



# 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

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Sign Name:

Print Name:

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Name of Firm:

Date:

**APPENDIX C: ASSET SUMMARY REPORTS**

**Fire and Rescue****120 - Vinton Fire and EMS Station**

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

Fire and Rescue**150 - North County Fire**

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

Fire and Rescue**1220 - Roanoke Regional Fire Training Center**

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

Fire and Rescue

## 2909 - Mt Pleasant Fire



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

Fire and Rescue

## 3206 - Cave Spring Rescue



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

Fire and Rescue

## 3810 - Mason Cove Fire



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

Fire and Rescue

## 3915 - Ft Lewis Fire



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

Fire and Rescue**4212 - Cave Spring Fire**

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

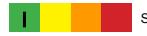
**Asset History**

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.

Fire and Rescue

## 5342 - Clearbrook Fire



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

**Fire and Rescue****5585 - Catawba Fire**

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

Fire and Rescue

## 7125 - Back Creek Fire



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

Fire and Rescue**7401 - Hollins Fire**

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

Fire and Rescue

## 9606 - Bent Mountain Fire



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

## Narrative Descriptions

### 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.

### 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.

## Narrative Descriptions

### 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.

## Narrative Descriptions

### 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.

## Narrative Descriptions

### 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.

## Narrative Descriptions

### 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.

## Narrative Descriptions

### 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.

## Narrative Descriptions

### 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 heated 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.

## Narrative Descriptions

### 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.

## Narrative Descriptions

### 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***





***APPENDIX G: WORK PACKAGE REPORTS***

## Work Package Detail

### Fire and Rescue

#### 120 - Vinton Fire and EMS Station



Work Package Number	Work Package Title	
<b>B20-96106</b>	<b>B20 - Deficiency Repairs/Replacements</b>	
<b>Primary Work Classification</b>	B20-Exterior Enclosure	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	09/03/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.50
<b>Estimated ROI</b>	0.0 %	<b>Impact Score</b> 6.50
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

## Work Package Detail

### Fire and Rescue

#### 120 - Vinton Fire and EMS Station



Work Package Number	Work Package Title	
D50-96105	Replace Exterior Lighting	
<b>Primary Work Classification</b>	D50-Electrical	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	09/03/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	0.0 %	<b>Impact Score</b> 4.50
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

## 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	
<b>Primary Work Classification</b>	B30-Roofing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/21/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.2 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$124,873.00</b>	<b>\$177,320.00</b>	<b>\$177,320.00</b>

## Work Package Detail

### Fire and Rescue

#### 2909 - Mt Pleasant Fire



Work Package Number	Work Package Title	
C20-95891	Non-compliant Steps	
<b>Primary Work Classification</b>	C20-Stairs	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-1.0 %	<b>Impact Score</b> 10.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$2,500.00</b>	<b>\$3,550.00</b>	<b>\$3,550.00</b>

## Work Package Detail

### Fire and Rescue

#### 2909 - Mt Pleasant Fire



Work Package Number	Work Package Title	
D30-95890	Replace Bunkroom AC System	
<b>Primary Work Classification</b>	D30-HVAC	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 5.00
<b>Estimated ROI</b>	-0.5 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$4,220.00</b>	<b>\$5,992.00</b>	<b>\$5,992.00</b>

## Work Package Detail

### Fire and Rescue

#### 3206 - Cave Spring Rescue



Work Package Number	Work Package Title	
C30-96013	C30 - Deficiency Repairs/Replacements	
<b>Primary Work Classification</b>	C30-Interior Finishes	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.5 %	<b>Impact Score</b> 2.50
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$25,740.00</b>	<b>\$36,549.00</b>	<b>\$36,549.00</b>

## Work Package Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Package Number	Work Package Title	
<b>B20-96019</b>	<b>B20 - Deficiency Repairs/Replacements</b>	
<b>Primary Work Classification</b>	B20-Exterior Enclosure	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	0.6 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$13,281.00</b>	<b>\$18,859.00</b>	<b>\$18,859.00</b>

## Work Package Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Package Number	Work Package Title	
C30-96020	C30 - Deficiency Repairs/Replacements	
<b>Primary Work Classification</b>	C30-Interior Finishes	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.1 %	<b>Impact Score</b> 2.50
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$7,280.00</b>	<b>\$10,338.00</b>	<b>\$10,338.00</b>

## Work Package Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Package Number	Work Package Title	
D20-96021	D20 - Component Renewal at ESL	
<b>Primary Work Classification</b>	D20-Plumbing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	-0.2 %	<b>Impact Score</b> 3.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$2,282.00</b>	<b>\$3,242.00</b>	<b>\$3,242.00</b>

## Work Package Detail

### Fire and Rescue

#### 3915 - Ft Lewis Fire



Work Package Number	Work Package Title	
C30-96022	Replace Sheet Vinyl Flooring	
<b>Primary Work Classification</b>	C30-Interior Finishes	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.5 %	<b>Impact Score</b> 2.50
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$13,703.00</b>	<b>\$19,458.00</b>	<b>\$19,458.00</b>

## Work Package Detail

### Fire and Rescue

#### 3915 - Ft Lewis Fire



Work Package Number	Work Package Title	
D20-96023	Replace Water Heater	
<b>Primary Work Classification</b>	D20-Plumbing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 5.00
<b>Estimated ROI</b>	6.9 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$1,141.00</b>	<b>\$1,621.00</b>	<b>\$1,621.00</b>

## Work Package Detail

### Fire and Rescue

#### 4212 - Cave Spring Fire



Work Package Number	Work Package Title	
B30-95893	Replace Rood Drains/ Roof Covering	
<b>Primary Work Classification</b>	B30-Roofing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	0.8 %	<b>Impact Score</b> 3.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			\$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	
<b>Primary Work Classification</b>	C20-Stairs	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	-0.7 %	<b>Impact Score</b> 10.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			\$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	
<b>Primary Work Classification</b>	D20-Plumbing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.5 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$2,879.00</b>	<b>\$4,088.00</b>	<b>\$4,088.00</b>

## 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.	
<b>Primary Work Classification</b>	D30-HVAC	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.8 %	<b>Impact Score</b> 7.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			\$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	
<b>Primary Work Classification</b>	D20-Plumbing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 5.00
<b>Estimated ROI</b>	-0.5 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$2,879.00</b>	<b>\$4,088.00</b>	<b>\$4,088.00</b>

## Work Package Detail

### Fire and Rescue

#### 5342 - Clearbrook Fire



Work Package Number	Work Package Title	
D30-95902	Replace AC System	
<b>Primary Work Classification</b>	D30-HVAC	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 5.00
<b>Estimated ROI</b>	-0.7 %	<b>Impact Score</b> 7.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$6,725.00</b>	<b>\$9,550.00</b>	<b>\$9,550.00</b>

## Work Package Detail

### Fire and Rescue

#### 5342 - Clearbrook Fire



Work Package Number	Work Package Title	
D50-95904	Replace 1975 225 Amp Electric Panel	
<b>Primary Work Classification</b>	D50-Electrical	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	-0.7 %	<b>Impact Score</b> 1.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			\$8,478.00	\$12,039.00	\$12,039.00

## Work Package Detail

### Fire and Rescue

#### 5342 - Clearbrook Fire



Work Package Number	Work Package Title	
D50-95906	Replace 1975 400 Amp Electric Panel	
<b>Primary Work Classification</b>	D50-Electrical	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	-0.7 %	<b>Impact Score</b> 1.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			\$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	
<b>Primary Work Classification</b>	G20-Site Improvements	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Recapitalization-Renovation	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	07/08/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	1.6 %	<b>Impact Score</b> 7.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$10,442.00</b>	<b>\$14,827.00</b>	<b>\$14,827.00</b>

## Work Package Detail

### Fire and Rescue

#### 5585 - Catawba Fire



Work Package Number	Work Package Title	
C30-96027	Replace Wallpaper	
<b>Primary Work Classification</b>	C30-Interior Finishes	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.7 %	<b>Impact Score</b> 5.50
		<b>Risk Reduction Index</b> 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)
C301006004-102689	Replace Wallpaper	2019	\$3,069.00	\$4,357.00	\$4,357.00
<b>Total Work Package Cost</b>			<b>\$3,069.00</b>	<b>\$4,357.00</b>	<b>\$4,357.00</b>

## Work Package Detail

### Fire and Rescue

#### 5585 - Catawba Fire



Work Package Number	Work Package Title	
D20-96026	Replace Electric Water Heater	
<b>Primary Work Classification</b>	D20-Plumbing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 5.00
<b>Estimated ROI</b>	-0.2 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$1,141.00</b>	<b>\$1,621.00</b>	<b>\$1,621.00</b>

## Work Package Detail

### Fire and Rescue

#### 7401 - Hollins Fire



Work Package Number	Work Package Title	
<b>B20-96036</b>	Displaced brick veneer	
<b>Primary Work Classification</b>	B20-Exterior Enclosure	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	1.2 %	<b>Impact Score</b> 7.00
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$41,838.00</b>	<b>\$59,409.00</b>	<b>\$59,409.00</b>

## Work Package Detail

### Fire and Rescue

#### 7401 - Hollins Fire



Work Package Number	Work Package Title	
C30-96037	Replace basement flooring	
<b>Primary Work Classification</b>	C30-Interior Finishes	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	-0.8 %	<b>Impact Score</b> 0.50
		<b>Risk Reduction Index</b> 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)
C302005001-102288	Replace basement flooring	2019	\$2,499.00	\$3,548.00	\$3,548.00
<b>Total Work Package Cost</b>			<b>\$2,499.00</b>	<b>\$3,548.00</b>	<b>\$3,548.00</b>

## Work Package Detail

### Fire and Rescue

#### 7401 - Hollins Fire



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

### 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
<b>Total Work Package Cost</b>			<b>\$6,348.00</b>	<b>\$9,014.00</b>	<b>\$9,014.00</b>

## Work Package Detail

### Fire and Rescue

#### 7401 - Hollins Fire



Work Package Number	Work Package Title	
D30-96039	Replace AC Condensing Unit, Refrigerant piping and "A" coil at Furnace	
<b>Primary Work Classification</b>	D30-HVAC	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 4.00
<b>Estimated ROI</b>	-0.9 %	<b>Impact Score</b> 5.00
		<b>Risk Reduction Index</b> 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)
D305006018-102379	Replace Split System	2019	\$12,424.00	\$17,642.00	\$17,642.00
<b>Total Work Package Cost</b>			<b>\$12,424.00</b>	<b>\$17,642.00</b>	<b>\$17,642.00</b>

## Work Package Detail

### Fire and Rescue

#### 9606 - Bent Mountain Fire



Work Package Number	Work Package Title	
D20-96041	Replace Water Cooler	
<b>Primary Work Classification</b>	D20-Plumbing	<b>Work Package Links</b>
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	<b>Project ID</b> -
<b>Work Execution Method</b>	Contractor	<b>CMMS ID</b>
<b>Work Execution Status</b>	Active - Pre Work Reception Board	<b>Other ID</b>
<b>Work Execution Status Date</b>	08/16/2019	<b>Average Priority Ratings</b>
<b>Oldest Work Item Observed</b>	2019	<b>Priority Rating</b> 3.00
<b>Estimated ROI</b>	-0.2 %	<b>Impact Score</b> 9.50
		<b>Risk Reduction Index</b> 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
<b>Total Work Package Cost</b>			<b>\$1,213.00</b>	<b>\$1,722.00</b>	<b>\$1,722.00</b>

***APPENDIX H: WORK ITEM REPORTS***

## Work Item Detail

### Fire and Rescue

#### 120 - Vinton Fire and EMS Station



Work Item Number <b>B202001003-102772</b>	Work Item Name <b>Replace Windows</b>	Year Observed <b>2019</b>
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**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
<b>Total Cost with Burden</b>							\$0.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 120 - Vinton Fire and EMS Station



Work Item Number <b>B203001001-102773</b>	Work Item Name <b>Paint Exterior Doors</b>	Year Observed <b>2019</b>
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**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**

**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** 4-Necessary, Not Yet Critical

**Recommend Full Component Replacement**

No

**Impact Type** Quality

**Impact Score**

8.5

**High Emphasis**

No

**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

#### 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
<b>Total Cost with Burden</b>							\$0.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 120 - Vinton Fire and EMS Station



Work Item Number	Work Item Name	Year Observed
D502002005-102771	Replace Exterior Lighting	2019



#### Inventory Classification

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

#### Description

Section

-

Distress Type

-

Work Category

-

Green Opportunity

Green Evaluation

Status Active

Assigned to Work Package?

Yes

Current DCR G-

Work Package ID

D50-96105

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 1-Low Risk Reduction Index 5.10

#### 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 <b>B301001002-102731</b>	Work Item Name <b>Replace Standing Seam Metal Roof</b>	Year Observed <b>2019</b>
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**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 **High Emphasis** No

**Severity** Category II - Critical

**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 <b>C201001009-101991</b>	Work Item Name <b>Non-compliant Steps</b>	Year Observed <b>2019</b>
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**Inventory Classification** C201001009 - Interior Stairs, Wood, Steps

**Description**

**Section** -

**Distress Type** Insufficient Capacity

**Work Category** -

**Green Opportunity**

**Green Evaluation**

**Status** Active

**Assigned to Work Package?** Yes

**Current DCR** R

**Work Package ID** C20-95891

**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** Safety

**Impact Score** 10.0

**High Emphasis**

No

**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
<b>Total Cost with Burden</b>							\$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



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

<b>Priority Rating</b>	5-Potentially Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Mission	<b>Impact Score</b>	5.0
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	4 - Significant
<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$5,993.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3206 - Cave Spring Rescue



Work Item Number <b>C302004001-102679</b>	Work Item Name <b>Replace Vinyl Flooring</b>	Year Observed <b>2019</b>
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**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
<b>Total Cost with Burden</b>								\$8,128.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3206 - Cave Spring Rescue



Work Item Number <b>C302004001-102680</b>	Work Item Name <b>Replace Vinyl Flooring</b>	Year Observed <b>2019</b>
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**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 **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 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	
<b>Total Cost with Burden</b>								\$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



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

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



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

<b>Priority Rating</b>	4-Necessary, Not Yet Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Deferable	<b>Impact Score</b>	2.5
<b>Severity</b>	Deferable	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	2 - Moderate
		<b>DCR Priority</b>	4-Significant
		<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>							\$3,549.00	

#### Additional Photos

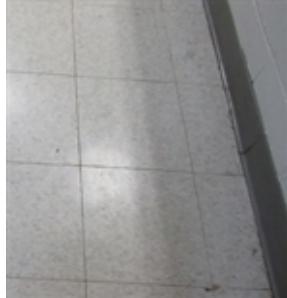
## Work Item Detail

### Fire and Rescue

#### 3206 - Cave Spring Rescue



Work Item Number <b>C302008001-102683</b>	Work Item Name <b>Replace Vinyl Wall Base</b>	Year Observed <b>2019</b>
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**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
<b>Total Cost with Burden</b>								\$3,540.00

#### Additional Photos

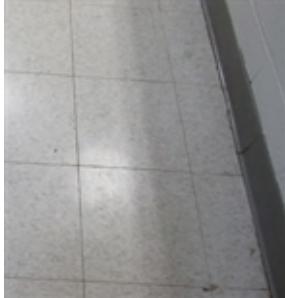
## Work Item Detail

### Fire and Rescue

#### 3206 - Cave Spring Rescue



Work Item Number <b>C302008001-102684</b>	Work Item Name <b>Replace Vinyl Wall Base</b>	Year Observed <b>2019</b>
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**Inventory Classification** C302008001 - Vinyl Wall Base

**Description** Vinyl Wall Base

**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 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
<b>Total Cost with Burden</b>								\$1,769.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3206 - Cave Spring Rescue



Work Item Number <b>C303004001-102685</b>	Work Item Name <b>Replace Ceiling tile</b>	Year Observed <b>2019</b>
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#### Inventory Classification

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

#### Description

Suspended Acoustic Ceiling Tile, Type 1

#### 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 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
<b>Total Cost with Burden</b>							\$7,888.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Item Number <b>B201001005-102346</b>	Work Item Name Deteriorated metal siding and associated metal door trim	Year Observed <b>2019</b>
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<b>Inventory Classification</b>	B201001005 - Metal Siding, w/Vinyl Backed Insulation	
<b>Description</b>		
<b>Section</b>	-	
<b>Distress Type</b>	Deteriorated	
<b>Work Category</b>	Repairs and Replacements	
<b>Green Opportunity</b>		
<b>Green Evaluation</b>		
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> R+	<b>Work Package ID</b>	B20-96019
<b>Estimated Improved DCR</b> G	<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b>	3-Recommended	<b>Recommend Full Component Replacement</b>	No
<b>Impact Type</b>	Mission	<b>Impact Score</b>	5.0 <b>High Emphasis</b>
<b>Severity</b>	Category III - Marginal		
<b>Failure Probability</b>	Subcategory B-Failure is predicted within a year after the inspection.		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	4 - Significant
<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>							\$14,654.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Item Number	Work Item Name	Year Observed
B201001006-102345	Failing stucco and associated wood trim	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**

**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

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
<b>Total Cost with Burden</b>								\$4,206.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Item Number <b>C301006003-102686</b>	Work Item Name <b>Replace Wood Paneling</b>	Year Observed <b>2019</b>
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<b>Inventory Classification</b>	C301006003 - Wood Paneling Sheet Wall Covering	
<b>Description</b>	-	
<b>Section</b>	Civic Club	
<b>Distress Type</b>	Deteriorated	
<b>Work Category</b>	Repairs and Replacements	
<b>Green Opportunity</b>		
<b>Green Evaluation</b>		
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> R	<b>Work Package ID</b>	C30-96020
<b>Estimated Improved DCR</b> G	<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b>	4-Necessary, Not Yet Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Deferable	<b>Impact Score</b>	2.5
<b>Severity</b>	Deferable	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	2 - Moderate
<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>							\$5,830.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Item Number <b>C303004001-102687</b>	Work Item Name <b>Replace Ceiling Tile</b>	Year Observed <b>2019</b>
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**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

**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 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
<b>Total Cost with Burden</b>							\$4,507.00	

**Additional Photos**

## Work Item Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Item Number	Work Item Name	Year Observed
D202003017-102353	Replace Water Heater on First Floor	2019



<b>Inventory Classification</b>	D202003017 - Residential Water Heater - Electric or Gas, 50 gal		
<b>Description</b>	Electric Water Heater		
<b>Section</b>	WH 1		
<b>Distress Type</b>	Deteriorated		
<b>Work Category</b>	Repairs and Replacements		
<b>Green Opportunity</b>	Energy Efficiency		
<b>Green Evaluation</b>	Energy Performance		
<b>Status</b>	Active		
<b>Assigned to Work Package?</b>	Yes		
<b>Current DCR</b>	R+		
<b>Work Package ID</b>	D20-96021		
<b>Estimated Improved DCR</b>	G+	<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL

<b>Priority Rating</b>	3-Recommended	<b>Recommend Full Component Replacement</b>	Yes	
<b>Impact Type</b>	Mission	<b>Impact Score</b>	3.0	
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No	
<b>Failure Probability</b>	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.			
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	3 - Relevant	
	<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>									\$1,622.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3810 - Mason Cove Fire



Work Item Number	Work Item Name	Year Observed
D202003017-102354	Replace water heater on Mezzanine	2019



<b>Inventory Classification</b>	D202003017 - Residential Water Heater - Electric or Gas, 50 gal	
<b>Description</b>	Electric Water Heater	
<b>Section</b>	WH 2	
<b>Distress Type</b>	Deteriorated	
<b>Work Category</b>	Repairs and Replacements	
<b>Green Opportunity</b>	Energy Efficiency	
<b>Green Evaluation</b>	Energy Performance	
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> R+	<b>Work Package ID</b>	D20-96021
<b>Estimated Improved DCR</b> G+	<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL

<b>Priority Rating</b>	3-Recommended	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Mission	<b>Impact Score</b>	3.0
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory D-System is near the end of its "Life Cycle." Failure may occur prior to next scheduled inspection.		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	3 - Relevant
	<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>
			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
<b>Total Cost with Burden</b>									\$1,622.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 3915 - Ft Lewis Fire



Work Item Number <b>C302004002-102688</b>	Work Item Name <b>Replace Sheet Vinyl Flooring</b>	Year Observed <b>2019</b>
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**Inventory Classification** C302004002 - Sheet Vinyl Flooring

**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** C30-96022

**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 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
<b>Total Cost with Burden</b>							\$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



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

<b>Priority Rating</b>	5-Potentially Critical	<b>Recommend Full Component Replacement</b>	Yes				
<b>Impact Type</b>	Mission	<b>Impact Score</b>	5.0				
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No				
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).						
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	3 - Relevant	<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$1,622.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 4212 - Cave Spring Fire



Work Item Number <b>B301002002-102234</b>	Work Item Name <b>Replace Rood Drains/ Roof Covering</b>	Year Observed <b>2019</b>
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**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
<b>Total Cost with Burden</b>								<b>\$12,029.00</b>

#### Additional Photos



## Work Item Detail

### Fire and Rescue

#### 4212 - Cave Spring Fire



Work Item Number <b>C201002003-102235</b>	Work Item Name <b>Exterior Stairs Cracking</b>	Year Observed <b>2019</b>
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<b>Inventory Classification</b>	C201002003 - Exterior Stairs, Concrete, Steps
<b>Description</b>	With Handrails
<b>Section</b>	-
<b>Distress Type</b>	Cracks
<b>Work Category</b>	Repairs and Replacements
<b>Green Opportunity</b>	
<b>Green Evaluation</b>	
<b>Status</b> Active	<b>Assigned to Work Package?</b> Yes
<b>Current DCR</b> R-	<b>Work Package ID</b> C20-95892
<b>Estimated Improved DCR</b> G	<b>Budget Category/Account</b> Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b> 3-Recommended	<b>Recommend Full Component Replacement</b>	No
<b>Impact Type</b> Safety	<b>Impact Score</b> 10.0	<b>High Emphasis</b> No
<b>Severity</b> Category II - Critical		
<b>Failure Probability</b> Subcategory A-System is in a state of failure.		
<b>ACI Priority</b> 4-Significant	<b>SCI Priority</b> 3 - Relevant	<b>DCR Priority</b> 5-High
		<b>Risk Reduction Index</b> 7.07

#### Problem Statement

The stairs are cracking to a moderate degree.

#### Code Reference

#### Solution Statement

Repair concrete steps.

#### Location Details

<b>Floor(s)</b>	Exterior	<b>Room(s)</b>	<b>Area Description</b>		Back entrance of the building				
<b>Cost Description</b>		<b>Qty</b>	<b>UOM</b>	<b>Labor</b>	<b>Equip</b>	<b>Material</b>	<b>Other</b>	<b>Burden</b>	<b>Total</b>
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
<b>Total Cost with Burden</b>								\$4,606.00	

#### Additional Photos



## Work Item Detail

### Fire and Rescue

#### 4212 - Cave Spring Fire



Work Item Number	Work Item Name	Year Observed
D202003018-102071	Replace Water Heater	2019



<b>Inventory Classification</b>	D202003018 - Residential Water Heater - Electric or Gas, 100 gal		
<b>Description</b>	Gas Fired Water Heater 75 gal		
<b>Section</b>	1FL		
<b>Distress Type</b>	Deteriorated		
<b>Work Category</b>	Repairs and Replacements		
<b>Green Opportunity</b>	Energy Efficiency		
<b>Green Evaluation</b>	Energy Performance		
<b>Status</b>	Active		
<b>Assigned to Work Package?</b>	Yes		
<b>Current DCR</b>	R+		
<b>Work Package ID</b>	D20-95894		
<b>Estimated Improved DCR</b>	G+	<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b>	4-Necessary, Not Yet Critical	<b>Recommend Full Component Replacement</b>	Yes				
<b>Impact Type</b>	Mission	<b>Impact Score</b>	5.0				
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No				
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).						
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	3 - Relevant	<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$4,088.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 4212 - Cave Spring Fire



Work Item Number	Work Item Name	Year Observed
D305006017-102055	Replace Condensing Unit, Refrigerant Piping and Dx Coil.	2019



<b>Inventory Classification</b>	D305006017 - A/C Unit, Split Systems w/ Air Cooled Condenser - 2 TN	
<b>Description</b>	A/C Unit 24,000 BTU/hr 208/230 V	
<b>Section</b>	CSF Carrier Condensing Unit	
<b>Distress Type</b>	Deteriorated	
<b>Work Category</b>	Repairs and Replacements	
<b>Green Opportunity</b>	Energy Efficiency	
<b>Green Evaluation</b>	Energy Performance	
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> R	<b>Work Package ID</b>	D30-95895
<b>Estimated Improved DCR</b> G+	<b>Budget Category/Account</b>	Sustainment-Component Renewal at ESL

<b>Priority Rating</b>	4-Necessary, Not Yet Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Mission	<b>Impact Score</b>	7.0
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory B-Failure is predicted within a year after the inspection.		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	4 - Significant
<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$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



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

<b>Priority Rating</b>	5-Potentially Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Mission	<b>Impact Score</b>	5.0
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	3 - Relevant
		<b>DCR Priority</b>	1-Low
		<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$4,088.00

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 5342 - Clearbrook Fire



Work Item Number	Work Item Name	Year Observed
D305006018-102058	Replace AC System	2019



<b>Inventory Classification</b>	D305006018 - A/C Unit, Split Systems w/ Air Cooled Condenser - 3 TN	
<b>Description</b>	2.5 ton Condensing Unit with Split Dx Coil on Furnace	
<b>Section</b>	-	
<b>Distress Type</b>	Deteriorated	
<b>Work Category</b>	Repairs and Replacements	
<b>Green Opportunity</b>	Energy Efficiency	
<b>Green Evaluation</b>	Energy Performance	
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> R	<b>Work Package ID</b>	D30-95902
<b>Estimated Improved DCR</b> G+	<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b>	5-Potentially Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Mission	<b>Impact Score</b>	7.0
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory B-Failure is predicted within a year after the inspection.		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	4 - Significant
<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$9,550.00

#### Additional Photos

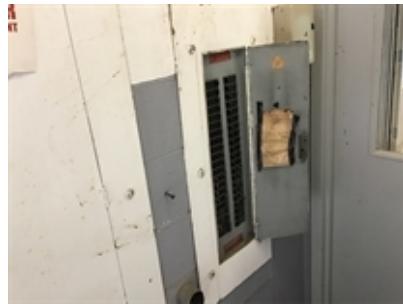
## Work Item Detail

### 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**

**Status** Active

**Assigned to Work Package?** Yes

**Current DCR** Y-

**Work Package ID** D50-95904

**Estimated Improved DCR** G+

**Budget Category/Account** Sustainment-Deficiency Repairs/Replacements

**Priority Rating** 3-Recommended **Recommend Full Component Replacement** Yes

**Impact Type** Mission **Impact Score** 1.0 **High Emphasis** No

**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

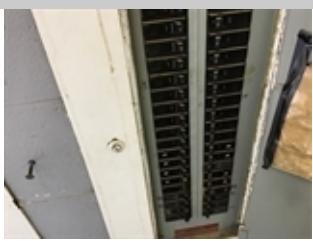
#### Solution Statement

Remove and replace electric panel.

#### Location Details

Floor(s)	First Floor	Room(s)	NW Hallway by Lunchroom	Area Description	NW Hallway by lunchroom				
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

Status Active

#### Assigned to Work Package?

Yes

Current DCR Y-

#### Work Package ID

D50-95906

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

1.0

#### High Emphasis

No

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

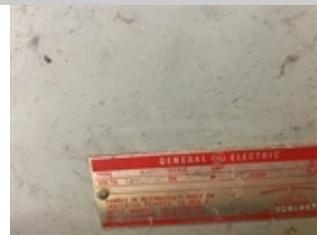
#### Solution Statement

Replace

#### Location Details

Floor(s)	1st	Room(s)	Hall NW Corner	Area Description	Electric Panel 400 A				Total
Cost Description		Qty	UOM	Labor	Equip	Material	Other	Burden	
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
<b>Total Cost with Burden</b>									<b>\$12,625.00</b>

## Additional Photos



## Work Item Detail

### Fire and Rescue

#### 5342 - Clearbrook Fire



Work Item Number <b>G204002001-101992</b>	Work Item Name <b>Retaining Wall Cracking</b>	Year Observed <b>2019</b>
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<b>Inventory Classification</b>	G204002001 - Concrete Retaining Wall, 4' High	
<b>Description</b>	Concrete Retaining Wall	
<b>Section</b>	-	
<b>Distress Type</b>	Cracks	
<b>Work Category</b>	-	
<b>Green Opportunity</b>		
<b>Green Evaluation</b>		
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> R	<b>Work Package ID</b>	G20-95905
<b>Estimated Improved DCR</b> G-	<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b>	4-Necessary, Not Yet Critical	<b>Recommend Full Component Replacement</b>	No
<b>Impact Type</b>	Mission	<b>Impact Score</b>	7.0
<b>Severity</b>	Category III - Marginal	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory A-System is in a state of failure.		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	2 - Moderate
		<b>DCR Priority</b>	4-Significant
		<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$14,828.00	

#### Additional Photos



## Work Item Detail

### Fire and Rescue

#### 5585 - Catawba Fire



Work Item Number <b>C301006004-102689</b>	Work Item Name <b>Replace Wallpaper</b>	Year Observed <b>2019</b>
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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**Assigned to Work Package?** Yes**Current DCR** R**Work Package ID** C30-96027**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** 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
<b>Total Cost with Burden</b>								<b>\$4,357.00</b>

#### 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



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

<b>Priority Rating</b>	5-Potentially Critical	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Mission	<b>Impact Score</b>	5.0
<b>Severity</b>	Category II - Critical	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory C-Failure is likely to occur before next scheduled inspection (3 years).		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	3 - Relevant
		<b>DCR Priority</b>	4-Significant
		<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$1,622.00

#### Additional Photos

Work Item Detail  
**Fire and Rescue**  
**7401 - Hollins Fire**



Work Item Number <b>B201001010-102280</b>	Work Item Name <b>Displaced brick veneer</b>	Year Observed <b>2019</b>
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<b>Inventory Classification</b>	B201001010 - Brick Veneer with CMU Backup	
<b>Description</b>	Perimeter walls	
<b>Section</b>	-	
<b>Distress Type</b>	Displaced	
<b>Work Category</b>	-	
<b>Green Opportunity</b>		
<b>Green Evaluation</b>		
<b>Status</b> Active	<b>Assigned to Work Package?</b>	Yes
<b>Current DCR</b> Y-	<b>Work Package ID</b>	B20-96036
<b>Estimated Improved DCR</b> G	<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements

<b>Priority Rating</b> 3-Recommended	<b>Recommend Full Component Replacement</b>	No
<b>Impact Type</b> Mission	<b>Impact Score</b> 7.0	<b>High Emphasis</b> No
<b>Severity</b> Category III - Marginal		
<b>Failure Probability</b> Subcategory A-System is in a state of failure.		
<b>ACI Priority</b> 4-Significant	<b>SCI Priority</b> 4 - Significant	<b>DCR Priority</b> 3-Relevant
		<b>Risk Reduction Index</b> 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
<b>Total Cost with Burden</b>								\$59,410.00

#### Additional Photos



## Work Item Detail

### Fire and Rescue

#### 7401 - Hollins Fire



Work Item Number <b>C302005001-102288</b>	Work Item Name <b>Replace basement flooring</b>	Year Observed <b>2019</b>
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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**

**Status** Active

**Assigned to Work Package?** Yes

**Current DCR** R+

**Work Package ID** C30-96037

**Estimated Improved DCR** G

**Budget Category/Account** Sustainment-Component Renewal at ESL

**Priority Rating** 3-Recommended

**Recommend Full Component Replacement**

Yes

**Impact Type** Quality

**Impact Score**

0.5

**High Emphasis**

No

**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
<b>Total Cost with Burden</b>							\$3,549.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 7401 - Hollins Fire



Work Item Number <b>C303004001-102289</b>	Work Item Name Replace ceiling tiles	Year Observed <b>2019</b>
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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**

**Status** Active

**Assigned to Work Package?** Yes

**Current DCR** Y-

**Work Package ID** C30-96038

**Estimated Improved DCR** G

**Budget Category/Account** Sustainment-Deficiency Repairs/Replacements

**Priority Rating** 3-Recommended

**Recommend Full Component Replacement**

No

**Impact Type** Quality

**Impact Score**

0.5

**High Emphasis**

No

**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
<b>Total Cost with Burden</b>							\$9,014.00	

#### Additional Photos

## Work Item Detail

### Fire and Rescue

#### 7401 - Hollins Fire



Work Item Number	Work Item Name	Year Observed
D305006018-102379	Replace Split System	2019

**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

Status Active

**Assigned to Work Package?**

Yes

Current DCR R+

**Work Package ID**

D30-96039

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**

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 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
<b>Total Cost with Burden</b>								\$17,642.00

**Additional Photos**

## Work Item Detail

### Fire and Rescue

#### 9606 - Bent Mountain Fire



Work Item Number	Work Item Name	Year Observed
D201006002-102690	Replace Water Cooler	2019



<b>Inventory Classification</b>	D201006002 - Wall Mounted Electric Water Cooler	
<b>Description</b>		
<b>Section</b>	-	
<b>Distress Type</b>	Deteriorated	
<b>Work Category</b>	Repairs and Replacements	
<b>Green Opportunity</b>		
<b>Green Evaluation</b>		
<b>Assigned to Work Package?</b>	Yes	
<b>Work Package ID</b>	D20-96041	
<b>Budget Category/Account</b>	Sustainment-Deficiency Repairs/Replacements	

<b>Priority Rating</b>	3-Recommended	<b>Recommend Full Component Replacement</b>	Yes
<b>Impact Type</b>	Environmental	<b>Impact Score</b>	9.5
<b>Severity</b>	Category I - Catastrophic	<b>High Emphasis</b>	No
<b>Failure Probability</b>	Subcategory A-System is in a state of failure.		
<b>ACI Priority</b>	4-Significant	<b>SCI Priority</b>	2 - Moderate
<b>DCR Priority</b>	4-Significant	<b>Risk Reduction Index</b>	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
<b>Total Cost with Burden</b>								\$1,722.00

#### Additional Photos