyl tile and a small area of ceramic tile. The ceiling is acoustic tile and a small portion plywood and gypsum. These systems are generally in good condition.

D20 PLUMBING

D20_0

Domestic water piping is copper. Waste and vent piping is plastic. Domestic hot water is provided by two electric water heaters. The water heaters are operational but are at the end of their service life. The water heaters should be replaced.

D30 HVAC

D30_0

Heating in the apparatus bays is provided by propane fired radiant tube infrared heaters. these appear to be in fair to good condition. A wall exhaust fan removes fumes from the apparatus bay. The office, dayroom and other areas are heated and cooled by split system heat pumps. These are relatively new and are in good condition.

D40 FIRE PROTECTION

D40_0

This building does not have a fire protection system.

D50 ELECTRICAL

D50_0

This building has an 400 Amp transfer switch. This building has fluorescent light fixtures and HID and LED exterior lighting. This building has a stand by 60 kW Diesel back up generator and emergency lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS

G20_0

The facility has a parking lot w/paved asphalt course road surrounding the building along with concrete paved areas in front of bays which are generally in good condition.

Fire and Rescue**3915 - Ft Lewis Fire****A10 FOUNDATIONS****A10_0**

The foundation consists of both perimeter strip footing and spread footings, and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION**A20_0**

This building has a partial basement, which is presumably poured in place concrete.

B10 SUPERSTRUCTURE**B10_0**

The superstructure consists of masonry load bearing walls and steel columns supporting a steel deck and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE**B20_0**

The exterior enclosure consists of a primarily of brick, with some EIFS, glass block and metal fascia panels. The asset has several aluminum windows, overhead steel electric doors, and hollow metal doors. The primary hollow metal entrance was being replaced at the time of the assessment. The exterior is in generally good condition.

B30 ROOFING**B30_0**

The roof that could be observed is standing seam metal which is in good condition. A higher roof was not accessed it is presumably a low-slope single membrane system.

C10 INTERIOR CONSTRUCTION**C10_0**

The interior walls are a combination of CMU, ceramic tile, wood paneling and gypsum wallboard on studs. The doors are hollow metal and wood. The flooring is vinyl tile and sheet vinyl and some ceramic tile and carpeting. The ceilings are mostly acoustic tile with a portion of gypsum. These systems are generally in fair to good condition with noted deficiencies.

C20 STAIRS**C20_0**

There are interior concrete stairs which are in good condition.

D20 PLUMBING**D20_0**

Domestic piping is copper. It provides water to water closets, lavatories, sinks, showers, and hose bibbs. Domestic hot water is provided by a gas fired water heater. The water heater is nearing the end of its service life and should be scheduled for replacement. Waste and vent piping appears to be in good condition.

D30 HVAC**D30_0**

The Apparatus Bays are heated by gas fired duct furnaces and suspended gas fired unit heaters. These units appear to be newer than original units. The Apparatus is served by roof exhaust fans which remove fumes and heat. The fans have bearing problems and have been difficult to repair. The office day room and other areas are heated and cooled by two split system heat pumps and a gas fired 7-1/2 ton packaged Ac unit mounted on grade. The AC systems were installed after 2012 and appear to be in good condition.

D40 FIRE PROTECTION**D40_0**

This building does not have any fire protection systems.

D50 ELECTRICAL**D50_0**

The power for this facility is a 400 amp, 120/208 main service. There is a 100 kw emergency generator and transfer switch. The exterior lighting is incandescent and LED and the interior lighting is fluorescent fixtures. These systems are in fair to good condition.

G20 SITE IMPROVEMENTS**G20_0**

The facility has a parking lot w/paved asphalt course road surrounding the building which is in generally in good condition. The parking lot lighting is in fair condition.

Fire and Rescue

4212 - Cave Spring Fire



A10 FOUNDATIONS

A10_0

The foundation consists of a perimeter strip footing, spread footing and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION

A20_0

This building does not have a basement.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of steel columns supporting a steel deck with steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior walls are brick veneer. The exterior windows are aluminum with insulated glass. The exterior doors are hollow steel, aluminum with insulated glass and aluminum overhead electric doors. There is a high slope ramp with handrails and automatic aluminum glass doors. The exterior staircase with handrails needs replacement. The exterior systems are in generally fair condition with some suggested replacements.

B30 ROOFING

B30_0

The roof is comprised of multiple white and black EPDM rubberized singly ply roof cover. The system was found in poor condition.

C10 INTERIOR CONSTRUCTION

C10_0

Interior construction is typically CMU partitions and metal stud with gypsum wallboard. Systems were observed to be in adequate condition. Doors include hollow metal and wood doors, several partially glazed in singles and pairs in hollow metal frames. Several coiling grilles were noted.

C20 STAIRS

C20_0

Interior stairs are metal pan with concrete infill, stair is 4' wide with 22 risers. The stair is in adequate condition. There is also a fire pole.

C30 INTERIOR FINISHES

C30_0

Interior wall finishes include the following: CMU exposed and painted, CMU and metal stud walls veneered with ceramic tile and gypsum wallboard. Floor finishes include: vinyl composition tile, sheet vinyl, quarry tile, multiple sizes and types of ceramic tile, carpet tiles and sealed concrete. Ceiling finishes include: exposed structure (painted), gypsum wallboard and acoustic ceiling tile. Most systems were observed to be in adequate conditions. Carpet and VCT was observed to be in poor condition.

D20 PLUMBING

D20_0

The domestic water supply is connected to local water utility. The supply piping is copper with bronze valves and fitting. The waste and vent system is ABS plastic. Hot water is produced by a commercial grade natural gas water heater. The water heater is near the end of its service life and should be replaced. Other plumbing systems appear to be in good condition. Plumbing fixtures; including floor mounted flush valve water closets, urinals, wall hung lavatories and lavatories mounted in vanity tops, water fountains, shower units, an enameled cast iron service sink and a variety of other stainless-steel sinks which were all observed to be in adequate condition.

D30 HVAC

D30_0

Heat in the Apparatus Bay is provided by natural gas fired radiant tube heaters. These are good condition. Gas fired furnaces and packaged rooftop units provide heat to other areas. The furnaces are in fair condition. Cooling is provided by AC condensing units with direct expansion cooling coils located on the furnaces and by packaged rooftop AC units. These are in fair condition, however one system has reached the end of its service life and should be replaced. There are also two ductless split systems in fair to good condition.

D50 ELECTRICAL

D50_0

This building has a 800 Amp 250 volt switchboard. This building has fluorescent and HID interior light fixtures and HID and incandescent exterior lighting. This building has a stand by 100 kW diesel backup generator and emergency lighting. The systems are in good condition.

Fire and Rescue

4212 - Cave Spring Fire



G20 SITE IMPROVEMENTS

G20_0

The facility has a 4-7' high retaining wall which is in good condition. The building is surrounded by parking lot and paved asphalt road which are in fair condition.

Fire and Rescue**43 - Read Mountain Fire****A10 FOUNDATIONS****A10_0**

The foundation consists of a perimeter strip footing and spread footings with a slab on grade. The foundation is presumably good condition.

A20 BASEMENT CONSTRUCTION**A20_0**

This building does not have a basement.

B10 SUPERSTRUCTURE**B10_0**

The superstructure consists of steel columns supporting a steel deck with concrete slab and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE**B20_0**

The exterior enclosure is primarily brick with CMU backup. One end wall at the vehicle bays has metal paneling above a CIP concrete retaining wall there is also a metal panel fascia around the perimeter. The asset has aluminum windows, overhead steel electric doors, a hollow metal door in a small storefront system and a fully glazed door. The exterior is in generally good condition.

B30 ROOFING**B30_0**

The roof is comprised of standing seam metal roof, which was not accessed, it is reported to be in good condition.

C10 INTERIOR CONSTRUCTION**C10_0**

The interior walls are CMU and gypsum wallboard on studs. The doors are hollow metal, wood and aluminum glass. The flooring is vinyl tile and carpeting with some ceramic tile and rubber flooring. Ceilings are mostly acoustic tile with an area of gypsum. These systems are generally in good to fair with noted deficiencies.

D20 PLUMBING**D20_0**

The domestic water is provided by the local utility. The system has a reduced pressure zone backflow preventer which has a current test approval and appears to be in good condition. Domestic water piping is copper and appears to be in good condition. Domestic hot water is provided by two electric water heaters. Both water heaters are at the end of their service life and should be scheduled for replacement.

D30 HVAC**D30_0**

The Apparatus Bays are heated, in the winter, by gas fired radiant tube infrared heaters. These appear to be in good condition. Exhaust fans remove fumes and heat. Other areas are cooled and heated by a split system heat pump and a split system air conditioner. The AC is at the end of service life and reported in poor condition. The heat pump was reported in poor condition despite its age. Both should be scheduled for replacement.

D40 FIRE PROTECTION**D40_0**

This building does not have a fire protection system.

D50 ELECTRICAL**D50_0**

This building has an 400 Amp transfer switch. This building has fluorescent, incandescent and LED light fixtures and HID and LED exterior lighting. This building has a stand by 125 kW Diesel back up generator and emergency lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS**G20_0**

The facility has a retaining wall which is in good condition. The building is surrounded by concrete sidewalks and parking lot and paved asphalt road which are in good condition.

Narrative Descriptions

Fire and Rescue

5342 - Clearbrook Fire



A10 FOUNDATIONS

A10_0

The foundation consists of a perimeter strip footing, spread footing and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION

A20_0

This building does not have a basement.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of steel columns supporting a steel deck and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior wall is primarily brick CMU and metal sandwich panels. The building has a combination of aluminum and vinyl clad operable exterior windows. The building has hollow metal doors with card readers and aluminum electric overhead doors. All of the systems were found to be in good condition.

B30 ROOFING

B30_0

The building has a metal paneled roof. The roof was in a good condition.

C10 INTERIOR CONSTRUCTION

C10_0

Interior construction is typically CMU partitions and metal stud with gypsum wallboard. Systems were observed to be in adequate condition. Doors include hollow metal, fully glazed and wood doors, in singles and pairs in hollow metal frames.

C20 STAIRS

C20_0

Interior stairs are metal pan with concrete infill with rubber treads. The stair is in adequate condition the rubber treads are in poor condition.

C30 INTERIOR FINISHES

C30_0

Interior wall finishes include the following: CMU exposed and painted, CMU and metal stud walls veneered with ceramic tile and gypsum wallboard. Floor finishes include: vinyl composition tile, multiple sizes and types of ceramic tile and sealed concrete. Ceiling finishes include: exposed structure (painted), gypsum wallboard and acoustic ceiling tile. These systems were generally in adequate conditions. VCT was observed to be in poor condition.

D20 PLUMBING

D20_0

The domestic water supply is connected to local water utility. The supply piping is copper with bronze valves and fittings. The waste and vent system is ABS plastic. Hot water is produced by two commercial grade electric water heaters, one of which is at the end of its service life and should be replaced.. The water heater is near the end of its service life and should be replaced. Other plumbing systems appear to be in good condition. Plumbing fixtures; including floor mounted tank type water closets, urinals, wall hung lavatories lavatories mounted in vanity tops, water fountains, ceramic tile showers and preformed shower units, a service sink and a variety of other stainless-steel sinks which were all observed to be in good condition.

D30 HVAC

D30_0

Heat In the Apparatus Bay is provided by natural gas fired radiant tube heaters. These were installed in 2018 and are in very good condition. Gas fired furnaces provide heat to other areas. The furnaces are in fair condition. Cooling is provided by AC condensing units with direct expansion cooling coils located on the furnaces. One has reached the end of its service life and should be replaced. The other is in fair to good condition.

D50 ELECTRICAL

D50_0

This building has an 800 Amp transfer switch. This building has fluorescent light fixtures and HID and LED exterior lighting. This building has a stand by 60 kW Diesel back up generator and emergency lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS

G20_0

The facility has a parking lot w/paved asphalt course road surrounding the building which is in generally fair condition. The facility has a retaining wall on the north side of the facility that is currently failing and needs reconstruction.

Fire and Rescue

5585 - Catawba Fire



A10 FOUNDATIONS

A10_0

The building foundation is comprised of a concrete slab on grade with a perimeter strip footing.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior walls are brick veneer with CMU backup and metal panel. There are hollow metal , aluminum glass and steel overhead doors which are in fair condition. The windows are aluminum and are generally in fair condition.

B30 ROOFING

B30_0

There is a metal roof which appears to be in fair condition.

C10 INTERIOR CONSTRUCTION

C10_0

The interior walls are mainly painted CMU with some gypsum wallboard on studs. The interior doors are a combination of hollow metal with some wood doors. The flooring is mostly sealed concrete. There is some vinyl tile and a small area of ceramic tile. The ceiling is acoustic tile and a small portion plywood and gypsum. These systems are generally in good condition.

D20 PLUMBING

D20_0

The domestic water piping is copper, the waste and vent piping appears to be ABS plastic. Fixtures include sinks, lavatories, showers, and urinals. An electric water heater provides domestic hot water. The water heater is at the end of its service life and should be scheduled for replacement.

D30 HVAC

D30_0

The apparatus bays are heated by three propane fired suspended unit heaters. Heat for toilet/locker rooms is provided by electric wall heaters. These are in fair to good condition. The office, lounge and other areas are heating and cooled by packaged terminal heat pumps. These are in fair to good condition.

D40 FIRE PROTECTION

D40_0

There is no fire protection system in this facility.

D50 ELECTRICAL

D50_0

This building has an 400 Amp transfer switch. This building has fluorescent light fixtures and HID and LED exterior lighting. This building has a stand by 60 kW Diesel back up generator and emergency lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS

G20_0

The facility has a parking lot w/paved asphalt course road surrounding the building along with concrete paved areas in front of bays which are generally in good condition.

Narrative Descriptions

Fire and Rescue

7125 - Back Creek Fire



A10 FOUNDATIONS

A10_0

The foundation consists of a perimeter strip footing, spread footing and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION

A20_0

This building does not have a basement.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of steel columns supporting a steel deck and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior wall is primarily brick CMU and metal sandwich panels. The building has a combination of aluminum and vinyl clad operable exterior windows. The building has hollow metal doors with card readers, aluminum with glass doors and steel electric overhead doors. All of the systems were found to be in good condition with few exceptions.

B30 ROOFING

B30_0

The building has a metal paneled roof. The roof was in a good condition.

C10 INTERIOR CONSTRUCTION

C10_0

This facility consists of two different building types; there is one large high bay area for vehicle service and storage, and a separate two-story office and support area. All first floor areas are concrete slab at grade, the second floor is steel joist floor system with wood truss roof system. Interior partitions are both concrete masonry and wood stud. Doors are mostly solid core wood veneer with a few glazed doors all in hollow metal frames. All interior construction was observed to be in adequate condition.

C20 STAIRS

C20_0

Interior stairs are wood with rubber treads. The stair is in adequate condition.

C30 INTERIOR FINISHES

C30_0

Interior wall finishes include the following: CMU exposed and painted and wood studs walls veneered with ceramic tile and gypsum wallboard. Floor finishes include: vinyl composition tile and sealed concrete. Ceiling finishes include: exposed structure (painted) and acoustic ceiling tile. These systems were generally in adequate condition.

D20 PLUMBING

D20_0

This facility is served by a well and septic system. Domestic hot water is produced by an electric water heater, located in the Janitor Closet. Domestic water piping is copper. Waste and vent piping are ABS plastic. The plumbing systems appear to be in fair to good condition. Plumbing fixtures; including floor mounted tank type water closets, wall mounted urinals, wall hung lavatories, water fountains and fiberglass shower units, a service sink and a variety of other stainless-steel sinks which were all observed to be in adequate condition.

D30 HVAC

D30_0

Heat in the Apparatus Bay is provided by natural gas fired radiant tube heaters. These are in good condition. Gas fired furnaces provide heat to other areas. The furnaces are in good condition. Cooling is provided by AC condensing units with direct expansion cooling coils located on the furnaces. These appear to be in fair to good condition.

D50 ELECTRICAL

D50_0

This building has a 400 Amp transfer switch. This building has fluorescent light fixtures and incandescent and LED exterior lighting. This building has a stand by 60 kW Diesel backup generator and emergency lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS

G20_0

The facility has a parking lot w/paved asphalt course road surrounding the building which is in generally in poor condition.

Fire and Rescue

7401 - Hollins Fire



A10 FOUNDATIONS

A10_0

The foundation consists of a perimeter strip footing and spread footings with a slab on grade. The foundation is presumably good condition.

A20 BASEMENT CONSTRUCTION

A20_0

This building has a partial basement, which is CIP reinforced concrete.

B10 SUPERSTRUCTURE

B10_0

The superstructure consists of masonry load bearing walls and steel columns supporting a steel deck and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE

B20_0

The exterior enclosure consists primarily of brick, with some EIFS, glass block and metal fascia panels. The asset has several aluminum windows, overhead steel electric doors, and hollow metal doors. The exterior is in generally good condition.

B30 ROOFING

B30_0

The roof that could be observed is standing seam metal which is in good condition. A higher roof was not accessed it is presumably a low-slope single membrane system.

C10 INTERIOR CONSTRUCTION

C10_0

The interior walls are mainly painted CMU with some gypsum wallboard on studs. The interior doors are a combination of hollow metal with some wood doors. The flooring is mostly sealed concrete. There is some vinyl tile and a small area of ceramic tile. The ceiling is acoustic tile and a small portion plywood and gypsum. These systems are generally in good condition.

C20 STAIRS

C20_0

This building has concrete stairs which are in good condition.

D20 PLUMBING

D20_0

Water is supplied by the local utility and this facility is equipped with a reduced pressure zone backflow preventer. The domestic water piping is steel for incoming service and copper for smaller diameters. Waste and vent is cast iron and ABS plastic. Domestic hot water is produced by two gas fired water heaters, in fair to good condition. Plumbing fixtures appear to be in good condition, also.

D30 HVAC

D30_0

The apparatus bays are heated by suspended gas fired unit heaters and ducted gas furnaces. These appear to be in good condition. Roof mounted fans remove exhaust fumes and heat. Other areas are cooled by two split system heat pumps and a split system condensing unit with an direct expansion coil installed on a gas furnace. The heat pumps appear to be in good condition. The condensing unit is near the end of its service life and should be scheduled for replacement.

D40 FIRE PROTECTION

D40_0

There is no fire protection system.

D50 ELECTRICAL

D50_0

This facility has a 400 amp, 240 volt main service. There is a 125 KW emergency generator and some emergency lighting. The exterior lighting is high pressure sodium and incandescent and the interior lighting is fluorescent fixtures. The systems are generally in fair condition.

G20 SITE IMPROVEMENTS

G20_0

The facility has a parking lot w/paved asphalt course road surrounding the building along with concrete paved areas in front of bays which are generally in good condition.

Fire and Rescue**9606 - Bent Mountain Fire****A10 FOUNDATIONS****A10_0**

The foundation consists of a perimeter strip footing, spread footing and a slab on grade. The foundation is in generally good condition.

A20 BASEMENT CONSTRUCTION**A20_0**

This building does not have a basement.

B10 SUPERSTRUCTURE**B10_0**

The superstructure consists of steel columns supporting a steel deck and steel joists and deck for the roof. The superstructure is in generally good condition.

B20 EXTERIOR ENCLOSURE**B20_0**

The exterior wall is primarily brick veneer and metal sandwich panels. The building has a combination of aluminum and vinyl clad operable exterior windows. The building has single and double hollow metal doors and steel electric overhead doors. All of the systems were found to be in good condition.

B30 ROOFING**B30_0**

The roof is made of architectural strip shingle which is in good condition.

C10 INTERIOR CONSTRUCTION**C10_0**

Interior construction is typically CMU partitions and metal stud with gypsum wallboard. Systems were observed to be in adequate condition. Doors include hollow metal and wood doors, in singles and pairs in hollow metal frames. Several interior aluminum windows were noted.

C30 INTERIOR FINISHES**C30_0**

Interior wall finishes include the following: CMU exposed and painted, CMU and metal stud walls veneered with ceramic tile and gypsum wallboard. Floor finishes include: vinyl composition tile, multiple sizes and types of ceramic tile and sealed concrete. Ceiling finishes include: exposed structure (painted), gypsum wallboard and acoustic ceiling tile. These systems were generally in adequate conditions. Ceramic tile bathroom walls were observed to be in poor condition.

D20 PLUMBING**D20_0**

This facility is served by a well and septic system. Domestic hot water is produced by an electric water heater, located in the Mech Room. Domestic water piping is copper. Waste and vent piping are ABS plastic. The plumbing systems appear to be in fair to good condition.

D30 HVAC**D30_0**

Heat In the Apparatus Bay is provided by propane fired radiant tube heaters. These are in good condition. Other areas are heated and cooled by Thru-the-Wall Packaged Terminal Heat Pump Units. These appear to be in fair to good condition.

D50 ELECTRICAL**D50_0**

This building has a 400 Amp three phase breaker. This building has fluorescent light fixtures and HID exterior lighting. The systems are in good condition.

G20 SITE IMPROVEMENTS**G20_0**

The facility has a parking lot w/paved asphalt course road surrounding the building along with concrete paved areas in front of bays which are generally in good condition.

APPENDIX E: FORECASTED WORK - RECAPITALIZATION

[illegible]

APPENDIX G: WORK PACKAGE REPORTS

Work Package Detail

Fire and Rescue

120 - Vinton Fire and EMS Station



Work Package Number	Work Package Title	
B20-96106	B20 - Deficiency Repairs/Replacements	
Primary Work Classification	B20-Exterior Enclosure	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	09/03/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.50
Estimated ROI	0.0 %	Impact Score 6.50
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B202001003-102772	Replace Windows	2019	\$0.00	\$0.00	\$0.00
B203001001-102773	Paint Exterior Doors	2019	\$0.00	\$0.00	\$0.00
Total Work Package Cost			\$0.00	\$0.00	\$0.00

Work Package Detail

Fire and Rescue

120 - Vinton Fire and EMS Station



Work Package Number	Work Package Title	
D50-96105	Replace Exterior Lighting	
Primary Work Classification	D50-Electrical	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	09/03/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	0.0 %	Impact Score 4.50
		Risk Reduction Index 5.10

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D502002005-102771	Replace Exterior Lighting	2019	\$0.00	\$0.00	\$0.00
Total Work Package Cost			\$0.00	\$0.00	\$0.00

Work Package Detail

Fire and Rescue

1220 - Roanoke Regional Fire Training Center



Work Package Number	Work Package Title	
B30-96070	Replace Standing Seam Metal Roof	
Primary Work Classification	B30-Roofing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/21/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-0.2 %	Impact Score 5.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B301001002-102731	Replace Standing Seam Metal Roof	2019	\$124,873.00	\$177,320.00	\$177,320.00
Total Work Package Cost			\$124,873.00	\$177,320.00	\$177,320.00

Work Package Detail

Fire and Rescue

2909 - Mt Pleasant Fire



Work Package Number	Work Package Title	
C20-95891	Non-compliant Steps	
Primary Work Classification	C20-Stairs	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-1.0 %	Impact Score 10.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C201001009-101991	Non-compliant Steps	2019	\$2,500.00	\$3,550.00	\$3,550.00
Total Work Package Cost			\$2,500.00	\$3,550.00	\$3,550.00

Work Package Detail

Fire and Rescue

2909 - Mt Pleasant Fire



Work Package Number	Work Package Title	
D30-95890	Replace Bunkroom AC System	
Primary Work Classification	D30-HVAC	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 5.00
Estimated ROI	-0.5 %	Impact Score 5.00
		Risk Reduction Index 6.93

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D305006019-102053	Replace Bunkroom AC System	2019	\$4,220.00	\$5,992.00	\$5,992.00
Total Work Package Cost			\$4,220.00	\$5,992.00	\$5,992.00

Work Package Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Package Number	Work Package Title	Work Package Links
C30-96013	C30 - Deficiency Repairs/Replacements	
Primary Work Classification	C30-Interior Finishes	Project ID -
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	CMMS ID
Work Execution Method	Contractor	Other ID
Work Execution Status	Active - Pre Work Reception Board	
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-0.5 %	Impact Score 2.50
		Risk Reduction Index 6.00

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C302004001-102679	Replace Vinyl Flooring	2019	\$5,724.00	\$8,128.00	\$8,128.00
C302004001-102680	Replace Vinyl Flooring	2019	\$5,724.00	\$8,128.00	\$8,128.00
C302005001-102681	Replace Carpeting	2019	\$2,499.00	\$3,548.00	\$3,548.00
C302005001-102682	Replace Carpeting	2019	\$2,499.00	\$3,548.00	\$3,548.00
C302008001-102683	Replace Vinyl Wall Base	2019	\$2,493.00	\$3,540.00	\$3,540.00
C302008001-102684	Replace Vinyl Wall Base	2019	\$1,246.00	\$1,770.00	\$1,770.00
C303004001-102685	Replace Ceiling tile	2019	\$5,555.00	\$7,887.00	\$7,887.00
Total Work Package Cost			\$25,740.00	\$36,549.00	\$36,549.00

Work Package Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Package Number	Work Package Title	
B20-96019	B20 - Deficiency Repairs/Replacements	
Primary Work Classification	B20-Exterior Enclosure	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	0.6 %	Impact Score 5.00
		Risk Reduction Index 6.93

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B201001006-102345	Failing stucco and associated wood trim	2019	\$2,961.00	\$4,205.00	\$4,205.00
B201001005-102346	Deteriorated metal siding and associated metal door trim	2019	\$10,320.00	\$14,654.00	\$14,654.00
Total Work Package Cost			\$13,281.00	\$18,859.00	\$18,859.00

Work Package Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Package Number	Work Package Title	
C30-96020	C30 - Deficiency Repairs/Replacements	
Primary Work Classification	C30-Interior Finishes	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-0.1 %	Impact Score 2.50
		Risk Reduction Index 6.00

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C301006003-102686	Replace Wood Paneling	2019	\$4,106.00	\$5,831.00	\$5,831.00
C303004001-102687	Replace Ceiling Tile	2019	\$3,174.00	\$4,507.00	\$4,507.00
Total Work Package Cost			\$7,280.00	\$10,338.00	\$10,338.00

Work Package Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Package Number	Work Package Title	
D20-96021	D20 - Component Renewal at ESL	
Primary Work Classification	D20-Plumbing	Work Package Links
Budget Category/Account	Sustainment-Component Renewal at ESL	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	-0.2 %	Impact Score 3.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202003017-102353	Replace Water Heater on First Floor	2019	\$1,141.00	\$1,621.00	\$1,621.00
D202003017-102354	Replace water heater on Mezzanine	2019	\$1,141.00	\$1,621.00	\$1,621.00
Total Work Package Cost			\$2,282.00	\$3,242.00	\$3,242.00

Work Package Detail

Fire and Rescue

3915 - Ft Lewis Fire



Work Package Number	Work Package Title	
C30-96022	Replace Sheet Vinyl Flooring	
Primary Work Classification	C30-Interior Finishes	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-0.5 %	Impact Score 2.50
		Risk Reduction Index 6.00

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C302004002-102688	Replace Sheet Vinyl Flooring	2019	\$13,703.00	\$19,458.00	\$19,458.00
Total Work Package Cost			\$13,703.00	\$19,458.00	\$19,458.00

Work Package Detail

Fire and Rescue

3915 - Ft Lewis Fire



Work Package Number	Work Package Title	
D20-96023	Replace Water Heater	
Primary Work Classification	D20-Plumbing	Work Package Links
Budget Category/Account	Sustainment-Component Renewal at ESL	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 5.00
Estimated ROI	6.9 %	Impact Score 5.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202003019-102358	Replace Water Heater	2019	\$1,141.00	\$1,621.00	\$1,621.00
Total Work Package Cost			\$1,141.00	\$1,621.00	\$1,621.00

Work Package Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Package Number	Work Package Title	
B30-95893	Replace Rood Drains/ Roof Covering	
Primary Work Classification	B30-Roofing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	0.8 %	Impact Score 3.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B301002002-102234	Replace Rood Drains/ Roof Covering	2019	\$8,471.00	\$12,028.00	\$12,028.00
Total Work Package Cost			\$8,471.00	\$12,028.00	\$12,028.00

Work Package Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Package Number	Work Package Title	
C20-95892	Exterior Stairs Cracking	
Primary Work Classification	C20-Stairs	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	-0.7 %	Impact Score 10.00
		Risk Reduction Index 7.07

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C201002003-102235	Exterior Stairs Cracking	2019	\$3,244.00	\$4,606.00	\$4,606.00
Total Work Package Cost			\$3,244.00	\$4,606.00	\$4,606.00

Work Package Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Package Number	Work Package Title	
D20-95894	Replace Water Heater	
Primary Work Classification	D20-Plumbing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-0.5 %	Impact Score 5.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202003018-102071	Replace Water Heater	2019	\$2,879.00	\$4,088.00	\$4,088.00
Total Work Package Cost			\$2,879.00	\$4,088.00	\$4,088.00

Work Package Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Package Number	Work Package Title	
D30-95895	Replace Condensing Unit, Refrigerant Piping and Dx Coil.	
Primary Work Classification	D30-HVAC	Work Package Links
Budget Category/Account	Sustainment-Component Renewal at ESL	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	-0.8 %	Impact Score 7.00
		Risk Reduction Index 6.93

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D305006017-102055	Replace Condensing Unit, Refrigerant Piping and Dx Coil.	2019	\$6,725.00	\$9,550.00	\$9,550.00
Total Work Package Cost			\$6,725.00	\$9,550.00	\$9,550.00

Work Package Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Package Number	Work Package Title	
D20-95903	Replace Electric Water Heater	
Primary Work Classification	D20-Plumbing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 5.00
Estimated ROI	-0.5 %	Impact Score 5.00
		Risk Reduction Index 5.10

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202003019-102096	Replace Electric Water Heater	2019	\$2,879.00	\$4,088.00	\$4,088.00
Total Work Package Cost			\$2,879.00	\$4,088.00	\$4,088.00

Work Package Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Package Number	Work Package Title	
D30-95902	Replace AC System	
Primary Work Classification	D30-HVAC	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 5.00
Estimated ROI	-0.7 %	Impact Score 7.00
		Risk Reduction Index 6.93

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D305006018-102058	Replace AC System	2019	\$6,725.00	\$9,550.00	\$9,550.00
Total Work Package Cost			\$6,725.00	\$9,550.00	\$9,550.00

Work Package Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Package Number	Work Package Title	
D50-95904	Replace 1975 225 Amp Electric Panel	
Primary Work Classification	D50-Electrical	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	-0.7 %	Impact Score 1.00
		Risk Reduction Index 7.07

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D501005005-102023	Replace 1975 225 Amp Electric Panel	2019	\$8,478.00	\$12,039.00	\$12,039.00
Total Work Package Cost			\$8,478.00	\$12,039.00	\$12,039.00

Work Package Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Package Number	Work Package Title	Work Package Links
D50-95906	Replace 1975 400 Amp Electric Panel	
Primary Work Classification	D50-Electrical	Project ID -
Budget Category/Account	Sustainment-Component Renewal at ESL	CMMS ID
Work Execution Method	Contractor	Other ID
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings
Work Execution Status Date	07/08/2019	Priority Rating 3.00
Oldest Work Item Observed	2019	Impact Score 1.00
Estimated ROI	-0.7 %	Risk Reduction Index 7.07

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D501005017-101995	Replace 1975 400 Amp Electric Panel	2019	\$8,889.00	\$12,622.00	\$12,622.00
Total Work Package Cost			\$8,889.00	\$12,622.00	\$12,622.00

Work Package Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Package Number	Work Package Title	
G20-95905	Retaining Wall Cracking	
Primary Work Classification	G20-Site Improvements	Work Package Links
Budget Category/Account	Recapitalization-Renovation	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	07/08/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 4.00
Estimated ROI	1.6 %	Impact Score 7.00
		Risk Reduction Index 6.00

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
G204002001-101992	Retaining Wall Cracking	2019	\$10,442.00	\$14,827.00	\$14,827.00
Total Work Package Cost			\$10,442.00	\$14,827.00	\$14,827.00

Work Package Detail

Fire and Rescue

5585 - Catawba Fire



Work Package Number	Work Package Title	Work Package Links
C30-96027	Replace Wallpaper	Project ID -
Primary Work Classification	C30-Interior Finishes	CMMS ID
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID
Work Execution Method	Contractor	Average Priority Ratings
Work Execution Status	Active - Pre Work Reception Board	Priority Rating 4.00
Work Execution Status Date	08/16/2019	Impact Score 5.50
Oldest Work Item Observed	2019	Risk Reduction Index 6.00
Estimated ROI	-0.7 %	

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C301006004-102689	Replace Wallpaper	2019	\$3,069.00	\$4,357.00	\$4,357.00
Total Work Package Cost			\$3,069.00	\$4,357.00	\$4,357.00

Work Package Detail

Fire and Rescue

5585 - Catawba Fire



Work Package Number	Work Package Title	Work Package Links
D20-96026	Replace Electric Water Heater	
Primary Work Classification	D20-Plumbing	Project ID -
Budget Category/Account	Sustainment-Component Renewal at ESL	CMMS ID
Work Execution Method	Contractor	Other ID
Work Execution Status	Active - Pre Work Reception Board	Average Priority Ratings
Work Execution Status Date	08/16/2019	Priority Rating 5.00
Oldest Work Item Observed	2019	Impact Score 5.00
Estimated ROI	-0.2 %	Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D202003017-102378	Replace Electric Water Heater	2019	\$1,141.00	\$1,621.00	\$1,621.00
Total Work Package Cost			\$1,141.00	\$1,621.00	\$1,621.00

Work Package Detail

Fire and Rescue

7401 - Hollins Fire



Work Package Number	Work Package Title	
B20-96036	Displaced brick veneer	
Primary Work Classification	B20-Exterior Enclosure	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	1.2 %	Impact Score 7.00
		Risk Reduction Index 6.40

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
B201001010-102280	Displaced brick veneer	2019	\$41,838.00	\$59,409.00	\$59,409.00
Total Work Package Cost			\$41,838.00	\$59,409.00	\$59,409.00

Work Package Detail

Fire and Rescue

7401 - Hollins Fire



Work Package Number	Work Package Title	Work Package Links
C30-96037	Replace basement flooring	Project ID -
Primary Work Classification	C30-Interior Finishes	CMMS ID
Budget Category/Account	Sustainment-Component Renewal at ESL	Other ID
Work Execution Method	Contractor	Average Priority Ratings
Work Execution Status	Active - Pre Work Reception Board	Priority Rating 3.00
Work Execution Status Date	08/16/2019	Impact Score 0.50
Oldest Work Item Observed	2019	Risk Reduction Index 6.00
Estimated ROI	-0.8 %	

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C302005001-102288	Replace basement flooring	2019	\$2,499.00	\$3,548.00	\$3,548.00
Total Work Package Cost			\$2,499.00	\$3,548.00	\$3,548.00

Work Package Detail

Fire and Rescue

7401 - Hollins Fire



Work Package Number	Work Package Title	Work Package Links
C30-96038	Replace ceiling tiles	Project ID -
Primary Work Classification	C30-Interior Finishes	CMMS ID
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Other ID
Work Execution Method	Contractor	Average Priority Ratings
Work Execution Status	Active - Pre Work Reception Board	Priority Rating 3.00
Work Execution Status Date	08/16/2019	Impact Score 0.50
Oldest Work Item Observed	2019	Risk Reduction Index 5.39
Estimated ROI	-0.7 %	

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
C303004001-102289	Replace ceiling tiles	2019	\$6,348.00	\$9,014.00	\$9,014.00
Total Work Package Cost			\$6,348.00	\$9,014.00	\$9,014.00

Work Package Detail

Fire and Rescue

7401 - Hollins Fire



Work Package Number	Work Package Title	Work Package Links
D30-96039	Replace AC Condensing Unit, Refrigerant piping and "A" coil at Furnace	Project ID -
Primary Work Classification	D30-HVAC	CMMS ID
Budget Category/Account	Sustainment-Component Renewal at ESL	Other ID
Work Execution Method	Contractor	Average Priority Ratings
Work Execution Status	Active - Pre Work Reception Board	Priority Rating 4.00
Work Execution Status Date	08/16/2019	Impact Score 5.00
Oldest Work Item Observed	2019	Risk Reduction Index 6.93
Estimated ROI	-0.9 %	

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D305006018-102379	Replace Split System	2019	\$12,424.00	\$17,642.00	\$17,642.00
Total Work Package Cost			\$12,424.00	\$17,642.00	\$17,642.00

Work Package Detail

Fire and Rescue

9606 - Bent Mountain Fire



Work Package Number	Work Package Title	
D20-96041	Replace Water Cooler	
Primary Work Classification	D20-Plumbing	Work Package Links
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements	Project ID -
Work Execution Method	Contractor	CMMS ID
Work Execution Status	Active - Pre Work Reception Board	Other ID
Work Execution Status Date	08/16/2019	Average Priority Ratings
Oldest Work Item Observed	2019	Priority Rating 3.00
Estimated ROI	-0.2 %	Impact Score 9.50
		Risk Reduction Index 6.00

Package Description

-

Work Items Included In Work Package

Work Item ID	Work Item Name	Original Estimate Year (OEY)	Direct Cost (OEY)	Direct Cost w/Burden (OEY)	Current Year Cost (w/Burden & Inflation)
D201006002-102690	Replace Water Cooler	2019	\$1,213.00	\$1,722.00	\$1,722.00
Total Work Package Cost			\$1,213.00	\$1,722.00	\$1,722.00

APPENDIX H: WORK ITEM REPORTS

Work Item Detail

Fire and Rescue

120 - Vinton Fire and EMS Station



Work Item Number

B202001003-102772

Work Item Name

Replace Windows

Year Observed

2019



Inventory Classification

B202001003 - Steel Operable Window (3' X 5') Dbl Pane (1/4")

Description

Section

-

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

B20-96106

Estimated Improved DCR

G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Quality

Impact Score

4.5

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index

6.40

Problem Statement

The windows are deteriorated and inefficient .

Code Reference

Solution Statement

Replace the windows in the 1976 section of the building.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
-	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Cost with Burden									\$0.00

Additional Photos

Work Item Detail

Fire and Rescue

120 - Vinton Fire and EMS Station



Work Item Number

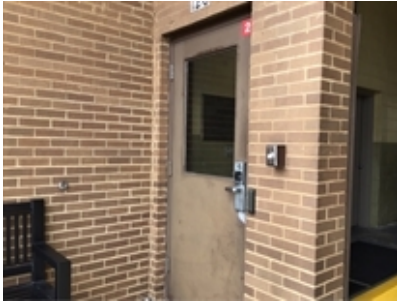
B203001001-102773

Work Item Name

Paint Exterior Doors

Year Observed

2019



Inventory Classification

B203001001 - Hollow Metal Door w/Frame (3'0" X 7'0")

Description

Section

-

Distress Type

-

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

B20-96106

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R+

Estimated Improved DCR

G

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Quality

Severity Category I - Catastrophic

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index 6.40

Recommend Full Component Replacement

No

Impact Score

8.5

High Emphasis

No

Problem Statement

The exterior door paint is deteriorated.

Code Reference

Solution Statement

Paint the exterior doors.

Location Details

Floor(s)

Room(s)

Area Description

Cost Description

Qty

UOM

Labor

Equip

Material

Other

Burden

Total

- 0 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

Total Cost with Burden

\$0.00

Additional Photos

Work Item Detail

Fire and Rescue

120 - Vinton Fire and EMS Station



Work Item Number

D502002005-102771

Work Item Name

Replace Exterior Lighting

Year Observed

2019



Inventory Classification

D502002005 - Exterior Lighting - High pressure sodium, wall pack, >150 W

Description

Section

-

Distress Type

-

Work Category

-

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

D50-96105

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR G-

Estimated Improved DCR G

Priority Rating 3-Recommended

Impact Type Quality

Severity Category I - Catastrophic

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 3-Relevant

SCI Priority 4 - Significant

DCR Priority 1-Low

Risk Reduction Index 5.10

Recommend Full Component Replacement Yes

Impact Score 4.5 High Emphasis No

Problem Statement

The lighting is deteriorated .

Code Reference

Solution Statement

Replace 6 of the exterior lighting fixtures.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
-	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Cost with Burden									\$0.00

Additional Photos

Work Item Detail

Fire and Rescue

1220 - Roanoke Regional Fire Training Center



Work Item Number	Work Item Name	Year Observed
B301001002-102731	Replace Standing Seam Metal Roof	2019



Inventory Classification	B301001002 - Standing Seam Metal Roof
Description	-
Section	-
Distress Type	Deteriorated
Work Category	-
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R+
Work Package ID	B30-96070
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category II - Critical	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	3-Relevant	SCI Priority	4 - Significant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

The standing seam metal roof is nearing the end of service life and the roof coating is deteriorating to a severe level.

Code Reference

Solution Statement

Replace the standing seam metal roof.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Total metal roof panel replacement	175	SQ	\$71,610.00	\$0.00	\$53,263.00	\$0.00	\$52,447.00	\$177,320.00	
Total metal roof panel replacement									
Total Cost with Burden									\$177,320.00

Additional Photos

Work Item Detail
Fire and Rescue
2909 - Mt Pleasant Fire



Work Item Number	Work Item Name	Year Observed
C201001009-101991	Non-compliant Steps	2019



Inventory Classification	C201001009 - Interior Stairs, Wood, Steps
Description	
Section	-
Distress Type	Insufficient Capacity
Work Category	-
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C20-95891
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Safety

Severity Category II - Critical

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 4-Significant

SCI Priority 3 - Relevant

DCR Priority 4-Significant

Risk Reduction Index 6.40

Problem Statement

Small wood steps (4 risers) to the Lounge/trailer are not code compliant relative to landing and handrails.

Code Reference

Solution Statement

Provide a code compliant set of steps to the Lounge.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Provide a code compliant set of steps to the Lounge	1	LS	\$1,000.00	\$0.00	\$1,000.00	\$500.00	\$1,050.00	\$3,550.00
Total Cost with Burden								\$3,550.00

Additional Photos

Work Item Detail
Fire and Rescue
2909 - Mt Pleasant Fire



Work Item Number	Work Item Name	Year Observed
D305006019-102053	Replace Bunkroom AC System	2019



Inventory Classification	D305006019 - A/C Unit, Split Systems w/ Air Cooled Condenser - 3.5 TN
Description	3.5 ton Condensing Unit with Split Dx Coil at Furnace
Section	Bunkroom AC
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Energy Performance
Assigned to Work Package?	Yes
Work Package ID	D30-95890
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category II - Critical

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant **SCI Priority** 4 - Significant **DCR Priority** 4-Significant **Risk Reduction Index** 6.93

Problem Statement

The bunkroom AC System is at the end of its service life. The system includes a condensing unit, refrigerant piping and Dx coil at the furnace. The furnace should be replaced at the same time.

Code Reference

Solution Statement

Replace the Bunkroom Split System AC.

Location Details

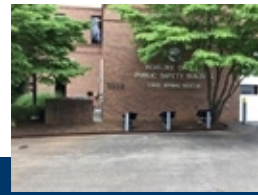
Floor(s)	Room(s)	Equipment Room	Area Description	Outside					
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Condensing unit, air cooled, compressor, 3.5 ton, includes standard controls	1		\$835.00	\$0.00	\$1,550.00	\$0.00	\$1,002.00	\$3,387.00	
Furnace, gas, upflow, direct drive model, intermittent pilot, 75 MBH input, AGA certified, includes standard controls, excludes gas, oil or flue piping	1		\$244.00	\$0.00	\$755.00	\$0.00	\$420.00	\$1,419.00	
Refrigerant line sets, insulated copper supply and return tubes, 3/8" and 3/4" tubes, 1/2" insulation, 30' long	1		\$27.00	\$0.00	\$130.00	\$0.00	\$66.00	\$223.00	
Air conditioner, split unit air conditioner, 3 ton, selective demolition	1		\$460.00	\$0.00	\$0.00	\$0.00	\$193.00	\$653.00	
Furnace, gas or oil, under 120 MBH, selective demolition	1		\$219.00	\$0.00	\$0.00	\$0.00	\$92.00	\$311.00	
Total Cost with Burden								\$5,993.00	

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number	Work Item Name	Year Observed
C302004001-102679	Replace Vinyl Flooring	2019



Inventory Classification	C302004001 - Vinyl Tile 1/8" X 12" X 12"
Description	Vinyl Composition Tile
Section	1FL
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status Active	Assigned to Work Package? Yes
Current DCR R+	Work Package ID C30-96013
Estimated Improved DCR G	Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical	Recommend Full Component Replacement Yes
Impact Type Deferable	Impact Score 2.5 High Emphasis No
Severity Deferable	
Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).	
ACI Priority 4-Significant	SCI Priority 2 - Moderate DCR Priority 4-Significant Risk Reduction Index 6.00

Problem Statement

The vinyl flooring is deteriorated.

Code Reference

Solution Statement

Replace the vinyl flooring on the first floor.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace vinyl tile flooring	100		\$4,626.00	\$0.00	\$1,098.00	\$0.00	\$2,404.00	\$8,128.00
Total Cost with Burden								\$8,128.00

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number	Work Item Name	Year Observed
C302004001-102680	Replace Vinyl Flooring	2019



Inventory Classification	C302004001 - Vinyl Tile 1/8" X 12" X 12"
Description	Vinyl Composition Tile
Section	2FL
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status	Active	Assigned to Work Package?	Yes
Current DCR	R	Work Package ID	C30-96013
Estimated Improved DCR	G	Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	2 - Moderate
DCR Priority	4-Significant	Risk Reduction Index	6.00

Problem Statement

The vinyl flooring is deteriorated.

Code Reference

Solution Statement

Replace the second floor vinyl flooring.

Location Details

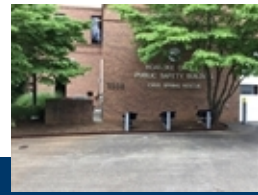
Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace vinyl tile flooring	100		\$4,626.00	\$0.00	\$1,098.00	\$0.00	\$2,404.00	\$8,128.00
Total Cost with Burden								\$8,128.00

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number	Work Item Name	Year Observed
C302005001-102681	Replace Carpeting	2019



Inventory Classification	C302005001 - Commercial Grade Carpeting, 35oz Nylon
Description	Carpet
Section	2FL
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R
Work Package ID	C30-96013
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	2 - Moderate
DCR Priority	4-Significant	Risk Reduction Index	6.00

Problem Statement

The carpeting is deteriorated.

Code Reference

Solution Statement

Replace the second floor carpeting.

Location Details

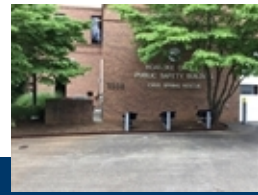
Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace carpet	50		\$524.00	\$0.00	\$1,975.00	\$0.00	\$1,049.00	\$3,549.00	
Total Cost with Burden								\$3,549.00	

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number	Work Item Name	Year Observed
C302005001-102682	Replace Carpeting	2019



Inventory Classification	C302005001 - Commercial Grade Carpeting, 35oz Nylon
Description	Carpet
Section	1FL
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R+
Work Package ID	C30-96013
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	2 - Moderate
DCR Priority	4-Significant	Risk Reduction Index	6.00

Problem Statement

The carpeting is deteriorated.

Code Reference

Solution Statement

Replace the first floor carpeting.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace carpet	50		\$524.00	\$0.00	\$1,975.00	\$0.00	\$1,049.00	\$3,549.00
Total Cost with Burden								\$3,549.00

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number

C302008001-102683

Work Item Name

Replace Vinyl Wall Base

Year Observed

2019



Inventory Classification

C302008001 - Vinyl Wall Base

Description

Vinyl Wall Base

Section

2FL

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R

Work Package ID

C30-96013

Estimated Improved DCR

G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical

Recommend Full Component Replacement

Yes

Impact Type Deferable

Impact Score

2.5

High Emphasis

No

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant

SCI Priority 2 - Moderate

DCR Priority 4-Significant

Risk Reduction Index

6.00

Problem Statement

The vinyl base is deteriorated.

Code Reference

Solution Statement

Replace the second floor vinyl base.

Location Details

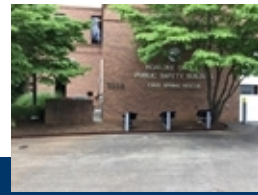
Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace rubber cove base	760		\$1,505.00	\$0.00	\$988.00	\$0.00	\$1,047.00	\$3,540.00
Total Cost with Burden								\$3,540.00

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number	Work Item Name	Year Observed
C302008001-102684	Replace Vinyl Wall Base	2019



Inventory Classification	C302008001 - Vinyl Wall Base
Description	Vinyl Wall Base
Section	1FL
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-96013
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R+

Estimated Improved DCR G

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant **SCI Priority** 2 - Moderate **DCR Priority** 4-Significant **Risk Reduction Index** 6.00

Problem Statement

The vinyl wall base is deteriorated.

Code Reference

Solution Statement

Replace the first floor vinyl wall base.

Location Details

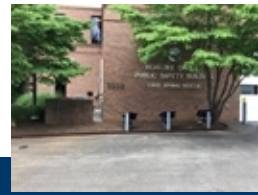
Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace rubber cove base	380		\$752.00	\$0.00	\$494.00	\$0.00	\$523.00	\$1,769.00
Total Cost with Burden								\$1,769.00

Additional Photos

Work Item Detail

Fire and Rescue

3206 - Cave Spring Rescue



Work Item Number

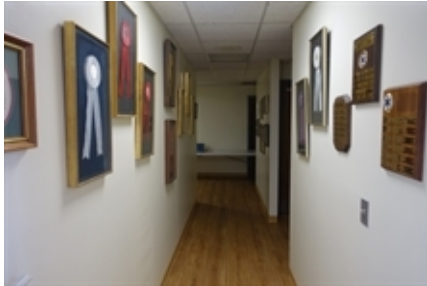
C303004001-102685

Work Item Name

Replace Ceiling tile

Year Observed

2019



Inventory Classification

Description

Section

Distress Type

Work Category

Green Opportunity

Green Evaluation

Assigned to Work Package?

Work Package ID

Budget Category/Account

C303004001 - Fiberglass Acoustic Ceiling Tile (2'X2' or 2'X4')

Suspended Acoustic Ceiling Tile, Type 1

1FL

Deteriorated

Repairs and Replacements

Status Active

Current DCR R+

Estimated Improved DCR

G

Yes

C30-96013

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant

SCI Priority 2 - Moderate

DCR Priority 4-Significant

Risk Reduction Index 6.00

Recommend Full Component Replacement

Yes

Impact Score

2.5

High Emphasis

No

Problem Statement

The ceiling tile is deteriorated.

Code Reference

Solution Statement

Replace the first floor ceiling tile.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace acoustic tile ceiling, non fire-rated	14		\$3,273.00	\$0.00	\$2,282.00	\$0.00	\$2,333.00	\$7,888.00
Total Cost with Burden								\$7,888.00

Additional Photos

Work Item Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Item Number

B201001005-102346

Work Item Name

Deteriorated metal siding and associated metal door trim

Year Observed

2019



Inventory Classification

B201001005 - Metal Siding, w/Vinyl Backed Insulation

Description

Section

-

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

B20-96019

Estimated Improved DCR G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Recommend Full Component Replacement

No

Impact Type Mission

Impact Score

5.0

High Emphasis

No

Severity Category III - Marginal

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 4-Significant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index

6.93

Problem Statement

Metal building components on the left side of the structure are failing; siding and door trims in particular.

Code Reference

Solution Statement

Evaluate metal system and components consider replacement and/or repair.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Repair steel siding	60		\$9,540.00	\$0.00	\$780.00	\$0.00	\$4,334.00	\$14,654.00	
Total Cost with Burden								\$14,654.00	

Additional Photos

Work Item Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Item Number

B201001006-102345

Work Item Name

Failing stucco and associated wood trim

Year Observed

2019



Inventory Classification

B201001006 - Stucco, Lath, 3 Coats, 1" Thick, No Backup

Description

Section

-

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Assigned to Work Package?

Yes

Work Package ID

B20-96019

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R+

Estimated Improved DCR G

Priority Rating 3-Recommended

Impact Type Mission

Severity Category III - Marginal

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 4-Significant **SCI Priority** 4 - Significant **DCR Priority** 4-Significant **Risk Reduction Index** 6.93

Recommend Full Component Replacement No

Impact Score 5.0 **High Emphasis** No

Problem Statement

Small addition at the rear of structure is failing, CMU stucco and associated wood trim are deteriorated.

Code Reference

Solution Statement

Repair worst of the deterioration and refinish and repaint.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Refinish synthetic veneer plaster, 1st floor	1		\$144.00	\$2.00	\$163.00	\$0.00	\$130.00	\$439.00
Recaulk expansion and control joints	85		\$854.00	\$0.00	\$60.00	\$0.00	\$384.00	\$1,298.00
Spray refinish stucco wall interior	210		\$1,266.00	\$0.00	\$473.00	\$0.00	\$730.00	\$2,469.00
Total Cost with Burden								\$4,206.00

Additional Photos

Work Item Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Item Number	Work Item Name	Year Observed
C301006003-102686	Replace Wood Paneling	2019



Inventory Classification	C301006003 - Wood Paneling Sheet Wall Covering
Description	-
Section	Civic Club
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	

Status	Active	Assigned to Work Package?	Yes
Current DCR	R	Work Package ID	C30-96020
Estimated Improved DCR	G	Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	2 - Moderate
DCR Priority	4-Significant	Risk Reduction Index	6.00

Problem Statement

The wood paneling is deteriorated.

Code Reference

Solution Statement

Replace the wood paneling in the Civic Club.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace plywood paneling	8		\$3,044.00	\$0.00	\$968.00	\$0.00	\$1,685.00	\$5,697.00
Remove plywood paneling	1		\$87.00	\$0.00	\$7.00	\$0.00	\$39.00	\$133.00
Total Cost with Burden								\$5,830.00

Additional Photos

Work Item Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Item Number	Work Item Name	Year Observed
C303004001-102687	Replace Ceiling Tile	2019



Inventory Classification	C303004001 - Fiberglass Acoustic Ceiling Tile (2'X2' or 2'X4')
Description	-
Section	Civic Club
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Status	Active
Assigned to Work Package?	Yes
Current DCR	R
Work Package ID	C30-96020
Estimated Improved DCR	G
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	4-Necessary, Not Yet Critical	Recommend Full Component Replacement	Yes
Impact Type	Deferable	Impact Score	2.5
Severity	Deferable	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	2 - Moderate
DCR Priority	4-Significant	Risk Reduction Index	6.00

Problem Statement

The ceiling tile is deteriorated.

Code Reference

Solution Statement

Replace the ceiling tile in the Civic Club.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace acoustic tile ceiling, non fire-rated	8		\$1,870.00	\$0.00	\$1,304.00	\$0.00	\$1,333.00	\$4,507.00
Total Cost with Burden								\$4,507.00

Additional Photos

Work Item Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Item Number

D202003017-102353

Work Item Name

Replace Water Heater on First Floor

Year Observed

2019



Inventory Classification

D202003017 - Residential Water Heater - Electric or Gas, 50 gal

Description

Electric Water Heater

Section

WH 1

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Energy Efficiency

Green Evaluation

Energy Performance

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D20-96021

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Component Renewal at ESL

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

3.0

High Emphasis

No

Severity Category II - Critical

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 4-Significant

SCI Priority 3 - Relevant

DCR Priority 4-Significant

Risk Reduction Index

6.40

Problem Statement

The water heater is near the end of its service life.

Code Reference

Solution Statement

Replace water heater.

Location Details

Floor(s) 1fl

Room(s) Jan Closet

Area Description

Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace water heater, gas / oil, 30 gallon	0		\$254.00	\$0.00	\$888.00	\$0.00	\$479.00	\$1,622.00
Total Cost with Burden								\$1,622.00

Additional Photos

Work Item Detail

Fire and Rescue

3810 - Mason Cove Fire



Work Item Number

D202003017-102354

Work Item Name

Replace water heater on Mezzanine

Year Observed

2019



Inventory Classification

D202003017 - Residential Water Heater - Electric or Gas, 50 gal

Description

Electric Water Heater

Section

WH 2

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Energy Efficiency

Green Evaluation

Energy Performance

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D20-96021

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Component Renewal at ESL

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

3.0

High Emphasis

No

Severity Category II - Critical

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 4-Significant

SCI Priority 3 - Relevant

DCR Priority 4-Significant

Risk Reduction Index

6.40

Problem Statement

The water heater is near the end of service life.

Code Reference

Solution Statement

Replace the water heater.

Location Details

Floor(s) Mezzanine

Room(s) Platform

Area Description

Cost Description

Qty

UOM

Labor

Equip

Material

Other

Burden

Total

Replace water heater, gas / oil, 30 gallon

0

\$254.00

\$0.00

\$888.00

\$0.00

\$479.00

\$1,622.00

Total Cost with Burden

\$1,622.00

Additional Photos

Work Item Detail
Fire and Rescue
3915 - Ft Lewis Fire



Work Item Number C302004002-102688	Work Item Name Replace Sheet Vinyl Flooring	Year Observed 2019
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Inventory Classification	C302004002 - Sheet Vinyl Flooring
Description	-
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-96022
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Deferable

Severity Deferable

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant

SCI Priority 2 - Moderate

DCR Priority 4-Significant

Risk Reduction Index 6.00

Problem Statement

The sheet vinyl flooring is deteriorated.

Code Reference

Solution Statement

Replace the sheet vinyl flooring.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace vinyl sheet flooring	145		\$8,222.00	\$0.00	\$5,481.00	\$0.00	\$5,755.00	\$19,458.00
Total Cost with Burden								\$19,458.00

Additional Photos

Work Item Detail
Fire and Rescue
3915 - Ft Lewis Fire



Work Item Number	Work Item Name	Year Observed
D202003019-102358	Replace Water Heater	2019



Inventory Classification	D202003019 - Commercial Water Heater - Elec, Gas or Oil Fired - 200 MBH
Description	Gas Fired Water Heater
Section	WH
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Energy Performance
Assigned to Work Package?	Yes
Work Package ID	D20-96023
Budget Category/Account	Sustainment-Component Renewal at ESL

Status Active

Current DCR R+

Estimated Improved DCR G+

Priority Rating 5-Potentially Critical

Impact Type Mission

Severity Category II - Critical

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant **SCI Priority** 3 - Relevant **DCR Priority** 4-Significant **Risk Reduction Index** 6.40

Problem Statement

The water heater is at the end of its service life.

Code Reference

Solution Statement

Replace the water heater.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace water heater, gas / oil, 30 gallon	0		\$254.00	\$0.00	\$888.00	\$0.00	\$479.00	\$1,622.00
Total Cost with Burden								\$1,622.00

Additional Photos

Work Item Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Item Number	Work Item Name	Year Observed
B301002002-102234	Replace Rood Drains/ Roof Covering	2019



Inventory Classification	B301002002 - Single Ply Roofing
Description	Black EPDM Rubberized Roof
Section	-
Distress Type	Damage
Work Category	-
Green Opportunity	
Green Evaluation	
Status Active	Assigned to Work Package? Yes
Current DCR Y	Work Package ID B30-95893
Estimated Improved DCR G	Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical	Recommend Full Component Replacement No
Impact Type Mission	Impact Score 3.0 High Emphasis No
Severity Category III - Marginal	
Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).	
ACI Priority 4-Significant SCI Priority 4 - Significant DCR Priority 3-Relevant Risk Reduction Index 6.40	

Problem Statement

Roof has slightly caved inward in some areas causing accumulation of water at all times. Roof drains were the primary cause to the failure.

Code Reference

Solution Statement

Replace or recover the EPDM and replace all existing roof drains to prevent the failure from occurring again.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Drain, roof, flat metal deck, cast iron body, 12" cast iron dome, 4" pipe size	10		\$456.00	\$0.00	\$4,700.00	\$0.00	\$2,165.00	\$7,322.00	
Roofing, single ply membrane, EPDM, 45mils, fully adhered	1500		\$1,380.00	\$0.00	\$1,935.00	\$0.00	\$1,392.00	\$4,707.00	
Total Cost with Burden								\$12,029.00	

Additional Photos



Work Item Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Item Number

C201002003-102235

Work Item Name

Exterior Stairs Cracking

Year Observed

2019



Inventory Classification

Description

Section

Distress Type

Work Category

Green Opportunity

Green Evaluation

Assigned to Work Package?

Work Package ID

Budget Category/Account

C201002003 - Exterior Stairs, Concrete, Steps

With Handrails

-

Cracks

Repairs and Replacements

Status Active

Current DCR R-

Estimated Improved DCR G

Yes

C20-95892

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Impact Type Safety

Severity Category II - Critical

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 4-Significant

SCI Priority 3 - Relevant

DCR Priority 5-High

Risk Reduction Index 7.07

Recommend Full Component Replacement

No

Impact Score

10.0

High Emphasis

No

Problem Statement

The stairs are cracking to a moderate degree.

Code Reference

Solution Statement

Repair concrete steps.

Location Details

Floor(s) Exterior

Room(s)

Area Description

Back entrance of the building

Cost Description

Qty

UOM

Labor

Equip

Material

Other

Burden

Total

Repair spalls in steps, epoxy grout S.F.

20

SF

\$1,102.00

\$480.00

\$1,262.00

\$400.00

\$1,362.00

\$4,606.00

Total Cost with Burden

\$4,606.00

Additional Photos



Work Item Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Item Number

D202003018-102071

Work Item Name

Replace Water Heater

Year Observed

2019



Inventory Classification

D202003018 - Residential Water Heater - Electric or Gas, 100 gal

Description

Gas Fired Water Heater 75 gal

Section

1FL

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Energy Efficiency

Green Evaluation

Energy Performance

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D20-95894

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

5.0

High Emphasis

No

Severity Category II - Critical

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant

SCI Priority 3 - Relevant

DCR Priority 4-Significant

Risk Reduction Index

6.40

Problem Statement

The water heater is at the end of its service life and should be considered for replacement.

Code Reference

Solution Statement

Replace water heater.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace water heater, gas / oil, 70 gallon	1		\$604.00	\$0.00	\$2,275.00	\$0.00	\$1,209.00	\$4,088.00
Total Cost with Burden								\$4,088.00

Additional Photos

Work Item Detail

Fire and Rescue

4212 - Cave Spring Fire



Work Item Number

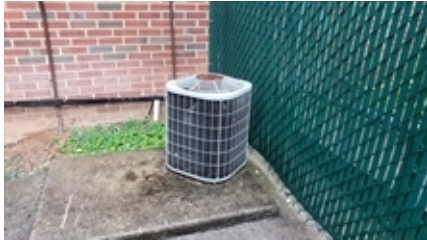
D305006017-102055

Work Item Name

Replace Condensing Unit, Refrigerant Piping and Dx Coil.

Year Observed

2019



Inventory Classification

D305006017 - A/C Unit, Split Systems w/ Air Cooled Condenser - 2 TN

Description

A/C Unit 24,000 BTU/hr 208/230 V

Section

CSF Carrier Condensing Unit

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Energy Efficiency

Green Evaluation

Energy Performance

Status Active

Assigned to Work Package?

Yes

Current DCR R

Work Package ID

D30-95895

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Component Renewal at ESL

Priority Rating 4-Necessary, Not Yet Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

7.0

High Emphasis

No

Severity Category II - Critical

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 4-Significant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index

6.93

Problem Statement

The condensing unit is at the end of its service life and should be considered for replacement.

Code Reference

Solution Statement

Replace the condensing unit, refrigerant piping and Dx coil.

Location Details

Floor(s)	Room(s)	Area Description		Outside					
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace air conditioner, DX, 5 ton	1		\$2,325.00	\$0.00	\$4,400.00	\$0.00	\$2,825.00	\$9,550.00	
Total Cost with Burden								\$9,550.00	

Additional Photos

Work Item Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Item Number	Work Item Name	Year Observed
D202003019-102096	Replace Electric Water Heater	2019



Inventory Classification	D202003019 - Commercial Water Heater - Elec, Gas or Oil Fired - 200 MBH
Description	Electric Water Heater
Section	2FL
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Energy Performance
Status	Active
Assigned to Work Package?	Yes
Current DCR	G
Work Package ID	D20-95903
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category II - Critical	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	3 - Relevant
DCR Priority	1-Low	Risk Reduction Index	5.10

Problem Statement

The electric water heater is at the end of its service life and should be considered for replacement.

Code Reference

Solution Statement

Replace the electric water heater.

Location Details

Floor(s)	Room(s)	Mech Room							Area Description
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace water heater, gas / oil, 70 gallon	1		\$604.00	\$0.00	\$2,275.00	\$0.00	\$1,209.00	\$4,088.00	
Total Cost with Burden								\$4,088.00	

Additional Photos

Work Item Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Item Number

D305006018-102058

Work Item Name

Replace AC System

Year Observed

2019



Inventory Classification

D305006018 - A/C Unit, Split Systems w/ Air Cooled Condenser - 3 TN

Description

2.5 ton Condensing Unit with Split Dx Coil on Furnace

Section

-

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Energy Efficiency

Green Evaluation

Energy Performance

Status Active

Assigned to Work Package?

Yes

Current DCR R

Work Package ID

D30-95902

Estimated Improved DCR

G+

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 5-Potentially Critical

Recommend Full Component Replacement

Yes

Impact Type Mission

Impact Score

7.0

High Emphasis

No

Severity Category II - Critical

Failure Probability Subcategory B-Failure is predicted within a year after the inspection.

ACI Priority 4-Significant

SCI Priority 4 - Significant

DCR Priority 4-Significant

Risk Reduction Index

6.93

Problem Statement

The condensing unit and associated cooling system is at the end of its service life and should be considered for replacement.

Code Reference

Solution Statement

Replace the AC system.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace Air Conditioner, DX, 5 ton	1		\$2,325.00	\$0.00	\$4,400.00	\$0.00	\$2,825.00	\$9,550.00
Total Cost with Burden								\$9,550.00

Additional Photos

Work Item Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Item Number	Work Item Name	Year Observed
D501005005-102023	Replace 1975 225 Amp Electric Panel	2019



Inventory Classification	D501005005 - Main Lugs, 120/208/240 V, 225 amp, three phase
Description	-
Section	-
Distress Type	Deteriorated
Work Category	Contract, bid work
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-95904
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y-

Estimated Improved DCR G+

Priority Rating 3-Recommended

Impact Type Mission

Severity Category IV - Negligible

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant **SCI Priority** 5 - Critical **DCR Priority** 3-Relevant **Risk Reduction Index** 7.07

Problem Statement

Unit is currently operational but has outlived its safe operating equipment life.

Code Reference

No

Solution Statement

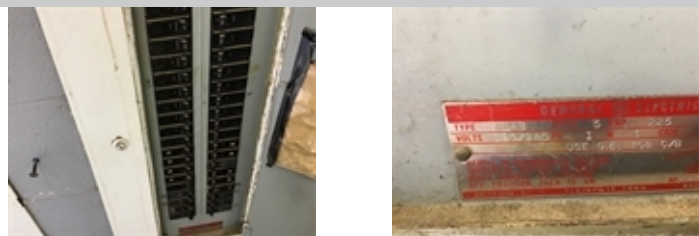
Remove and replace electric panel.

Location Details

Floor(s)	First Floor	Room(s)	NW Hallway by Lunchroom	Area Description	NW Hallway by lunchroom
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Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Panelboards, 4 wire, 120/208 V, 200 amp, to 42 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections	1		\$335.00	\$0.00	\$0.00	\$0.00	\$141.00	\$476.00
Panelboards, 1 phase 3 wire, main circuit breaker, 120/240 V, 225 amp, 42 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1		\$1,561.00	\$0.00	\$2,399.00	\$0.00	\$1,663.00	\$5,623.00
Circuit breakers, 3 pole, 600 V, 30 A, in enclosure (NEMA 1), electrical demolition, remove	38		\$1,256.00	\$0.00	\$0.00	\$0.00	\$527.00	\$1,784.00
Circuit breakers, 3 pole, 600 V, 60 A, in enclosure (NEMA 1), electrical demolition, remove	2		\$92.00	\$0.00	\$0.00	\$0.00	\$39.00	\$131.00
Non-metallic sheathed cable, copper with ground wire, 600 V, 2 conductor, #12, (Romex)	4		\$646.00	\$0.00	\$133.00	\$0.00	\$327.00	\$1,106.00
Non-metallic sheathed cable, copper with ground wire, 600 V, 2 conductor, #14, (Romex)	12		\$1,796.00	\$0.00	\$261.00	\$0.00	\$864.00	\$2,921.00

Additional Photos



Work Item Detail

Fire and Rescue

5342 - Clearbrook Fire



Work Item Number	Work Item Name	Year Observed
D501005017-101995	Replace 1975 400 Amp Electric Panel	2019



Inventory Classification	D501005017 - Main Breaker, 120/208/240 V, 400 amp, three phase
Description	-
Section	-
Distress Type	Deteriorated
Work Category	Contract, bid work
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	D50-95906
Budget Category/Account	Sustainment-Component Renewal at ESL

Status Active

Current DCR Y-

Estimated Improved DCR G+

Priority Rating 3-Recommended

Impact Type Mission

Severity Category III - Marginal

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 4-Significant **SCI Priority** 5 - Critical **DCR Priority** 3-Relevant **Risk Reduction Index** 7.07

Problem Statement

Age Deterioration

Code Reference

Solution Statement

Replace

Location Details

Floor(s)	1st	Room(s)	Hall NW Corner	Area Description	Electric Panel 400 A					
Cost Description			Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Panelboards, 4 wire, 120/208 V, 200 amp, to 42 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections			1		\$335.00	\$0.00	\$0.00	\$0.00	\$141.00	\$476.00
Circuit breakers, 3 pole, 600 V, 30 A, in enclosure (NEMA 1), electrical demolition, remove			38		\$1,256.00	\$0.00	\$0.00	\$0.00	\$527.00	\$1,784.00
Circuit breakers, 3 pole, 600 V, 60 A, in enclosure (NEMA 1), electrical demolition, remove			2		\$92.00	\$0.00	\$0.00	\$0.00	\$39.00	\$131.00
Non-metallic sheathed cable, copper with ground wire, 600 V, 2 conductor, #12, (Romex)			4		\$646.00	\$0.00	\$133.00	\$0.00	\$327.00	\$1,106.00
Non-metallic sheathed cable, copper with ground wire, 600 V, 2 conductor, #14, (Romex)			12		\$1,796.00	\$0.00	\$261.00	\$0.00	\$864.00	\$2,921.00
Panelboards, 1 phase 3 wire, main circuit breaker, 120/240 V, 400 amp, 30 circuits, NQOD, incl 20 A 1 pole plug-in breakers			1		\$1,492.00	\$0.00	\$2,879.00	\$0.00	\$1,836.00	\$6,207.00
Total Cost with Burden										\$12,625.00

Additional Photos



Work Item Detail
Fire and Rescue
5342 - Clearbrook Fire



Work Item Number	Work Item Name	Year Observed
G204002001-101992	Retaining Wall Cracking	2019



Inventory Classification	G204002001 - Concrete Retaining Wall, 4' High
Description	Concrete Retaining Wall
Section	-
Distress Type	Cracks
Work Category	-
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	G20-95905
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR R

Estimated Improved DCR G-

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Mission

Severity Category III - Marginal

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 4-Significant

SCI Priority 2 - Moderate

DCR Priority 4-Significant

Risk Reduction Index 6.00

Problem Statement

The retaining wall is cracking to a moderate degree.

Code Reference

Solution Statement

Replace deteriorated section and monitor for continued deterioration.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Cast-in place retaining walls, concrete gravity wall with vertical face, level embankment, 6' high, includes excavation & backfill, excludes reinforcing	50		\$5,462.00	\$823.00	\$4,157.00	\$0.00	\$4,385.00	\$14,828.00	
Total Cost with Burden								\$14,828.00	

Additional Photos



Work Item Detail
Fire and Rescue
5585 - Catawba Fire



Work Item Number C301006004-102689	Work Item Name Replace Wallpaper	Year Observed 2019
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Inventory Classification C301006004 - Vinyl Wall Covering
Description -
Section -
Distress Type Deteriorated
Work Category Repairs and Replacements
Green Opportunity
Green Evaluation

Status Active
Current DCR R
Estimated Improved DCR G
Assigned to Work Package? Yes
Work Package ID C30-96027
Budget Category/Account Sustainment-Deficiency Repairs/Replacements

Priority Rating 4-Necessary, Not Yet Critical
Recommend Full Component Replacement Yes
Impact Type Environmental
Impact Score 5.5
High Emphasis No
Severity Category I - Catastrophic
Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).
ACI Priority 4-Significant **SCI Priority** 2 - Moderate **DCR Priority** 4-Significant **Risk Reduction Index** 6.00

Problem Statement

The wallpaper is deteriorated.

Code Reference

Solution Statement

Replace or remove the wallpaper.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace wallpaper	84		\$2,146.00	\$0.00	\$922.00	\$0.00	\$1,289.00	\$4,357.00
Refinish drywall	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office painting, 10' x 15', 10' high walls	0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Cost with Burden								\$4,357.00

Additional Photos

Work Item Detail
Fire and Rescue
5585 - Catawba Fire



Work Item Number	Work Item Name	Year Observed
D202003017-102378	Replace Electric Water Heater	2019



Inventory Classification	D202003017 - Residential Water Heater - Electric or Gas, 50 gal
Description	Electric Water Heater
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Energy Performance
Status	Active
Assigned to Work Package?	Yes
Current DCR	R+
Work Package ID	D20-96026
Estimated Improved DCR	G+
Budget Category/Account	Sustainment-Component Renewal at ESL

Priority Rating	5-Potentially Critical	Recommend Full Component Replacement	Yes
Impact Type	Mission	Impact Score	5.0
Severity	Category II - Critical	High Emphasis	No
Failure Probability	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
ACI Priority	4-Significant	SCI Priority	3 - Relevant
DCR Priority	4-Significant	Risk Reduction Index	6.40

Problem Statement

The water heater is at the end of its service life.

Code Reference

Solution Statement

Replace the water heater.

Location Details

Floor(s)	Room(s)	Area Description		Storage room					
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Replace water heater, gas / oil, 30 gallon	0		\$254.00	\$0.00	\$888.00	\$0.00	\$479.00	\$1,622.00	
Total Cost with Burden								\$1,622.00	

Additional Photos

Work Item Detail
Fire and Rescue
7401 - Hollins Fire



Work Item Number	Work Item Name	Year Observed
B201001010-102280	Displaced brick veneer	2019



Inventory Classification	B201001010 - Brick Veneer with CMU Backup
Description	Perimeter walls
Section	-
Distress Type	Displaced
Work Category	-
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	B20-96036
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y-

Estimated Improved DCR G

Priority Rating 3-Recommended

Impact Type Mission

Severity Category III - Marginal

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 4-Significant

SCI Priority 4 - Significant

DCR Priority 3-Relevant

Risk Reduction Index 6.40

Problem Statement

Brick is displaced at several locations; most significantly at front corner.

Code Reference

Solution Statement

Evaluate various conditons and repair to original conditon.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Recaulk expansion and control joints	400		\$4,020.00	\$0.00	\$280.00	\$0.00	\$1,806.00	\$6,106.00
Point painted clay brick wall - 1st floor	39		\$28,470.00	\$663.00	\$917.00	\$0.00	\$12,621.00	\$42,671.00
Waterproof clay brick wall, 1st floor	39		\$5,265.00	\$663.00	\$1,560.00	\$0.00	\$3,145.00	\$10,633.00
Total Cost with Burden								\$59,410.00

Additional Photos



Work Item Detail
Fire and Rescue
7401 - Hollins Fire



Work Item Number C302005001-102288	Work Item Name Replace basement flooring	Year Observed 2019
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Inventory Classification	C302005001 - Commercial Grade Carpeting, 35oz Nylon
Description	
Section	-
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-96037
Budget Category/Account	Sustainment-Component Renewal at ESL

Status Active

Current DCR R+

Estimated Improved DCR G

Priority Rating 3-Recommended

Impact Type Quality

Severity Category III - Marginal

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 4-Significant **SCI Priority** 2 - Moderate **DCR Priority** 4-Significant **Risk Reduction Index** 6.00

Problem Statement

The basement floors are damaged and stained.

Code Reference

Solution Statement

Replace carpet and floor tile throughout the basement.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace carpet	50		\$524.00	\$0.00	\$1,975.00	\$0.00	\$1,049.00	\$3,549.00
Total Cost with Burden								\$3,549.00

Additional Photos

Work Item Detail
Fire and Rescue
7401 - Hollins Fire



Work Item Number C303004001-102289	Work Item Name Replace ceiling tiles	Year Observed 2019
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Inventory Classification	C303004001 - Fiberglass Acoustic Ceiling Tile (2'X2' or 2'X4')
Description	
Section	Basement
Distress Type	Stains
Work Category	-
Green Opportunity	
Green Evaluation	
Assigned to Work Package?	Yes
Work Package ID	C30-96038
Budget Category/Account	Sustainment-Deficiency Repairs/Replacements

Status Active

Current DCR Y-

Estimated Improved DCR G

Priority Rating 3-Recommended

Impact Type Quality

Severity Category III - Marginal

Failure Probability Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.

ACI Priority 4-Significant **SCI Priority** 2 - Moderate **DCR Priority** 3-Relevant **Risk Reduction Index** 5.39

Problem Statement

The ceiling tiles are stained.

Code Reference

Solution Statement

Replace ceiling tiles.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace acoustic tile ceiling, non fire-rated	16		\$3,740.00	\$0.00	\$2,608.00	\$0.00	\$2,666.00	\$9,014.00
Total Cost with Burden								\$9,014.00

Additional Photos

Work Item Detail
Fire and Rescue
7401 - Hollins Fire



Work Item Number D305006018-102379	Work Item Name Replace Split System	Year Observed 2019
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Inventory Classification	D305006018 - A/C Unit, Split Systems w/ Air Cooled Condenser - 3 TN
Description	Split System AC
Section	AC 1
Distress Type	Deteriorated
Work Category	Repairs and Replacements
Green Opportunity	Energy Efficiency
Green Evaluation	Energy Performance
Assigned to Work Package?	Yes
Work Package ID	D30-96039
Budget Category/Account	Sustainment-Component Renewal at ESL

Status Active

Current DCR R+

Estimated Improved DCR G+

Priority Rating 4-Necessary, Not Yet Critical

Impact Type Mission

Severity Category II - Critical

Failure Probability Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).

ACI Priority 4-Significant **SCI Priority** 4 - Significant **DCR Priority** 4-Significant **Risk Reduction Index** 6.93

Problem Statement

The AC system is near the end of service life.

Code Reference

Solution Statement

Replace split system AC unit.

Location Details

Floor(s)	Room(s)	Area Description						
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total
Replace condenser, air cooled, 5 ton	1		\$899.00	\$0.00	\$5,225.00	\$0.00	\$2,572.00	\$8,696.00
Replace heat pump, 5 ton, air to air split	1		\$3,600.00	\$0.00	\$2,700.00	\$0.00	\$2,646.00	\$8,946.00
Total Cost with Burden								\$17,642.00

Additional Photos

Work Item Detail

Fire and Rescue

9606 - Bent Mountain Fire



Work Item Number

D201006002-102690

Work Item Name

Replace Water Cooler

Year Observed

2019



Inventory Classification

D201006002 - Wall Mounted Electric Water Cooler

Description

Section

-

Distress Type

Deteriorated

Work Category

Repairs and Replacements

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR R+

Work Package ID

D20-96041

Estimated Improved DCR

G

Budget Category/Account

Sustainment-Deficiency Repairs/Replacements

Priority Rating 3-Recommended

Recommend Full Component Replacement

Yes

Impact Type Environmental

Impact Score

9.5

High Emphasis

No

Severity Category I - Catastrophic

Failure Probability Subcategory A-System is in a state of failure.

ACI Priority 4-Significant

SCI Priority 2 - Moderate

DCR Priority 4-Significant

Risk Reduction Index

6.00

Problem Statement

The water cooler is out of service.

Code Reference

Solution Statement

Replace the water cooler.

Location Details

Floor(s)	Room(s)	Area Description							
Cost Description	Qty	UOM	Labor	Equip	Material	Other	Burden	Total	
Check / minor repairs drinking fountain	1		\$42.00	\$0.00	\$0.00	\$0.00	\$18.00	\$60.00	
Replace refrigerant drinking fountain	1		\$9.00	\$0.00	\$23.00	\$0.00	\$13.00	\$45.00	
Replace fountain drinking fountain	1		\$444.00	\$0.00	\$695.00	\$0.00	\$478.00	\$1,617.00	
Total Cost with Burden								\$1,722.00	

Additional Photos