FACILITY CONDITION ASSESSMENT

FOR

THE MUNICIPALITY OF ANCHORAGE

Prepared for:

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Introduction

To illustrate the benefit of using an FCA as a way to formulate a capital plan baseline and start to structure Municipality of Anchorage Facility Maintenance work in a more proactive (less reactive) way, a sample facility condition assessment (FCA) was performed on the following three buildings.

1. John Thomas Center is an MOA-owned facility that MOA maintains and leases to non-profits. In-depth interviews were held with the Facility Maintenance Manager on service issues and a tenant representative to gain a client's additional perspective.
2. Fire Station One provides critical service for protecting life and assets in the municipality.
3. Public Health Department is a heavily utilized building, with an aging structure and in need of capital investments to configure the building to be more efficient in public service and operations.

The results of the Facility Condition Assessment for these three is provided in the following pages. The assessment findings indicate immediate corrections that are necessary, as well as a five-year distributed capital plan with restoration centric projects. Each significant project has its own project detail report complete with high level scope of work and a rough order of magnitude for line item expenses. The recommended projects in the out-years include year over year cost escalations and are prioritized by risk to the facility.

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	48	**System Category**	Safety & Compliance
Campus	MOA	**Budget Year**	2013	**Sub System**	HAZMAT
Building Name	Health Department	**Building ID**	HD	**Component**	Asbestos
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	1	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Asbestos abatement work occurred circa 1987, however it is unknown how comprehensive the effort was.

Recommendation

In conjunction with planned improvements, perform complete building Hazmat reassessment.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Perform HAZMAT assessment of the facility.	$0.00	$18,000.00	$18,000.00
002	E	Contingency @ 15%	$0.00	$2,700.00	$2,700.00
		Sub total	$0.00	$20,700.00	**$20,700.00**
		Add Escalation Factor of 10.18%			**$2,107.26**
		Final Total			**$22,807.26**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	50	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	General Envelope Repairs
Building Name	Health Department	**Building ID**	HD	**Component**	General Repairs
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	1	**TCO Priority**	
Picture no.	HHS-035, 036	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Foundation water intrusion observed in basement.

Recommendation

Assess perimeter condition relative to sound structure, indoor air quality (mold), and water penetration damage.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Review of damp-proofing included in building envelope review estimate.	$0.00	$0.00	$0.00
		Sub total	$0.00	$0.00	**$0.00**
		Add Escalation Factor of 10.18%			**$0.00**
		Final Total			**$0.00**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	51	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	Assess Envelope
Building Name	Health Department	**Building ID**	HD	**Component**	Envelope Assessment
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	2
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Assess thermal envelope (original windows and doors, roof performance, exterior wall performance) for upgrades to optimize energy consumption.

Recommendation

Perform an engineering review of the building's thermal envelope and damp-proofing.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Perform an engineering review of the building's thermal envelope.	$0.00	$15,000.00	$15,000.00
002	E	Contingency @ 15%	$0.00	$2,250.00	$2,250.00
		Sub total	$0.00	$17,250.00	**$17,250.00**
		Add Escalation Factor of 10.18%			**$1,756.05**
		Final Total			**$19,006.05**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	52	**System Category**	Electrical
Campus	MOA	**Budget Year**	2013	**Sub System**	Power
Building Name	Health Department	**Building ID**	HD	**Component**	Other
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	HHS-032	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Assess electrical systems, capacity, distribution needed relative to future use, efficient energy consumption, and current codes. Abandoned and improperly terminated wiring observed. Main electrical service panel is obsolete, replacement components are no longer available.

Recommendation

Engage an engineering firm to survey the buildings electrical systems & make recommendations for remediation and/or upgrades.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Perform electrical survey of the building.	$0.00	$7,500.00	$7,500.00
002	E	Contingency @ 15%	$0.00	$1,125.00	$1,125.00
		Sub total	$0.00	$8,625.00	**$8,625.00**
		Add Escalation Factor of 10.18%			**$878.03**
		Final Total			**$9,503.03**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	53	**System Category**	Mechanical
Campus	MOA	**Budget Year**	2013	**Sub System**	HVAC
Building Name	Health Department	**Building ID**	HD	**Component**	System
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Assess mechanical equipment, remaining service life needed relative to future use, efficient energy consumption, indoor air quality, and current codes. Building users and MOA representative Mr. Grubbs report ongoing balancing issues (hot areas / cold areas) are a persistent challenge.

Recommendation

Engage an engineering firm to survey the buildings mechanical systems & make recommendations for remediation and/or upgrades. At minimum a full cleaning of ductwork is needed.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Engineering review of mechanical systems.	$0.00	$20,000.00	$20,000.00
002	E	Contingency @ 15%	$0.00	$3,000.00	$3,000.00
		Sub total	$0.00	$23,000.00	**$23,000.00**
		Add Escalation Factor of 10.18%			**$2,341.40**
		Final Total			**$25,341.40**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	55	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	Glazing
Building Name	Health Department	**Building ID**	HD	**Component**	Windows
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	2
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.		**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Approximately 25% of operable windows are inoperable.

Recommendation

Replace all original single-pane windows - fixed and operable units - with energy efficient windows. Replace window sills.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Replace approximately 40 single pane windows.	$0.00	$32,000.00	$32,000.00
002	E	Contingency @ 15%	$0.00	$4,800.00	$4,800.00
		Sub total	$0.00	$36,800.00	**$36,800.00**
		Add Escalation Factor of 10.18%			**$3,746.24**
		Final Total			**$40,546.24**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	58	**System Category**	Safety & Compliance
Campus	MOA	**Budget Year**	2013	**Sub System**	Safety Related
Building Name	Health Department	**Building ID**	HD	**Component**	Other Exposures
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Suspended acoustical ceilings are not seismically braced, all floors. Consider this issue relative to planned interior upgrades and ceiling replacement.

Recommendation

Provide seismic bracing of acoustical panel ceilings, 6 floors.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Provide seismic bracing of acoustical panel ceilings, 6 floors.	$0.00	$14,000.00	$14,000.00
002	E	Contingency @15%	$0.00	$2,100.00	$2,100.00
		Sub total	$0.00	$16,100.00	**$16,100.00**
		Add Escalation Factor of 10.18%			**$1,638.98**
		Final Total			**$17,738.98**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	59	**System Category**	Plumbing
Campus	MOA	**Budget Year**	2013	**Sub System**	General Insp.
Building Name	Health Department	**Building ID**	HD	**Component**	Supply, DWV
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Rough-in fixture piping is a mixture of galvanized and copper type, mostly substandard and degraded with age. Building users observe discolored water from drinking fountains and faucets in many instances. Leaks are one likely source of observed water stains at ceilings and walls on all floors.

Recommendation

Perform assessment of rough-in piping in conjunction with future remodel and plumbing fixture upgrades.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Enginering review of plumbing systems	$0.00	$15,000.00	$15,000.00
002	E	Contingency @ 15%	$0.00	$2,250.00	$2,250.00
		Sub total	$0.00	$17,250.00	**$17,250.00**
		Add Escalation Factor of 10.18%			**$1,756.05**
		Final Total			**$19,006.05**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	64	**System Category**	Safety & Compliance
Campus	MOA	**Budget Year**	2013	**Sub System**	Safety Related
Building Name	Health Department	**Building ID**	HD	**Component**	Other Exposures
Building SqFt	72,048	**Ops Priority**	4	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.		**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Glazed doors, service windows, stair glazing are not tempered where required. Full survey completed, warning signage in place.

Recommendation

In conjunction with future interior upgrades, remove non-compliant glazing and provide safety glazing where required.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Replace approximately 120ea fixed, single pane glazings at stairwell and front of building with dual pane, tempered units.	$0.00	$33,000.00	$33,000.00
002	E	Upgrade approximately 5ea windows in store front doors with dual pane, tempered units.	$0.00	$2,250.00	$2,250.00
003	E	Contingency @ 15%	$0.00	$5,288.00	$5,288.00
		Sub total	$0.00	$40,538.00	**$40,538.00**
		Add Escalation Factor of 10.18%			**$4,126.77**
		Final Total			**$44,664.77**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	46	**System Category**	Conveyance
Campus	MOA	**Budget Year**	2014	**Sub System**	Elevator
Building Name	Health Department	**Building ID**	HD	**Component**	Other
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	5	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Freight elevator is inoperable and, according to MOA-PM Mr. Grubbs, requires complete retrofit.

Recommendation

Investigate type, size, capacity to determine the most cost-effective replacement requiring the least retrofit.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	C	Replace hydaulic, 6 stop, 3500lb freight elevator indluding demo of old unit.	$140,000.00	$0.00	$140,000.00
002	C	Contingency @ 15%	$21,000.00	$0.00	$21,000.00
		Sub total	$161,000.00	$0.00	**$161,000.00**
		Add Escalation Factor of 14.59%			**$23,489.90**
		Final Total			**$184,489.90**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	47	**System Category**	Conveyance
Campus	MOA	**Budget Year**	2014	**Sub System**	Elevator
Building Name	Health Department	**Building ID**	HD	**Component**	Other
Building SqFt	72,048	**Ops Priority**	4	**Business Risk**	4
Project ID	MOA0001	**Failure Status**	3	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Passenger elevator is at the end of its service life, requires wholesale retrofit.

Recommendation

Investigate type, size, capacity to determine the most cost-effective replacement requiring the least retrofit.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	C	Contingency @ 15%	$37,500.00	$0.00	$37,500.00
001	C	Replace hydraulic, 1500lb capacity, 6 floor passenger elevator system in total including demo of old unit.	$250,000.00	$0.00	$250,000.00
		Sub total	$287,500.00	$0.00	**$287,500.00**
		Add Escalation Factor of 14.59%			**$41,946.25**
		Final Total			**$329,446.25**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	49	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2014	**Sub System**	Structure
Building Name	Health Department	**Building ID**	HD	**Component**	General
Building SqFt	72,048	**Ops Priority**	4	**Business Risk**	4
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	HHS-030, 031, 032, 033, 034	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Foundation damage dating from 1964 Earthquake observed.

Recommendation

Structure appears stable however structural assessment relative to current standards and as-is condition is well-advised.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Engage an engineering firm to perform a structural assessment of the building based on current standards.	$0.00	$8,500.00	$8,500.00
002	E	Contingency @15%	$0.00	$1,275.00	$1,275.00
		Sub total	$0.00	$9,775.00	**$9,775.00**
		Add Escalation Factor of 14.59%			**$1,426.17**
		Final Total			**$11,201.17**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	54	**System Category**	Mechanical
Campus	MOA	**Budget Year**	2014	**Sub System**	HVAC
Building Name	Health Department	**Building ID**	HD	**Component**	Boiler
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Original steam boilers were upgraded to hot water.

Recommendation

Perform assessment of energy efficiency, capacity, service life relative to building

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Review of boilers included in mechanical engineering review estimate.	$0.00	$0.00	$0.00
		Sub total	$0.00	$0.00	**$0.00**
		Add Escalation Factor of 14.59%			**$0.00**
		Final Total			**$0.00**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	56	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2014	**Sub System**	Roof
Building Name	Health Department	**Building ID**	HD	**Component**	Roof Cover
Building SqFt	72,048	**Ops Priority**	2	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Current EPDM roof covering is 20 years old, approaching warranty expiration and end of useful service life. Inspection impossible in January, however no significant leak issues were reported by MOA representative Mr. Grubbs.

Recommendation

Replace EPDM roof as part of future envelope thermal upgrade effort. Increase R-value of insulation.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Demo existing roofing material & prep roof	$0.00	$12,996.00	$12,996.00
002	C	Replace EPDM roof wilth 60 mil, fully adheared thermoplastic roofing.	$49,500.00	$0.00	$49,500.00
003	C	Contingency @ 15%	$9,374.00	$0.00	$9,374.00
		Sub total	$58,874.00	$12,996.00	**$71,870.00**
		Add Escalation Factor of 14.59%			**$10,485.83**
		Final Total			**$82,355.83**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	57	**System Category**	Safety & Compliance
Campus	MOA	**Budget Year**	2014	**Sub System**	Safety Related
Building Name	Health Department	**Building ID**	HD	**Component**	Other Exposures
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.	None	**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Sprinkler piping is not seismically braced, basement through 4th floor.

Recommendation

Provide seismic bracing, 5 floors.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Provide seismic bracing, 5 floors.	$0.00	$13,000.00	$13,000.00
002	E	Contingency @ 15%	$0.00	$1,950.00	$1,950.00
		Sub total	$0.00	$14,950.00	**$14,950.00**
		Add Escalation Factor of 14.59%			**$2,181.21**
		Final Total			**$17,131.21**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	60	**System Category**	Mechanical
Campus	MOA	**Budget Year**	2014	**Sub System**	HVAC
Building Name	Health Department	**Building ID**	HD	**Component**	Site Wide Assessment
Building SqFt	72,048	**Ops Priority**	3	**Business Risk**	3
Project ID	MOA0001	**Failure Status**	2	**TCO Priority**	
Picture no.		**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Air handling units located in 5th floor mechanical rooms are at the end of their service life. Maintenance limited to patch fixes and filter changes until replacement is funded. Mechanical systems configured for hospital and clinic function may or may not be suitable for future use.

Recommendation

Engage engineering firm to assess best, cost-effective approach for HVAC energy efficiency, building use, re-use/replacement potential.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Engineering review of HVAC and building management systems	$0.00	$20,000.00	$20,000.00
002	E	Contingency @ 15%	$0.00	$3,000.00	$3,000.00
		Sub total	$0.00	$23,000.00	**$23,000.00**
		Add Escalation Factor of 14.59%			**$3,355.70**
		Final Total			**$26,355.70**

Facilities Condition Assessment - Project Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	61	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2014	**Sub System**	Finishes & Coatings
Building Name	Health Department	**Building ID**	HD	**Component**	Tenant Improvement
Building SqFt	72,048	**Ops Priority**	2	**Business Risk**	2
Project ID	MOA0001	**Failure Status**	1	**TCO Priority**	
Picture no.		**Fund Source**	Infrastructure		
Project Description	City of Anchorage Assessment				

Deficiency/Opportunity

Public area finishes are worn and bleak, outdated. Signage and visitor way finding are ineffective, non-ADA accessible. Casework is re-purposed hospital-era, ill-suited to current functions. Overall image is sad and ill-kempt, poorly matched to the positive attitude demonstrated by staff. Hospital-era patient rooms, medical gases and call-buttons, patient room toilets remain in office areas. The result is a inefficient use of space, further decay of unutilized appurtenances, visual disarray, poor image.

Recommendation

Perform programming of department functions and staffing projections for future need. Develop cost-effective approach to space planning and coordinated interior finishes upgrade, including: interior doors/frames, ceilings and lighting, interior signage and directories, flooring and wall finishes.

Cost Estimate

Line/Assem #	C/E	Description	Cap	Exp	Cost
001	E	Perform programming of department functions and staffing projections for future need. Develop cost-effective approach to spaceplanning and coordinated interior finishes upgrade, including: interior doors/frames, ceilings and lighting, interior signage and directories, flooring and wall finishes.	$0.00	$75,000.00	$75,000.00
002	E	Contingency @15%	$0.00	$11,250.00	$11,250.00
		Sub total	$0.00	$86,250.00	**$86,250.00**
		Add Escalation Factor of 14.59%			**$12,583.88**
		Final Total			**$98,833.88**

Facilities Condition Assessment

AUDIT FINDINGS AND COMMENTS

PROJECT NUMBER	CLIENT	CAMPUS	CONTACT	PHONE	FAX	EMAIL
426854.01.FS.00.00	City of Anchorage, AK	MOA	John Huzey	907.343.8312		huzeyjm@muni.org

BUILDING NAME	BUILDING ID	BUILDING ADDRESS	SQUARE FEET	COMISSIONED	BUILDING TYPE	INSPEC DATE	AUDITOR
Health Department	HD	825 L St.	72,048	1962	Office	1/4/2012	M. Lussier

BUILDING CONDITION DATA	
GENERAL CONDITION	Poor
YEAR BUILT	1962
CURRENT AGE	50
CONDITION AGE (YEARS)	59
LIFE EXPECTANCY (YEARS)	50
REMAINING LIFE (YEARS)	-9

BUILDING DESCRIPTION

MOA Department of Health & Human Services building, built in 1962 as a 4-story structure (plus basement), was part of the original Providence Hospital, the other portion of original Providence Hospital was located across the street and has been demolished. A 5th floor was added in 1978. The building is currently used as MOA clinic space, public health services, nutrition and reproductive health resources, emergency outreach, administration, records storage, and offices.
The building is centrally located to MOA clientele and public transportation. As such it is a familiar MOA asset, a downtown landmark. If economically feasible, this attractive structure can be modernized and serve the community for years to come.

		PRIORITIZATION							
CATEGORY / SYSTEM	CODE	FLR	OPS Pri.	Bus. Risk	Failure Stat.	TCO	PIC	COMMENT	ACTION
Safety & Compliance									
HAZMAT	01.03.01	ALL	3	3	1		None	Asbestos abatement work occurred circa 1987, however it is unknown how comprehensive the effort was.	In conjunction with planned improvements, perform complete building Hazmat reassessment.
Safety Related	01.05.04	ALL	3	3	2		None	Suspended acoustical ceilings are not seismically braced, all floors. Consider this issue relative to planned interior upgrades and ceiling replacement.	Provide seismic bracing of acoustical panel ceilings, 6 floors.
Safety Related	01.05.04	ALL	3	3	2		None	Sprinkler piping is not seismically braced, basement through 4th floor.	Provide seismic bracing, 5 floors.
Safety Related	01.05.04	ALL	4	3	2			Glazed doors, service windows, stair glazing are not tempered where required. Full survey completed, warning signage in place.	In conjunction with future interior upgrades, remove non-compliant glazing and provide safety glazing where required.
Building Envelope									
Structure	02.01.05	ALL	4	4	2		HHS-030, 031, 032, 033, 034	Foundation damage dating from 1964 Earthquake observed.	Structure appears stable however structural assessment relative to current standards and as-is condition is well-advised.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Building Envelope									
Roof	02.02.01	R	2	3	2		None	Current EPDM roof covering is 20 years old, approaching warranty expiration and end of useful service life. Inspection impossible in January, however no significant leak issues were reported by MOA representative Mr. Grubbs.	Replace EPDM roof as part of future envelope thermal upgrade effort. Increase R-value of insulation.
Roof	02.02.01	R	2	3	2		None	Current EPDM roof covering is 20 years old, approaching warranty expiration and end of useful service life. Inspection impossible in January, however no significant leak issues were reported by MOA representative Mr. Grubbs.	Replace EPDM roof as part of future envelope thermal upgrade effort. Increase R-value of insulation.
Glazing	02.05.01	ALL	3	2	2			Approximately 25% of operable windows are inoperable.	Replace all original single-pane windows - fixed and operable units - with energy efficient windows. Replace window sills.
Assess Envelope	02.13.01	ALL	3	2	2		None	Assess thermal envelope (original windows and doors, roof performance, exterior wall performance) for upgrades to optimize energy consumption.	Perform an engineering review of the building's thermal envelope and damp-proofing.
General Envelope Repairs	02.14.01	B	3	3	1		HHS-035, 036	Foundation water intrusion observed in basement.	Assess perimeter condition relative to sound structure, indoor air quality (mold), and water penetration damage.
Interior Shell & Finish									
Millwork	03.06.04	ALL	3	2	2			Casework is, without exception, past useful service life and ill-suited to current space usage.	In conjunction with planned interior upgrades, remove all. In many areas, consider furniture in lieu of built casework for better flexibility and staff ergonomics.
Finishes & Coatings	03.07.07	ALL	2	2	1			Public area finishes are worn and bleak, outdated. Signage and visitor way finding are ineffective, non-ADA accessible. Casework is re-purposed hospital-era, ill-suited to current functions. Overall image is sad and ill-kempt, poorly matched to the positive attitude demonstrated by staff. Hospital-era patient rooms, medical gases and call-buttons, patient room toilets remain in office areas. The result is a inefficient use of space, further decay of unutilized appurtenances, visual disarray, poor image.	Perform programming of department functions and staffing projections for future need. Develop cost-effective approach to space planning and coordinated interior finishes upgrade, including: interior doors/frames, ceilings and lighting, interior signage and directories, flooring and wall finishes.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Interior Shell & Finish									
Stairs	03.11.01	ALL						Ceramic mosaic tile is attractive (retro-chic) with areas needing replacement. Wall tile has fallen in areas; the fix was an overlay of fiberglass reinforced plastic (FRP) panels and wood panels, a poorly executed fix. North and south stairs are fully glazed prominent building features that are very visible, especially at night.	In conjunction with future interior upgrades, address stair in attractive manner.
Mechanical									
HVAC	06.01.24	B	3	3	2		None	Original steam boilers were upgraded to hot water.	Perform assessment of energy efficiency, capacity, service life relative to building
HVAC	06.01.30	ALL	3	3	2		None	Assess mechanical equipment, remaining service life needed relative to future use, efficient energy consumption, indoor air quality, and current codes. Building users and MOA representative Mr. Grubbs report ongoing balancing issues (hot areas / cold areas) are a persistent challenge.	Engage an engineering firm to survey the buildings mechanical systems & make recommendations for remediation and/or upgrades. At minimum a full cleaning of ductwork is needed.
HVAC	06.01.32	ALL	3	3	2			Air handling units located in 5th floor mechanical rooms are at the end of their service life. Maintenance limited to patch fixes and filter changes until replacement is funded. Mechanical systems configured for hospital and clinic function may or may not be suitable for future use.	Engage engineering firm to assess best, cost-effective approach for HVAC energy efficiency, building use, re-use/replacement potential.
Electrical									
Power	07.01.14	ALL	3	3	2		HHS-032	Assess electrical systems, capacity, distribution needed relative to future use, efficient energy consumption, and current codes. Abandoned and improperly terminated wiring observed. Main electrical service panel is obsolete, replacement components are no longer available.	Engage an engineering firm to survey the buildings electrical systems & make recommendations for remediation and/or upgrades.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Plumbing									
General Insp.	08.08.01	ALL	3	3	2		None	Rough-in fixture piping is a mixture of galvanized and copper type, mostly substandard and degraded with age. Building users observe discolored water from drinking fountains and faucets in many instances. Leaks are one likely source of observed water stains at ceilings and walls on all floors.	Perform assessment of rough-in piping in conjunction with future remodel and plumbing fixture upgrades.
Fire Life Safety									
Protection	09.02.10	5	2	3	1			Fifth floor constructed in 1978 without automatic fire sprinkler. The rest of the building is sprinklered.	Assess life safety requirements in conjunction with current codes and future building improvements.
Conveyance									
Elevator	11.01.07	N/A	4	4	3		None	Passenger elevator is at the end of its service life, requires wholesale retrofit.	Investigate type, size, capacity to determine the most cost-effective replacement requiring the least retrofit.
Elevator	11.01.07	N/A	3	3	5		None	Freight elevator is inoperable and, according to MOA-PM Mr. Grubbs, requires complete retrofit.	Investigate type, size, capacity to determine the most cost-effective replacement requiring the least retrofit.

Facilities Condition Assessment

AUDIT FINDINGS AND COMMENTS

PROJECT NUMBER	CLIENT	CAMPUS	CONTACT	PHONE	FAX	EMAIL
426854.01.FS.00.00	City of Anchorage, AK	MOA	John Huzey	907.343.8312		huzeyjm@muni.org

BUILDING NAME	BUILDING ID	BUILDING ADDRESS	SQUARE FEET	COMISSIONED	BUILDING TYPE	INSPEC DATE	AUDITOR
John Thomas Center	JTC	325 East 3rd Ave.	14,640	1968	Office	12/16/2011	M. Lussier

BUILDING CONDITION DATA	
GENERAL CONDITION	Fair
YEAR BUILT	1968
CURRENT AGE	43
CONDITION AGE (YEARS)	48
LIFE EXPECTANCY (YEARS)	50
REMAINING LIFE (YEARS)	2

BUILDING DESCRIPTION

John Thomas Center (JTC) was constructed in 1968 and is currently leased to several non-profit organizations: Older Persons Action Group, NAACP, Mabel T. Caverly Senior Center. The building exterior is well presented considering its age, however the lobby and public spaces are past due for remodel. JTC is a solid structure with original mechanical, electrical, and fire alarm equipment maintained with minimum investment to prolong the current functionality. The building is non-sprinklered, and in need of a significant remodel to improve energy efficiency, mechanical and electrical systems modernization, ADA accessiblity, building finishes throughout. MOA has delayed major remodel plans due to the significant expense new automatic fire sprinklers would require. Tenants report no major operational or building comfort issues. Scheduled maintenance of mechanical equipment keeps the building operational, regular inspections of fire alarm system, elevator, and building systems are current.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION: OPS Pri.	Bus. Risk	Failure Stat.	TCO	PIC	COMMENT	ACTION
Safety & Compliance									
ADA	01.02.03	ALL	2	2	4		JTC_011, 037, 043, 045, 056, 057, 058, 059, 060	Restrooms demonstrate minimal ADA accessibility. Hallway drinking fountains protrude into egress and accessibility path, for example. Evaluate door swings, building signage, elevator operation, stair railings, etc. for overall compliance in association with building upgrade.	Engage an architectural firm specializing in ADA accessibility to perform an in-depth ADA survey and provide preliminary project planning.
Safety Related	01.05.01	EXT	2	3	5			Sidewalk and entry snowmelt system is non-operational and requires repair or replacement. While the manual snow-clearing is consistently maintained, risk to elderly building patrons is elevated without an operational snow-melt system.	Repair or replace the existing snow melt system.
Safety Related	01.05.04	R	3	3	1		None	Seagull nesting mitigation required. Nesting birds dive-bomb building tenants.	Install 'Bird Proof' or similar product in affected areas.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Building Envelope									
Roof	02.02.01	R	3	3	2		None	Complete re-roof was completed in 1991. No roof leaks reported by building users or MOA representative. Inspection and replacement recommended. Site visit conducted in winter, did not inspect the roof.	Engage a roofing contractor to evaluate the condition of the roof. Perform coring to determine remaining life.
Glazing	02.05.01	ALL	2	2	1		JTC_017	Window screens absent from all windows.	Install 60ea. 5x5 window screens.
Finishes & Coatings	02.07.01	EXT	1	1	1		JTC_002, 003, 004, 005	Wood trim requires scraping, repainting. Grooved-faced CMU requires prep and repainting.	Prep and paint 2500 square feet of wood trim. Prep and paint 6000 square feet of CMU.
Assess Envelope	02.13.01	N/A	2	2	1		None	Building envelope improvements to improve energy performance would be best approached with an overall assessment of envelope R-values. While replacement of existing double-pane wood windows with higher performing units would result in lower energy consumption and improved occupant comfort, it is likely the thermal performance at walls, roof, and doors would reveal a best value approach.	Engage an engineering firm to evaluate the existing thermal and vapor barrier efficiency and make recommendations for improvement and return on investment.
Interior Shell & Finish									
Ceilings	03.01.01	ALL	2	2	2		JTC_025, 051, 052	Evaluate suspended ceilings and light fixtures all areas for adequate seismic restraints. Interior upgrades would include replacement of approximately 20% of all ceiling tiles, with opportunity to salvage remainder for reuse.	Replace approximately 2800 ea. Ceiling tiles. Add support wires as necessary.
Flooring	03.05.15	ALL	2	2	2		JTC_022, 023, 034, 035, 044,	Interior flooring throughout building requires replacement, with the exception of stairs.	Replace 1220 square yards of carpeting. Replace 2200 square feet of VCT
Mechanical									
HVAC	06.01.02	N/A	3	3	2			Existing air-handlers are building original and nearing end of useful life. Regular filter changes and scheduled maintenance activities are current, but more frequent trouble-shooting is needed to keep the system operational.	OEM air handlers are significantly past their nominal life expectancy of 15 to 20 years and should be considered for replacement. Replace air handlers.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Electrical									
Power	07.01.05	N/A	3	3	2		JTC_028, 029, 030, 031	MOA representative reports electrical system is all original equipment, with inadequate capacity to serve the building for modern uses. Currently this is not a critical issue, the building is not fully occupied. At operational capacity the current service is inadequate.	Engage a local engineering firm to survey the electrical service and project service requirements at full occupancy .
Lighting	07.03.02	EXT	1	1	1		None	Replace existing metal halide fixtures with energy efficient, high-output type.	Replace 8 metal halide wall washer light fixtures w/ energy efficient units.
Lighting	07.03.03	ALL	2	2	1		JTC_050, 051, 052, 053	Upgrade interior lighting to streamline lamps to T8 efficient type; provide occupancy sensors, dual level switching for increased energy efficiency.	Retrofit approximately 200 ea. T12 light fixtures with energy efficient T8 technology.
Maintenance/Repair	07.07.01	ALL	2	2	2		JTC_018, 019, 020, 033, 054	Communications routing currently located in Women's Restroom on each floor. Reorganize in Main Comm. entry point and secure closets on each floor.	No issues to report.
Fire Life Safety									
Protection	09.02.10	ALL	3	3	5		None	Future building improvements which require a building permit application would necessitate installation of a automatic fire sprinkler system to meet building and life safety code.	Retrofit a multi zone detection and sprinkler system with strobes/alarms, pull stations, annunciator panels, dial-up service etc.
Conveyance									
Elevator	11.01.07	N/A	3	3	4		JTC_026, 027, 032	Elevator is reaching end of service life. Frequent service calls related to car stopping between floors and to address operational issues. Elevator cab is not ADA-accessible. Existing elevator has been upgraded but still problematic.	Replace existing hydraulic elevator system in total.
Roads, Lots & Grounds									
Parking Lots & Pads	12.02.01	EXT	1	2	1		JTC_008	Parking is well-maintained, with adequate capacity for the building users. Timber retaining wall at north property line is leaning but appears stable. Pavement mostly concealed by ice and snow, no major cracks or asphaltic deformities noted.	No issues to report.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Janitorial									
Extras	16.05.04	ALL	2	2	2		JTC_024	Upgrade janitor/storage rooms on all floors with new floor sinks, floor drains.	Add new plumbing & mop sinks to four janitors closets.

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	5	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2015	**Sub System**	Roof
Project	MOA0001	**Cap/ Exp**		**Component**	Roof Cover
Building Name	John Thomas Center	**Ops Priority**	3	**Business Risk**	3
Building ID	JTC	**Failure Status**	2	**TCO Priority**	
Building SqFt	14,640				
Picture no.	None				

Description

Deficiency/Opportunity

Complete re-roof was completed in 1991. No roof leaks reported by building users or MOA representative. Inspection and replacement recommended. Site visit conducted in winter, did not inspect the roof.

Recommendation

Engage a roofing contractor to evaluate the condition of the roof. Perform coring to determine remaining life.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Engage a roofing contractor to evaluate the condition of the roof. Perform coring to determine remaining life.	$2,500.00
002	E	Contingency @ 15%	$375.00
		Sub total	**$2,875.00**
		Add Escalation Factor of 16.44%	**$472.65**
		Final Total	**$3,347.65**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	8	**System Category**	Electrical
Campus	MOA	**Budget Year**	2014	**Sub System**	Power
Project	MOA0001	**Cap/ Exp**		**Component**	Panel, Main Switchboard
Building Name	John Thomas Center	**Ops Priority**	3	**Business Risk**	3
Building ID	JTC	**Failure Status**	2	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_028, 029, 030, 031				

Description

Deficiency/Opportunity

MOA representative reports electrical system is all original equipment, with inadequate capacity to serve the building for modern uses. Currently this is not a critical issue, the building is not fully occupied. At operational capacity the current service is inadequate.

Recommendation

Engage a local engineering firm to survey the electrical service and project service requirements at full occupancy .

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Perform an engineering survey of the facility and project requirements at full capacity.	$8,625.00

Sub total	**$8,625.00**
Add Escalation Factor of 14.59%	**$1,258.39**
Final Total	**$9,883.39**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	9	**System Category**	Conveyance
Campus	MOA	**Budget Year**	2013	**Sub System**	Elevator
Project	MOA0001	**Cap/ Exp**		**Component**	Other
Building Name	John Thomas Center	**Ops Priority**	3	**Business Risk**	3
Building ID	JTC	**Failure Status**	4	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_026, 027, 032				

Description

Deficiency/Opportunity

Elevator is reaching end of service life. Frequent service calls related to car stopping between floors and to address operational issues. Elevator cab is not ADA-accessible. Existing elevator has been upgraded but still problematic.

Recommendation

Replace existing hydraulic elevator system in total.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	C	Replace hydraulic, 1500lb capacity, 4 floor elevator system in total including demo of old unit.	$175,000.00
002	C	Contingency @ 15%	$26,250.00
		Sub total	**$201,250.00**
		Add Escalation Factor of 10.18%	**$20,487.25**
		Final Total	**$221,737.25**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	10	**System Category**	Fire Life Safety
Campus	MOA	**Budget Year**	2013	**Sub System**	Protection
Project	MOA0001	**Cap/ Exp**		**Component**	Sprinkler System
Building Name	John Thomas Center	**Ops Priority**	3	**Business Risk**	3
Building ID	JTC	**Failure Status**	5	**TCO Priority**	
Building SqFt	14,640				
Picture no.	None				

Description

Deficiency/Opportunity

Future building improvements which require a building permit application would necessitate installation of a automatic fire sprinkler system to meet building and life safety code.

Recommendation

Retrofit a multi zone detection and sprinkler system with strobes/alarms, pull stations, annunciator panels, dial-up service etc.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	C	System engineering	$15,000.00
002	C	Install Fire detection system with strobes/alarms, pull stations, annunciator panels, dial-up service.	$125,000.00
003	C	Install sprinkler sysem.	$125,000.00
004	C	Contingency @ 15%	$39,750.00
		Sub total	**$304,750.00**
		Add Escalation Factor of 10.18%	**$31,023.55**
		Final Total	**$335,773.55**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	11	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	Assess Envelope
Project	MOA0001	**Cap/ Exp**		**Component**	Envelope Assessment
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	1	**TCO Priority**	
Building SqFt	14,640				
Picture no.	None				

Description

Deficiency/Opportunity

Building envelope improvements to improve energy performance would be best approached with an overall assessment of envelope R-values. While replacement of existing double-pane wood windows with higher performing units would result in lower energy consumption and improved occupant comfort, it is likely the thermal performance at walls, roof, and doors would reveal a best value approach.

Recommendation

Engage an engineering firm to evaluate the existing thermal and vapor barrier efficiency and make recommendations for improvement and return on investment.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Engage an engineering firm to evaluate the existing thermal and vapor barrier efficiency and make recommendations for improvement.	$7,500.00
002	E	Contingency @ 15%	$1,125.00
		Sub total	**$8,625.00**
		Add Escalation Factor of 10.18%	**$878.03**
		Final Total	**$9,503.03**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	12	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2012	**Sub System**	Glazing
Project	MOA0001	**Cap/ Exp**		**Component**	Windows
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	1	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_017				

Description

Deficiency/Opportunity

Window screens absent from all windows.

Recommendation

Install 60ea. 5x5 window screens.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Install window screens in all operable windows.	$1,470.00
002	E	Contingency @ 15%	$220.50
		Sub total	**$1,690.50**
		Add Escalation Factor of 5.28%	**$89.26**
		Final Total	**$1,779.76**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	13	**System Category**	Electrical
Campus	MOA	**Budget Year**	2015	**Sub System**	Lighting
Project	MOA0001	**Cap/ Exp**		**Component**	Interior
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	1	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_050, 051, 052, 053				

Description

Deficiency/Opportunity

Upgrade interior lighting to streamline lamps to T8 efficient type; provide occupancy sensors, dual level switching for increased energy efficiency.

Recommendation

Retrofit approximately 200 ea. T12 light fixtures with energy efficient T8 technology.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Retrofit or replace approximately 200 ea. drop-in light fixtures with energy efficient T8 technology.	$24,200.00
002	E	Contingency @ 15%	$3,630.00
		Sub total	**$27,830.00**
		Add Escalation Factor of 16.44%	**$4,575.25**
		Final Total	**$32,405.25**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	15	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2013	**Sub System**	Flooring
Project	MOA0001	**Cap/ Exp**		**Component**	General
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	2	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_022, 023, 034, 035, 044,				

Description

Deficiency/Opportunity

Interior flooring throughout building requires replacement, with the exception of stairs.

Recommendation

Replace 1220 square yards of carpeting.
Replace 2200 square feet of VCT

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replacce 1220 square yards of glue down roll carpeting. Includes demo & base.	$71,980.00
002	E	Demo and install 2200 square feet of VCT and base.	$18,150.00
003	E	Contingency @ 15%	$13,520.00
		Sub total	**$103,650.00**
		Add Escalation Factor of 10.18%	**$10,551.57**
		Final Total	**$114,201.57**

Filtered by: Building_ID = 4888

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	16	**System Category**	Electrical
Campus	MOA	**Budget Year**	2013	**Sub System**	Lighting
Project	MOA0001	**Cap/ Exp**		**Component**	Exterior Fixtures
Building Name	John Thomas Center	**Ops Priority**	1	**Business Risk**	1
Building ID	JTC	**Failure Status**	1	**TCO Priority**	
Building SqFt	14,640				
Picture no.	None				

Description

Deficiency/Opportunity

Replace existing metal halide fixtures with energy efficient, high-output type.

Recommendation

Replace 8 metal halide wall washer light fixtures w/ energy efficient units.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace 8 wall washer light fixtures with energy efficient units.	$2,760.00
002	E	Contingency @ 15%	$414.00
		Sub total	**$3,174.00**
		Add Escalation Factor of 10.18%	**$323.11**
		Final Total	**$3,497.11**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	17	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2015	**Sub System**	Finishes & Coatings
Project	MOA0001	**Cap/ Exp**		**Component**	Paint
Building Name	John Thomas Center	**Ops Priority**	1	**Business Risk**	1
Building ID	JTC	**Failure Status**	1	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_002, 003, 004, 005				

Description

Deficiency/Opportunity

Wood trim requires scraping, repainting. Grooved-faced CMU requires prep and repainting.

Recommendation

Prep and paint 2500 square feet of wood trim.
Prep and paint 6000 square feet of CMU.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Prep and paint approximately 2500 sf of wood facing.	$16,875.00
002	E	Prep and paint approximately 6000 sf of cmu.	$40,500.00
003	E	Contingency @ 15%	$8,606.00
		Sub total	**$65,981.00**
		Add Escalation Factor of 16.44%	**$10,847.28**
		Final Total	**$76,828.28**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	19	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2015	**Sub System**	Ceilings
Project	MOA0001	**Cap/ Exp**		**Component**	Ceiling tile
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	2	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_025, 051, 052				

Description

Deficiency/Opportunity

Evaluate suspended ceilings and light fixtures all areas for adequate seismic restraints. Interior upgrades would include replacement of approximately 20% of all ceiling tiles, with opportunity to salvage remainder for reuse.

Recommendation

Replace approximately 2800 ea. Ceiling tiles.
Add support wires as necessary.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace 2800 ceiling tiles.	$33,180.00
002	E	Clean up and repair grid.	$2,500.00
003	E	Contingency @ 15%	$5,352.00
		Sub total	**$41,032.00**
		Add Escalation Factor of 16.44%	**$6,745.66**
		Final Total	**$47,777.66**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	20	**System Category**	Mechanical
Campus	MOA	**Budget Year**	2015	**Sub System**	HVAC
Project	MOA0001	**Cap/ Exp**		**Component**	Air Handler
Building Name	John Thomas Center	**Ops Priority**	3	**Business Risk**	3
Building ID	JTC	**Failure Status**	2	**TCO Priority**	
Building SqFt	14,640				
Picture no.					

Description

Deficiency/Opportunity

Existing air-handlers are building original and nearing end of useful life. Regular filter changes and scheduled maintenance activities are current, but more frequent trouble-shooting is needed to keep the system operational.

Recommendation

OEM air handlers are significantly past their nominal life expectancy of 15 to 20 years and should be considered for replacement.
Replace air handlers.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	C	Replace OEM roof top air handlers.	$36,000.00
002	C	Contingency @ 15%	$5,400.00
		Sub total	**$41,400.00**
		Add Escalation Factor of 16.44%	**$6,806.16**
		Final Total	**$48,206.16**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	21	**System Category**	Janitorial
Campus	MOA	**Budget Year**	2015	**Sub System**	Extras
Project	MOA0001	**Cap/ Exp**		**Component**	Recycle Program (Paper, glass, cans
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	2	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_024				

Description

Deficiency/Opportunity

Upgrade janitor/storage rooms on all floors with new floor sinks, floor drains.

Recommendation

Add new plumbing & mop sinks to four janitors closets.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Retrofit plumbing and mop sinks into existing janitors closets.	$15,200.00
002	E	Contingency @ 15%	$0.00
		Sub total	**$15,200.00**
		Add Escalation Factor of 16.44%	**$2,498.88**
		Final Total	**$17,698.88**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	22	**System Category**	Safety & Compliance
Campus	MOA	**Budget Year**	2015	**Sub System**	Safety Related
Project	MOA0001	**Cap/ Exp**		**Component**	Trip & Fall
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	3
Building ID	JTC	**Failure Status**	5	**TCO Priority**	
Building SqFt	14,640				
Picture no.					

Description

Deficiency/Opportunity

Sidewalk and entry snowmelt system is non-operational and requires repair or replacement. While the manual snow-clearing is consistently maintained, risk to elderly building patrons is elevated without an operational snow-melt system.

Recommendation

Repair or replace the existing snow melt system.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Repair existing snow melt system.	$4,500.00
002	E	Contingency @ 15%	$675.00
		Sub total	**$5,175.00**
		Add Escalation Factor of 16.44%	**$850.77**
		Final Total	**$6,025.77**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	23	**System Category**	Safety & Compliance
Campus	MOA	**Budget Year**	2013	**Sub System**	ADA
Project	MOA0001	**Cap/ Exp**		**Component**	Other
Building Name	John Thomas Center	**Ops Priority**	2	**Business Risk**	2
Building ID	JTC	**Failure Status**	4	**TCO Priority**	
Building SqFt	14,640				
Picture no.	JTC_011, 037, 043, 045, 056, 057,				

Description

Deficiency/Opportunity

Restrooms demonstrate minimal ADA accessibility. Hallway drinking fountains protrude into egress and accessibility path, for example. Evaluate door swings, building signage, elevator operation, stair railings, etc. for overall compliance in association with building upgrade.

Recommendation

Engage an architectural firm specializing in ADA accessibility to perform an in-depth ADA survey and provide preliminary project planning.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Engage an architectural firm specializing in ADA accessibility to perform an in-depth ADA survey and provide preliminary project planning.	$8,500.00
002	E	Contingency @ 15%	$1,275.00
		Sub total	**$9,775.00**
		Add Escalation Factor of 10.18%	**$995.10**
		Final Total	**$10,770.10**

Property Inventory

Client:	City of Anchorage, AK
Address:	, ,

Building Name	Building ID	Auditor	Sq Ft	Street Address	Zip	Construction Date	Building Contact	Phone	Principal Use
Fire Station #1	FS1	M. Lussier	38,855	122 E 4th Ave Anchorage, AK	99501	2001	Mr. Dave Grubbs	(907) 343-8454	Fire Station
Health Department	HD	M. Lussier	72,048	825 L St. Anchorage, AK	99501	1962	Mr. David Grubbs	(907) 343-8454	Clinic / Office
John Thomas Center	JTC	M. Lussier	14,640	325 East 3rd Ave. Anchorage, AK	99501	1968	Mr. Dave Grubbs	(907) 343-8340	Office
	Site Total:		125,543						

Facilities Condition Assessment - 5 Year Project Cost Summary

Organization	**City of Anchorage, AK**
Campus	**MOA**
Fund	**Infrastructure**

Comment ID	Description	Building	OPS Pri.	Bus. Risk	Failure Stat.	TCO	2012		2013		2014		2015		2016		
							Capital	Expense	Capital	Expense	Capital	Expense	Capital	Expense	Capital	Expense	Total
43	Protective Bollards	Fire Station #1	3	3	3		$0	$0	$0	$8,363	$0	$0	$0	$0	$0	$0	$8,363
31	Carpet Replacement	Fire Station #1	3	2	2		$0	$0	$0	$90,596	$0	$0	$0	$0	$0	$0	$90,596
37	Window Treatment	Fire Station #1	3	2	1		$0	$0	$0	$3,548	$0	$0	$0	$0	$0	$0	$3,548
26	Cleaning Station Water line	Fire Station #1	2	3	1		$0	$0	$0	$3,168	$0	$0	$0	$0	$0	$0	$3,168
30	Roofing Pavers	Fire Station #1	2	2	2		$0	$0	$0	$2,848	$0	$0	$0	$0	$0	$0	$2,848
38	Counter Top Replacement	Fire Station #1	2	2	2		$0	$0	$0	$2,534	$0	$0	$0	$0	$0	$0	$2,534
40	Envelope Thermal Survey	Fire Station #1	2	2	2		$0	$0	$0	$3,168	$0	$0	$0	$0	$0	$0	$3,168
32	Flooring Replacement	Fire Station #1	2	2	2		$0	$0	$0	$2,433	$0	$0	$0	$0	$0	$0	$2,433
41	Weight Room Expansion	Fire Station #1	2	2	1		$0	$0	$35,478	$0	$0	$0	$0	$0	$0	$0	$35,478
44	Repair Ceiling	Fire Station #1	1	1	1		$0	$0	$0	$2,275	$0	$0	$0	$0	$0	$0	$2,275
10	Retrofit Fire Detection/Protection	John Thomas Center	3	3	5		$0	$0	$335,774	$0	$0	$0	$0	$0	$0	$0	$335,774
9	Elevator Replacement	John Thomas Center	3	3	4		$0	$0	$221,737	$0	$0	$0	$0	$0	$0	$0	$221,737
8	Electrical Capacity Survey	John Thomas Center	3	3	2		$0	$0	$0	$0	$0	$9,883	$0	$0	$0	$0	$9,883
20	Replace Air Handlers	John Thomas Center	3	3	2		$0	$0	$0	$0	$0	$0	$48,206	$0	$0	$0	$48,206
5	Roofing Evaluation	John Thomas Center	3	3	2		$0	$0	$0	$0	$0	$0	$0	$3,348	$0	$0	$3,348
22	Repair Snow Melt System	John Thomas Center	2	3	5		$0	$0	$0	$0	$0	$0	$0	$6,026	$0	$0	$6,026
23	ADA Compliance	John Thomas Center	2	2	4		$0	$0	$0	$10,770	$0	$0	$0	$0	$0	$0	$10,770
21	Janitor Coset Mop Sinks	John Thomas Center	2	2	2		$0	$0	$0	$0	$0	$0	$0	$17,699	$0	$0	$17,699
15	Flooring Replacement	John Thomas Center	2	2	2		$0	$0	$0	$114,202	$0	$0	$0	$0	$0	$0	$114,202
19	Ceiling Repair/Replacement	John Thomas Center	2	2	2		$0	$0	$0	$0	$0	$0	$0	$47,778	$0	$0	$47,778
13	Interior Lighting Upgrade	John Thomas Center	2	2	1		$0	$0	$0	$0	$0	$0	$0	$32,405	$0	$0	$32,405
12	Window Screens	John Thomas Center	2	2	1		$0	$1,780	$0	$0	$0	$0	$0	$0	$0	$0	$1,780
11	Building Envelope Thermal Survey	John Thomas Center	2	2	1		$0	$0	$0	$9,503	$0	$0	$0	$0	$0	$0	$9,503
16	Upgrade Exterior Lighting	John Thomas Center	1	1	1		$0	$0	$0	$3,497	$0	$0	$0	$0	$0	$0	$3,497

Facilities Condition Assessment - 5 Year Project Cost Summary

Organization	**City of Anchorage, AK**
Campus	**MOA**
Fund	**Infrastructure**

Comment ID	Description	Building	OPS Pri.	Bus. Risk	Failure Stat.	TCO	2012		2013		2014		2015		2016		
							Capital	Expense	Capital	Expense	Capital	Expense	Capital	Expense	Capital	Expense	Total
17	Exterior Painting	John Thomas Center	1	1	1		$0	$0	$0	$0	$0	$0	$0	$76,828	$0	$0	$76,828
47	Replace passenger elevator	Department of Health & Huma	4	4	3		$0	$0	$0	$0	$329,446	$0	$0	$0	$0	$0	$329,446
49	Engineering review of structural components	Department of Health & Huma	4	4	2		$0	$0	$0	$0	$0	$11,201	$0	$0	$0	$0	$11,201
64	Replace fixed pane glazing	Department of Health & Huma	4	3	2		$0	$0	$0	$44,665	$0	$0	$0	$0	$0	$0	$44,665
46	Replace freight elevator	Department of Health & Huma	3	3	5		$0	$0	$0	$0	$184,490	$0	$0	$0	$0	$0	$184,490
59	Engineering review of plumbing.	Department of Health & Huma	3	3	2		$0	$0	$0	$19,006	$0	$0	$0	$0	$0	$0	$19,006
60	Engineering review of HVAC system	Department of Health & Huma	3	3	2		$0	$0	$0	$0	$0	$26,356	$0	$0	$0	$0	$26,356
58	Ceiling seismic bracing	Department of Health & Huma	3	3	2		$0	$0	$0	$17,739	$0	$0	$0	$0	$0	$0	$17,739
57	Sprinkler seismic bracing	Department of Health & Huma	3	3	2		$0	$0	$0	$0	$0	$17,131	$0	$0	$0	$0	$17,131
52	Engineering review of electrical system	Department of Health & Huma	3	3	2		$0	$0	$0	$9,503	$0	$0	$0	$0	$0	$0	$9,503
53	Engineering review of mechanical systems	Department of Health & Huma	3	3	2		$0	$0	$0	$25,341	$0	$0	$0	$0	$0	$0	$25,341
48	Hazmat assessment	Department of Health & Huma	3	3	1		$0	$0	$0	$22,807	$0	$0	$0	$0	$0	$0	$22,807
55	Replace windows	Department of Health & Huma	3	2	2		$0	$0	$0	$40,546	$0	$0	$0	$0	$0	$0	$40,546
51	Engineering review of thermal envelope & damp-proo	Department of Health & Huma	3	2	2		$0	$0	$0	$19,006	$0	$0	$0	$0	$0	$0	$19,006
56	Replace roof	Department of Health & Huma	2	3	2		$0	$0	$0	$0	$67,464	$14,892	$0	$0	$0	$0	$82,356
61	Tenant improvement pre-planning	Department of Health & Huma	2	2	1		$0	$0	$0	$0	$0	$98,834	$0	$0	$0	$0	$98,834
	Annual Totals - Capital & Expense						0	1,780	592,989	455,517	581,400	178,297	48,206	184,083	0	0	2,042,273
								1,780		**1,048,506**		**759,697**		**232,290**		**0**	
														Grand Total Capital & Expense			**$2,042,273**

Condition Age and Remaining Life - All Buildings

Client:	City of Anchorage, AK
Address:	, ,

Building ID	Building Name	Gross Square Footage	Normal Life Expectancy	Year Built	Actual Age (Yrs)	Condition Age (Yrs)	General Condition	Remaining Life (Yrs)
FS1	Fire Station #1	38,855	35	2001	10	12	Good	23
HD	Health Department	72,048	50	1962	50	59	Poor	-9
JTC	John Thomas Center	14,640	50	1968	43	48	Fair	2

Capital Improvement Plan - Reserve Funds

Client:	**City of Anchorage, AK**
Campus	**MOA**
Address:	**, ,**

Building ID	Building Name	Square Footage	Building Type	Construction Replacement Sq Ft Cost (1)	Current Replacement Value (CRV) (2)	Total Capital Maintenance Reserve $ (3)	Remaining Asset Life In Years (4)	Annualized Capital Maintenance Reserve (5)	Construction Replacement Cost at End of Life (6)
FS1	Fire Station #1	38,855	Fire Station	$202.00	$7,848,710	$2,590,074	23	$112,612	$17,315,153
HD	Health Department	72,048	Office	$225.00	$16,210,800	$5,349,564	-9	$0	$0
JTC	John Thomas Center	14,640	Office	$210.00	$3,074,400	$1,014,552	2	$507,276	$3,293,374
	TOTALS	**125,543**			**$27,133,910**	**$8,954,190**		**$619,888**	**$20,608,527**

Notes

1	Replacement Sq Ft Cost	Estimated Building Sq Ft Replacement Cost (Excludes Land, Infrastructure & Furnishings) (R. S. Means)
2	Construction Replacement Cost	Current replacement value (CRV) of building (Excludes Land, Infrastructure & Furnishings) (R. S. Means)
3	Total Maintenance Reserve	33% of the CRV (Negotiated Value)
4	Remaining Asset Life	Building Life Expectancy (R. S. Means) minus Condition Age
5	Annualized Maintenance Reserve	Annual Capital Maintenance Reserve to fund anticipated capital repairs (Year 1)
6	Replacement Cost at End of Asset Life	Estimated Replacement Cost at end of Asset Life (CRV times 3.5% (or CPI) escalation each year for remainder of Asset Life)

Facility Condition Index (FCI)

Client:	City of Anchorage, AK
Campus:	MOA
Address:	, ,

Building Name	Building ID	Current Replacement Value (CRV)	Identified Deficiencies by Building	Facility Condition Index (FCI)
Fire Station #1	FS1	$7,848,710	$140,143	1.79%
Health Department	HD	$16,210,800	$834,608	5.15%
John Thomas Center	JTC	$3,074,400	$841,033	27.36%
Report Totals:		**$27,133,910**	**$1,815,784**	**6.69%**

ACCEPTED FCI GUIDELINES

GOOD	FAIR	POOR
0 to 5%	6 to 10%	11% or >

One of the most powerful types of benchmark data that can be derived from a Facilities Condition Assessment (FCA) is the Facility Condition Index (FCI). It is a ratio used to measure the relative condition of a building or portfolio. It is caclulated by dividing the cost of identified deficiencies by the Current Replacement Value (CRV).

Summary of Repairs and Deficiencies

Organization	**City of Anchorage, AK**
Campus	**MOA**
Building:	**Fire Station #1**

Comment ID	Category	Sub_System	Component	Priorities OPS	Bus. Rsk	Failure	TCO	Estimate Type
25	Building Envelope	Glazing	Windows	2	2	2		Repair
Comment:	Administration wing east-facing windows have flashing issue or vapor retarder breach that causes condensation and moisture damage at window sills. Noted 5 instances, wider assessment needed to confirm extent of issue.							
Action:	Engage a contractor specializing in glazing and damp-proofing to thoroughly evaluate the window system on the east side of the building and make a recommendation for remediation.							
26	Plumbing	Domestic Cold Water	Other	2	3	1		Estimate Required
Comment:	Water line to fire hose cleaning station is undersized for the function. Larger capacity line desired.							
Action:	Replace existing water feed line to cleaning station with one adequate to the job.							
27	Mechanical	HVAC	Controller, DDC	2	1	1		Repair
Comment:	Dormitory sleeping rooms are always too warm and have been since building occupancy despite other efforts to balance the heat. Excess energy consumption results.							
Action:	Re-balance the zone ducting to the dorm area. Install dampers if necessary to reduce air volume to the dorm rooms. As a last resort, install a vav & stat to control the air flow.							
28	Mechanical	HVAC	Controller, DDC	2	2	1		Repair
Comment:	Administration reception area near the open stair / visitor entry is always too hot; other areas in the upper level are cold spots. Excess energy consumption results.							
Action:	Re-balance the zone ducting to these areas. Install dampers if necessary to reduce air volume. As a last resort, install a vav & stat to control the air flow.							
29	Building Envelope	Glazing	Windows	2	2	1		Repair
Comment:	Dormitory sleeping room windows are reported to be very drafty, considering they are new, modern, presumably energy efficient. Investigate, may be a warranty issue. Excess energy consumption results.							
Action:	Re caulk windows. Provide upgraded window covering or black out shades.							
30	Building Envelope	Roof	Roof Cover	2	2	2		Estimate Required
Comment:	Roof pavers at roof patio adjacent to 2nd Floor kitchen/dining area are degraded, possibly due to the use of snow-melt. Replacement required.							
Action:	Replace 562 each concrete roof pavers.							
31	Interior Shell & Finish	Flooring	Carpet, Roll Goods	3	2	2		Estimate Required
Comment:	Carpet is prematurely worn; seams are unraveling, areas bunching (glue-down failure). Dissimilar carpet seams intersect in traffic areas, contributing to premature failure. Tripping hazard. Requires replacement.							
Action:	Replace approximately 1,300 square yards of glue down roll carpeting.							

Organization	**City of Anchorage, AK**
Campus	**MOA**

32	Interior Shell & Finish	Flooring	Carpet, Roll Goods	2	2	2	Estimate Required

Comment: Resilient tile flooring in kitchen/dining area is fracturing due to building movement. Requires replacement.

Action: Replace 300 square feet of VCT floor tiles.

33	Building Envelope	Structure	General	1	2	1	Repair

Comment: Upper level flooring failure in kitchen/dining area appears to be telegraphing differential building movement. Investigate to ensure stress points are not affecting structure, mechanical systems, roof cover in same plane.

Action: Initiate periodic inspection to detect changes over time.

35	Building Envelope	Architectural Features	Other	3	3	4	Repair

Comment: Public access to the administration wing is poorly indicated, needs better signage. Only 2 visitor spots are provided. Visitors enter through the museum and are directed to stairs (roughly 20' floor to floor height) before they encounter a receptionist. The elevator is hidden around a corner. Visitor way-finding is poor.

Action: Install directional signage

36	Security	CCTV	Video Camera	3	3	5	Repair

Comment: Administration receptionist is unable to monitor the visitor entrance one floor below. CCTV not working, action underway. Safety is an issue.

Action: Repair the CCTV system.

37	Furnishings & Fixtures	Furniture	Specialty	3	2	1	Estimate Required

Comment: Long expanses of glass lack window treatments, resulting in diminished computer use, heat gain, glare, diminished mechanical temperature balancing. Low sun angle affects all exposures of buildings in northern latitudes, depending on the season.

Action: Install 80 lineal feet of window cover.

38	Furnishings & Fixtures	Cabinetry & Fixtures	Built-in Millwork	2	2	2	Estimate Required

Comment: Plastic laminate casework in dormitory rooms are delaminating, approximately 5 instances. Restroom plastic laminate counters are similarly failing, likely due to the combination of shower humidity and impact damage.
On a related side note, the plastic laminate kitchen countertops have already failed and been replaced with solid surface material.

Action: Repair dorm room casework laminate.
Replace 40 square feet of laminate countertops in bathrooms with solid surface material.

39	Safety & Compliance	Safety Related	Trip & Fall	2	5	5	Repair

Comment: Stepped theater flooring is a safety hazard, especially in low lighting. Signal tape (minimum) or floor lighting (more effective) is needed.

Action: Install low voltage lighting to identify steps.

Comment ID	Category	Sub_System	Component	Priorities OPS	Bus. Rsk	Failure	TCO	Estimate Type
40	Building Envelope	Walls	Other	2	2	2		Estimate Required

Comment: Thermal transmittance is telegraphing condensation behind GWB in several areas, most notably in the Hazmat Engineer's Office, where discoloration is seen clearly at metal studs. Result will be accelerated degradation of building insulation, mold growth, decreased thermal performance.

Action: Engage an engineering firm to evaluate the adequacy of the thermal and vapor barrier protection in the affected areas. In some cases, maintaining the humidity at around 30% may mitigate the problem if the barrier protection is adequate. Maintenance of 30% relative humidity within the building requires: 1) an adequate thermal envelope; 2) an adequate vapor envelope; 3) a moisture source.

41	Interior Shell & Finish	Renovation	Tenant Improvement	2	2	1		Estimate Required

Comment: Building users report weight room is too small, they would like to see it expanded to adjacent space so more than 2-3 people can use it at one time.

Action: Expand existing weight room by 200 square feet.
Install additional exercise equipment.

42	Fire Life Safety	Egress	Panic Hardware	5	5	5		Repair

Comment: Panic hardware at egress stair is broken. Replace.

Action: Repair broken panic hardware.

43	Building Envelope	Doors	Rollup Door	3	3	3		Estimate Required

Comment: Glazed apparatus bay doors are regularly clipped and damaged by exiting emergency vehicles (several times per year, reported by Mr. Grubbs). Fewer incidents reported since policy change and repair costs come out of department budget. Recommend visual signal or other mechanism to reduce future damage.

Action: Install protective bollards at bay doors.

44	Interior Shell & Finish	Ceilings	Ceiling tile	1	1	1		Estimate Required

Comment: Acoustical ceiling tiles show water damage in circulation area, other areas. Investigate source (likely mechanical piping or less likely roof leak), replace tiles.

Action: Investigate cause of water damage and repair.
Replace 25 ea. Damaged ceiling tiles.

Building: Health Department

Comment ID	Category	Sub_System	Component	Priorities OPS	Bus. Rsk	Failure	TCO	Estimate Type
46	Conveyance	Elevator	Other	3	3	5		Estimate Required

Comment: Freight elevator is inoperable and, according to MOA-PM Mr. Grubbs, requires complete retrofit.

Action: Investigate type, size, capacity to determine the most cost-effective replacement requiring the least retrofit.

47	Conveyance	Elevator	Other	4	4	3	Estimate Required

Comment: Passenger elevator is at the end of its service life, requires wholesale retrofit.

Action: Investigate type, size, capacity to determine the most cost-effective replacement requiring the least retrofit.

48	Safety & Compliance	HAZMAT	Asbestos	3	3	1	Estimate Required

Comment: Asbestos abatement work occurred circa 1987, however it is unknown how comprehensive the effort was.

Action: In conjunction with planned improvements, perform complete building Hazmat reassessment.

49	Building Envelope	Structure	General	4	4	2	Estimate Required

Comment: Foundation damage dating from 1964 Earthquake observed.

Action: Structure appears stable however structural assessment relative to current standards and as-is condition is well-advised.

50	Building Envelope	General Envelope Repairs	General Repairs	3	3	1	Estimate Required

Comment: Foundation water intrusion observed in basement.

Action: Assess perimeter condition relative to sound structure, indoor air quality (mold), and water penetration damage.

51	Building Envelope	Assess Envelope	Envelope Assessment	3	2	2	Estimate Required

Comment: Assess thermal envelope (original windows and doors, roof performance, exterior wall performance) for upgrades to optimize energy consumption.

Action: Perform an engineering review of the building's thermal envelope and damp-proofing.

52	Electrical	Power	Other	3	3	2	Estimate Required

Comment: Assess electrical systems, capacity, distribution needed relative to future use, efficient energy consumption, and current codes. Abandoned and improperly terminated wiring observed. Main electrical service panel is obsolete, replacement components are no longer available.

Action: Engage an engineering firm to survey the buildings electrical systems & make recommendations for remediation and/or upgrades.

53	Mechanical	HVAC	System	3	3	2	Estimate Required

Comment: Assess mechanical equipment, remaining service life needed relative to future use, efficient energy consumption, indoor air quality, and current codes. Building users and MOA representative Mr. Grubbs report ongoing balancing issues (hot areas / cold areas) are a persistent challenge.

Action: Engage an engineering firm to survey the buildings mechanical systems & make recommendations for remediation and/or upgrades. At minimum a full cleaning of ductwork is needed.

54	Mechanical	HVAC	Boiler	3	3	2	Estimate Required

Comment: Original steam boilers were upgraded to hot water.

Action: Perform assessment of energy efficiency, capacity, service life relative to building

55	Building Envelope	Glazing	Windows	3	2	2	Estimate Required

Comment: Approximately 25% of operable windows are inoperable.

Action: Replace all original single-pane windows - fixed and operable units - with energy efficient windows. Replace window sills.

56	Building Envelope	Roof	Roof Cover	2	3	2	Estimate Required

Comment: Current EPDM roof covering is 20 years old, approaching warranty expiration and end of useful service life. Inspection impossible in January, however no significant leak issues were reported by MOA representative Mr. Grubbs.

Action: Replace EPDM roof as part of future envelope thermal upgrade effort. Increase R-value of insulation.

57	Safety & Compliance	Safety Related	Other Exposures	3	3	2	Estimate Required

Comment: Sprinkler piping is not seismically braced, basement through 4th floor.

Action: Provide seismic bracing, 5 floors.

58	Safety & Compliance	Safety Related	Other Exposures	3	3	2	Estimate Required

Comment: Suspended acoustical ceilings are not seismically braced, all floors. Consider this issue relative to planned interior upgrades and ceiling replacement.

Action: Provide seismic bracing of acoustical panel ceilings, 6 floors.

59	Plumbing	General Insp.	Supply, DWV	3	3	2	Estimate Required

Comment: Rough-in fixture piping is a mixture of galvanized and copper type, mostly substandard and degraded with age. Building users observe discolored water from drinking fountains and faucets in many instances. Leaks are one likely source of observed water stains at ceilings and walls on all floors.

Action: Perform assessment of rough-in piping in conjunction with future remodel and plumbing fixture upgrades.

60	Mechanical	HVAC	Site Wide Assessment	3	3	2	Estimate Required

Comment: Air handling units located in 5th floor mechanical rooms are at the end of their service life. Maintenance limited to patch fixes and filter changes until replacement is funded. Mechanical systems configured for hospital and clinic function may or may not be suitable for future use.

Action: Engage engineering firm to assess best, cost-effective approach for HVAC energy efficiency, building use, re-use/replacement potential.

61	Interior Shell & Finish	Finishes & Coatings	Tenant Improvement	2	2	1	Estimate Required

Comment: Public area finishes are worn and bleak, outdated. Signage and visitor way finding are ineffective, non-ADA accessible. Casework is re-purposed hospital-era, ill-suited to current functions. Overall image is sad and ill-kempt, poorly matched to the positive attitude demonstrated by staff. Hospital-era patient rooms, medical gases and call-buttons, patient room toilets remain in office areas. The result is a inefficient use of space, further decay of unutilized appurtenances, visual disarray, poor image.

Action: Perform programming of department functions and staffing projections for future need. Develop cost-effective approach to space planning and coordinated interior finishes upgrade, including: interior doors/frames, ceilings and lighting, interior signage and directories, flooring and wall finishes.

64	Safety & Compliance	Safety Related	Other Exposures	4	3	2	Estimate Required

Comment: Glazed doors, service windows, stair glazing are not tempered where required. Full survey completed, warning signage in place.

Action: In conjunction with future interior upgrades, remove non-compliant glazing and provide safety glazing where required.

Building: John Thomas Center

				Priorities			
Comment ID	**Category**	**Sub_System**	**Component**	**OPS**	**Bus. Rsk**	**Failure**	**TCO**	**Estimate Type**
5	Building Envelope	Roof	Roof Cover	3	3	2		Estimate Required

Comment: Complete re-roof was completed in 1991. No roof leaks reported by building users or MOA representative. Inspection and replacement recommended. Site visit conducted in winter, did not inspect the roof.

Action: Engage a roofing contractor to evaluate the condition of the roof. Perform coring to determine remaining life.

8	Electrical	Power	Panel, Main Switchboard	3	3	2	Estimate Required

Comment: MOA representative reports electrical system is all original equipment, with inadequate capacity to serve the building for modern uses. Currently this is not a critical issue, the building is not fully occupied. At operational capacity the current service is inadequate.

Action: Engage a local engineering firm to survey the electrical service and project service requirements at full occupancy .

9	Conveyance	Elevator	Other	3	3	4	Estimate Required

Comment: Elevator is reaching end of service life. Frequent service calls related to car stopping between floors and to address operational issues. Elevator cab is not ADA-accessible. Existing elevator has been upgraded but still problematic.

Action: Replace existing hydraulic elevator system in total.

10	Fire Life Safety	Protection	Sprinkler System	3	3	5	Estimate Required

Comment: Future building improvements which require a building permit application would necessitate installation of a automatic fire sprinkler system to meet building and life safety code.

Action: Retrofit a multi zone detection and sprinkler system with strobes/alarms, pull stations, annunciator panels, dial-up service etc.

11	Building Envelope	Assess Envelope	Envelope Assessment	2	2	1	Estimate Required

Comment: Building envelope improvements to improve energy performance would be best approached with an overall assessment of envelope R-values. While replacement of existing double-pane wood windows with higher performing units would result in lower energy consumption and improved occupant comfort, it is likely the thermal performance at walls, roof, and doors would reveal a best value approach.

Action: Engage an engineering firm to evaluate the existing thermal and vapor barrier efficiency and make recommendations for improvement and return on investment.

Organization	**City of Anchorage, AK**
Campus	**MOA**

12	Building Envelope	Glazing	Windows	2	2	1	Estimate Required
Comment:	Window screens absent from all windows.						
Action:	Install 60ea. 5x5 window screens.						
13	Electrical	Lighting	Interior	2	2	1	Estimate Required
Comment:	Upgrade interior lighting to streamline lamps to T8 efficient type; provide occupancy sensors, dual level switching for increased energy efficiency.						
Action:	Retrofit approximately 200 ea. T12 light fixtures with energy efficient T8 technology.						
15	Interior Shell & Finish	Flooring	General	2	2	2	Estimate Required
Comment:	Interior flooring throughout building requires replacement, with the exception of stairs.						
Action:	Replace 1220 square yards of carpeting. Replace 2200 square feet of VCT						
16	Electrical	Lighting	Exterior Fixtures	1	1	1	Estimate Required
Comment:	Replace existing metal halide fixtures with energy efficient, high-output type.						
Action:	Replace 8 metal halide wall washer light fixtures w/ energy efficient units.						
17	Building Envelope	Finishes & Coatings	Paint	1	1	1	Estimate Required
Comment:	Wood trim requires scraping, repainting. Grooved-faced CMU requires prep and repainting.						
Action:	Prep and paint 2500 square feet of wood trim. Prep and paint 6000 square feet of CMU.						
18	Safety & Compliance	Safety Related	Other Exposures	3	3	1	Repair
Comment:	Seagull nesting mitigation required. Nesting birds dive-bomb building tenants.						
Action:	Install 'Bird Proof' or similar product in affected areas.						
19	Interior Shell & Finish	Ceilings	Ceiling tile	2	2	2	Estimate Required
Comment:	Evaluate suspended ceilings and light fixtures all areas for adequate seismic restraints. Interior upgrades would include replacement of approximately 20% of all ceiling tiles, with opportunity to salvage remainder for reuse.						
Action:	Replace approximately 2800 ea. Ceiling tiles. Add support wires as necessary.						

Organization	**City of Anchorage, AK**
Campus	**MOA**

20	Mechanical	HVAC	Air Handler	3	3	2	Estimate Required

Comment: Existing air-handlers are building original and nearing end of useful life. Regular filter changes and scheduled maintenance activities are current, but more frequent trouble-shooting is needed to keep the system operational.

Action: OEM air handlers are significantly past their nominal life expectancy of 15 to 20 years and should be considered for replacement. Replace air handlers.

21	Janitorial	Extras	Recycle Program (Paper, glass, can	2	2	2	Estimate Required

Comment: Upgrade janitor/storage rooms on all floors with new floor sinks, floor drains.

Action: Add new plumbing & mop sinks to four janitors closets.

22	Safety & Compliance	Safety Related	Trip & Fall	2	3	5	Estimate Required

Comment: Sidewalk and entry snowmelt system is non-operational and requires repair or replacement. While the manual snow-clearing is consistently maintained, risk to elderly building patrons is elevated without an operational snow-melt system.

Action: Repair or replace the existing snow melt system.

23	Safety & Compliance	ADA	Other	2	2	4	Estimate Required

Comment: Restrooms demonstrate minimal ADA accessibility. Hallway drinking fountains protrude into egress and accessibility path, for example. Evaluate door swings, building signage, elevator operation, stair railings, etc. for overall compliance in association with building upgrade.

Action: Engage an architectural firm specializing in ADA accessibility to perform an in-depth ADA survey and provide preliminary project planning.

Facilities Condition Assessment

AUDIT FINDINGS AND COMMENTS

PROJECT NUMBER	CLIENT	CAMPUS	CONTACT	PHONE	FAX	EMAIL
426854.01.FS.00.00	City of Anchorage, AK	MOA	John Huzey	907.343.8312		huzeyjm@muni.org

BUILDING NAME	BUILDING ID	BUILDING ADDRESS	SQUARE FEET	COMISSIONED	BUILDING TYPE	INSPEC DATE	AUDITOR
Fire Station #1	FS1	122 E 4th Ave	38,855	2001	Fire Station	12/23/2011	M. Lussier

BUILDING CONDITION DATA	
GENERAL CONDITION	Good
YEAR BUILT	2001
CURRENT AGE	10
CONDITION AGE (YEARS)	12
LIFE EXPECTANCY (YEARS)	35
REMAINING LIFE (YEARS)	23

BUILDING DESCRIPTION

Fire Station 1, "The Pride of Downtown", was constructed in 2001 and is one of two stations with the highest call volume in Anchorage. The fire department administration is located at the same site in an adjacent, connected structure. The building features a large expanse of views and natural light in all directions and roof deck for personnel.

The downtown location offers quick response time, pull-through apparatus bays, and architectural presence. The primary downside expressed by building users is lack of parking, particularly at shift change-over periods. Other issues requiring resolution include heat balancing and accelerated wearing of building finishes due to hard use.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION: OPS Pri.	Bus. Risk	Failure Stat.	TCO	PIC	COMMENT	ACTION
Safety & Compliance									
Safety Related	01.05.01	2	2	5	5			Stepped theater flooring is a safety hazard, especially in low lighting. Signal tape (minimum) or floor lighting (more effective) is needed.	Install low voltage lighting to identify steps.
Building Envelope									
Structure	02.01.05	2	1	2	1			Upper level flooring failure in kitchen/dining area appears to be telegraphing differential building movement. Investigate to ensure stress points are not affecting structure, mechanical systems, roof cover in same plane.	Initiate periodic inspection to detect changes over time.
Roof	02.02.01	R	2	2	2		None	Roof pavers at roof patio adjacent to 2nd Floor kitchen/dining area are degraded, possibly due to the use of snow-melt. Replacement required.	Replace 562ea. Concrete roof pavers.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Building Envelope									
Walls	02.03.12	1	2	2	2			Thermal transmittance is telegraphing condensation behind GWB in several areas, most notably in the Hazmat Engineer's Office, where discoloration is seen clearly at metal studs. Result will be accelerated degradation of building insulation, mold growth, decreased thermal performance.	Engage an engineering firm to evaluate the adequacy of the thermal and vapor barrier protection in the affected areas. In some cases, maintaining the humidity at around 30% may mitigate the problem if the barrier protection is adequate. Maintenance of 30% relative humidity within the building requires: 1) an adequate thermal envelope; 2) an adequate vapor envelope; 3) a moisture source.
Doors	02.04.06	1	3	3	3			Glazed apparatus bay doors are regularly clipped and damaged by exiting emergency vehicles (several times per year, reported by Mr. Grubbs). Fewer incidents reported since policy change and repair costs come out of department budget. Recommend visual signal or other mechanism to reduce future damage.	Install protective bollards at bay doors.
Glazing	02.05.01	2	2	2	1		None	Dormitory sleeping room windows are reported to be very drafty, considering they are new, modern, presumably energy efficient. Investigate, may be a warranty issue. Excess energy consumption results.	Re caulk windows. Provide upgraded window covering or black out shades.
Glazing	02.05.01	2	2	2	2			Administration wing east-facing windows have flashing issue or vapor retarder breach that causes condensation and moisture damage at window sills. Noted 5 instances, wider assessment needed to confirm extent of issue.	Engage a contractor specializing in glazing and damp-proofing to thoroughly evaluate the window system on the east side of the building and make a recommendation for remediation.
Architectural Features	02.11.02	1	3	3	4			Public access to the administration wing is poorly indicated, needs better signage. Only 2 visitor spots are provided. Visitors enter through the museum and are directed to stairs (roughly 20' floor to floor height) before they encounter a receptionist. The elevator is hidden around a corner. Visitor way-finding is poor.	Install directional signage

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Interior Shell & Finish									
Ceilings	03.01.01	2	1	1	1			Acoustical ceiling tiles show water damage in circulation area, other areas. Investigate source (likely mechanical piping or less likely roof leak), replace tiles.	Investigate cause of water damage and repair. Replace 25 ea. Damaged ceiling tiles.
Flooring	03.05.04	2	2	2	2			Resilient tile flooring in kitchen/dining area is fracturing due to building movement. Requires replacement.	Replace 300 square feet of VCT floor tiles.
Flooring	03.05.04	2	3	2	2			Carpet is prematurely worn; seams are unraveling, areas bunching (glue-down failure). Dissimilar carpet seams intersect in traffic areas, contributing to premature failure. Tripping hazard. Requires replacement.	Replace approximately 1,300 square yards of glue down roll carpeting.
Renovation	03.10.01	2	2	2	1			Building users report weight room is too small, they would like to see it expanded to adjacent space so more than 2-3 people can use it at one time.	Expand existing weight room by 200 square feet. Install additional exercise equipment.
Furnishings & Fixtures									
Furniture	04.01.04	2	3	2	1			Long expanses of glass lack window treatments, resulting in diminished computer use, heat gain, glare, diminished mechanical temperature balancing. Low sun angle affects all exposures of buildings in northern latitudes, depending on the season.	Install 80 lineal feet of window cover.
Cabinetry & Fixtures	04.02.02	2	2	2	2			Plastic laminate casework in dormitory rooms are delaminating, approximately 5 instances. Restroom plastic laminate counters are similarly failing, likely due to the combination of shower humidity and impact damage. On a related side note, the plastic laminate kitchen countertops have already failed and been replaced with solid surface material.	Repair dorm room casework laminate. Replace 40 square feet of laminate countertops in bathrooms with solid surface material.
Mechanical									
HVAC	06.01.05	2	2	2	1		None	Administration reception area near the open stair / visitor entry is always too hot; other areas in the upper level are cold spots. Excess energy consumption results.	Re-balance the zone ducting to these areas. Install dampers if necessary to reduce air volume. As a last resort, install a vav & stat to control the air flow.

CATEGORY / SYSTEM	CODE	FLR	PRIORITIZATION				PIC	COMMENT	ACTION
			OPS Pri.	Bus. Risk	Failure Stat.	TCO			
Mechanical									
HVAC	06.01.05	2	2	1	1			Dormitory sleeping rooms are always too warm and have been since building occupancy despite other efforts to balance the heat. Excess energy consumption results.	Re-balance the zone ducting to the dorm area. Install dampers if necessary to reduce air volume to the dorm rooms. As a last resort, install a vav & stat to control the air flow.
Plumbing									
Domestic Cold Water	08.01.07	1	2	3	1		None	Water line to fire hose cleaning station is undersized for the function. Larger capacity line desired.	Replace existing water feed line to cleaning station with one adequate to the job.
Fire Life Safety									
Egress	09.03.04	2	5	5	5			Panic hardware at egress stair is broken. Replace.	Repair broken panic hardware.
Security									
CCTV	10.02.05	EXT	3	3	5			Administration receptionist is unable to monitor the visitor entrance one floor below. CCTV not working, action underway. Safety is an issue.	Repair the CCTV system.
Roads, Lots & Grounds									
Parking Lots & Pads	12.02.05	EXT						Building users mention too few parking spots for staff are available on-site, especially during shift changeover. Metered street parking and parking garage 2 blocks away are the most convenient alternatives.	No issues to resolve.

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	26	**System Category**	Plumbing
Campus	MOA	**Budget Year**	2013	**Sub System**	Domestic Cold Water
Project	MOA0001	**Cap/ Exp**		**Component**	Other
Building Name	Fire Station #1	**Ops Priority**	2	**Business Risk**	3
Building ID	FS1	**Failure Status**	1	**TCO Priority**	
Building SqFt	38,855				
Picture no.	None				

Description

Deficiency/Opportunity

Water line to fire hose cleaning station is undersized for the function. Larger capacity line desired.

Recommendation

Replace existing water feed line to cleaning station with one adequate to the job.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace existing water feed lne to cleaning station with one adaquate to the job.	$2,500.00
002	E	Contingency @ 15%	$375.00
		Sub total	**$2,875.00**
		Add Escalation Factor of 10.18%	**$292.68**
		Final Total	**$3,167.68**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	30	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	Roof
Project	MOA0001	**Cap/ Exp**		**Component**	Roof Cover
Building Name	Fire Station #1	**Ops Priority**	2	**Business Risk**	2
Building ID	FS1	**Failure Status**	2	**TCO Priority**	
Building SqFt	38,855				
Picture no.	None				

Description

Deficiency/Opportunity

Roof pavers at roof patio adjacent to 2nd Floor kitchen/dining area are degraded, possibly due to the use of snow-melt. Replacement required.

Recommendation

Replace 562ea. Concrete roof pavers.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace 562 ea. Concrete roof pavers.	$2,248.00
002	E	Contingency @ 15%	$337.00
		Sub total	**$2,585.00**
		Add Escalation Factor of 10.18%	**$263.15**
		Final Total	**$2,848.15**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	31	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2013	**Sub System**	Flooring
Project	MOA0001	**Cap/ Exp**		**Component**	Carpet, Roll Goods
Building Name	Fire Station #1	**Ops Priority**	3	**Business Risk**	2
Building ID	FS1	**Failure Status**	2	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Carpet is prematurely worn; seams are unraveling, areas bunching (glue-down failure). Dissimilar carpet seams intersect in traffic areas, contributing to premature failure. Tripping hazard. Requires replacement.

Recommendation

Replace approximately 1,300 square yards of glue down roll carpeting.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace approximately 1,300 square yards of glue down roll carpeting.	$71,500.00
002	E	Contingency @ 15%	$10,725.00
		Sub total	**$82,225.00**
		Add Escalation Factor of 10.18%	**$8,370.51**
		Final Total	**$90,595.51**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	32	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2013	**Sub System**	Flooring
Project	MOA0001	**Cap/ Exp**		**Component**	Carpet, Roll Goods
Building Name	Fire Station #1	**Ops Priority**	2	**Business Risk**	2
Building ID	FS1	**Failure Status**	2	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Resilient tile flooring in kitchen/dining area is fracturing due to building movement. Requires replacement.

Recommendation

Replace 300 square feet of VCT floor tiles.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace 300 sf of VCT floor tile.	$1,920.00
002	E	Contingency @ 15%	$288.00
		Sub total	**$2,208.00**
		Add Escalation Factor of 10.18%	**$224.77**
		Final Total	**$2,432.77**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	37	**System Category**	Furnishings & Fixtures
Campus	MOA	**Budget Year**	2013	**Sub System**	Furniture
Project	MOA0001	**Cap/ Exp**		**Component**	Specialty
Building Name	Fire Station #1	**Ops Priority**	3	**Business Risk**	2
Building ID	FS1	**Failure Status**	1	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Long expanses of glass lack window treatments, resulting in diminished computer use, heat gain, glare, diminished mechanical temperature balancing. Low sun angle affects all exposures of buildings in northern latitudes, depending on the season.

Recommendation

Install 80 lineal feet of window cover.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Install 80 lineal feet of window cover.	$2,800.00
002	E	Contingency @ 15%	$420.00
		Sub total	**$3,220.00**
		Add Escalation Factor of 10.18%	**$327.80**
		Final Total	**$3,547.80**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	38	**System Category**	Furnishings & Fixtures
Campus	MOA	**Budget Year**	2013	**Sub System**	Cabinetry & Fixtures
Project	MOA0001	**Cap/ Exp**		**Component**	Built-in Millwork
Building Name	Fire Station #1	**Ops Priority**	2	**Business Risk**	2
Building ID	FS1	**Failure Status**	2	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Plastic laminate casework in dormitory rooms are delaminating, approximately 5 instances. Restroom plastic laminate counters are similarly failing, likely due to the combination of shower humidity and impact damage.
On a related side note, the plastic laminate kitchen countertops have already failed and been replaced with solid surface material.

Recommendation

Repair dorm room casework laminate.
Replace 40 square feet of laminate countertops in bathrooms with solid surface material.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Replace 40 square feet of laminate countertops in bathrooms with solid surface material.	$1,600.00
002	E	Mobilization	$400.00
003	E	Contingency @ 15%	$300.00
		Sub total	**$2,300.00**
		Add Escalation Factor of 10.18%	**$234.14**
		Final Total	**$2,534.14**

Filtered by: Building_ID = 4889

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	40	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	Walls
Project	MOA0001	**Cap/ Exp**		**Component**	Other
Building Name	Fire Station #1	**Ops Priority**	2	**Business Risk**	2
Building ID	FS1	**Failure Status**	2	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Thermal transmittance is telegraphing condensation behind GWB in several areas, most notably in the Hazmat Engineer's Office, where discoloration is seen clearly at metal studs. Result will be accelerated degradation of building insulation, mold growth, decreased thermal performance.

Recommendation

Engage an engineering firm to evaluate the adequacy of the thermal and vapor barrier protection in the affected areas. In some cases, maintaining the humidity at around 30% may mitigate the problem if the barrier protection is adequate. Maintenance of 30% relative humidity within the building requires: 1) an adequate thermal envelope; 2) an adequate vapor envelope; 3) a moisture source.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Engage an engineering firm to evaluate relative humidity and the adaquacy of the thermal and vapor barrier protection within the affected areas.	$2,500.00
002	E	Contingency @ 15%	$375.00
		Sub total	**$2,875.00**
		Add Escalation Factor of 10.18%	**$292.68**
		Final Total	**$3,167.68**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	41	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2013	**Sub System**	Renovation
Project	MOA0001	**Cap/ Exp**		**Component**	Tenant Improvement
Building Name	Fire Station #1	**Ops Priority**	2	**Business Risk**	2
Building ID	FS1	**Failure Status**	1	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Building users report weight room is too small, they would like to see it expanded to adjacent space so more than 2-3 people can use it at one time.

Recommendation

Expand existing weight room by 200 square feet.
Install additional exercise equipment.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	C	Expand existing weight room by 200 square feet.	$18,000.00
002	C	Install additional exercise equipment.	$10,000.00
003	C	Contingency @ 15%	$4,200.00
		Sub total	**$32,200.00**
		Add Escalation Factor of 10.18%	**$3,277.96**
		Final Total	**$35,477.96**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	43	**System Category**	Building Envelope
Campus	MOA	**Budget Year**	2013	**Sub System**	Doors
Project	MOA0001	**Cap/ Exp**		**Component**	Rollup Door
Building Name	Fire Station #1	**Ops Priority**	3	**Business Risk**	3
Building ID	FS1	**Failure Status**	3	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Glazed apparatus bay doors are regularly clipped and damaged by exiting emergency vehicles (several times per year, reported by Mr. Grubbs). Fewer incidents reported since policy change and repair costs come out of department budget. Recommend visual signal or other mechanism to reduce future damage.

Recommendation

Install protective bollards at bay doors.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Install protective bollards at bay doors	$6,600.00
002	E	Contingency @ 15%	$990.00
		Sub total	**$7,590.00**
		Add Escalation Factor of 10.18%	**$772.66**
		Final Total	**$8,362.66**

Facilities Condition Assessment - Cost Detail

Organization	City of Anchorage, AK	**Cost Sheet ID**	44	**System Category**	Interior Shell & Finish
Campus	MOA	**Budget Year**	2013	**Sub System**	Ceilings
Project	MOA0001	**Cap/ Exp**		**Component**	Ceiling tile
Building Name	Fire Station #1	**Ops Priority**	1	**Business Risk**	1
Building ID	FS1	**Failure Status**	1	**TCO Priority**	
Building SqFt	38,855				
Picture no.					

Description

Deficiency/Opportunity

Acoustical ceiling tiles show water damage in circulation area, other areas. Investigate source (likely mechanical piping or less likely roof leak), replace tiles.

Recommendation

Investigate cause of water damage and repair.
Replace 25 ea. Damaged ceiling tiles.

Cost Estimate

Line/Assem #	C/E	Description	Cost
001	E	Repair leaks.	$1,500.00
002	E	Replace 25 ea damaged ceiling tiles	$296.25
003	E	Contingency @ 15%	$269.00
		Sub total	**$2,065.25**
		Add Escalation Factor of 10.18%	**$210.24**
		Final Total	**$2,275.49**