

## System Summary List

This report provides an overview of all systems serving each building on campus. Each system, along with specific critical issues and recommendations, is categorized as follows: Uniformat number and name, priority, potential risk of failure, impact of failure, assessed remaining life, BOMA cycle, action cost and recommended action date.

### Legend:

Item #: Unique Assessment Item Number

Uniformat: Uniformat # and name

Category: Deficiency category

Description: Deficiency description

Critical Issue: Deficiency Critical Issue

Recommendation: Deficiency Recommendation

Pri: Priority: 0-No Action, 1-Currently Critical, 2-Potentially Critical, 3-Necessary, 4-Recommended, 5-Does not meet current codes

Act Time: Action timeframe – recommended repair/replacement/renewal timing

Life Cycle: BOMA system life cycle expectancy

Estimated Cost: Cost to correct issue

Act By: Date of Assessment + Action timeframe

### 003-City Hall 1, 9-11

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
436769	D3060 Modular Air-Handling Units- 0 to 4999 CFM	Building Integrity - Beyond Rated Life	0 to 4999 CFM Modular Air-Handling Units consist of: DX air handler.	Deficiencies were observed including: Unit uses r-22. System is beyond its useful lifespan.	Recommendations include: Budget near term for system replacement.	1	0	25	\$104,090	2021
436780	D3060 Modular Air-Handling Units- 0 to 4999 CFM	Rated Life Cycle Exceeded - Functioning-at-Risk	0 to 4999 CFM Modular Air-Handling Units consist of: DX air handling unit	Deficiencies were observed including: System is beyond its useful lifespan. Unit used r-22	Recommendations include: Budget near term for system replacement.	1	0	25	\$83,272	2021
436758	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: 9 Gas fired, DX, packaged air conditioning units	Minor deficiencies were observed including: Units use R-22 refrigerant. The units are at the end of remaining useful life.	Recommendations include: Budget for and replace Package units.	1	0	15	\$390,259	2021
436776	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by an electro pneumatic system.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	1	0	20	\$228,754	2021
									<b>Total:</b>	<b>\$806,376</b>

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
437553	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Construction Deficiency	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit located in the mezzanine.	Minor deficiencies were observed including: The unit is located indoors, increasing condenser heat and decreasing efficiency and lifespan. The unit uses R-22 The system and or components are approaching the end of remaining useful life. Package units are not meant to be located inside.	Recommendations include: Replace unit and relocate to outside.	1	0	15	\$14,743	2021
437555	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of DDC and pneumatic controls systems	Deficiencies were observed including: Controls are obsolete.	Recommendations include: Replace with a modern DDC system.	1	0	20	\$21,978	2021
<b>Total:</b>									<b>\$36,721</b>	

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
437770	D3060 Exhaust Air HVAC Fans- General	Building Integrity - Reliability	General Exhaust Air HVAC Fans consist of:  Exhaust air fans	Minor deficiencies were observed including: The system is beyond its rated lifespan.	Recommendations include: Replace exhaust fans	1	0	15	\$12,766	2021
437772	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Operations - Maintenance	6 to 50 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit	Deficiencies were observed including: System is beyond its useful lifespan.	Recommendations include: Budget near term for system replacement.	1	0	15	\$33,427	2021
<b>Total:</b>									<b>\$46,193</b>	

## 011-Fire Station 2

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
436995	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit.	Minor deficiencies were observed including: Units use R-22 refrigerant. The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	2	2	15	\$51,341	2023
437004	D3060 Exhaust Air HVAC Fans- General	Building Integrity - Reliability	General Exhaust Air HVAC Fans consist of:  Vehicle exhaust air fan and ducting	Minor deficiencies were observed including:  The system and or components are approaching the end of remaining useful life	Recommendations include: Budget for replacements.	3	4	15	\$13,876	2025
<b>Total:</b>									<b>\$65,217</b>	

## 026-(MSCS) Municipal Service Center South

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
435821	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls:  Pneumatic control system consisting of duplex air compressor, air drier, and Barber Colman control unit	Deficiencies were observed including: Pneumatic controls are obsolete and inefficient.	Recommendations include: Replace pneumatic system with digital controls. This should be considered as a High-Priority action item. Schedule system / component for replacement based on observed condition.	1	0	20	\$210,362	2021
436626	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Building Integrity - Reliability	6 to 50 TON Packaged DX Air-Conditioning Units consist of: DX, packaged air conditioning units at 40 tons each.	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Budget for and replace the units.	1	1	15	\$445,693	2022
436637	D3060 Air-to-Air Energy Recovery	Building Integrity - Reliability	Air-to-Air Energy Recovery consists of: 2 Air-to-Air Energy Recovery roof top units	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life	Recommendations include: Budget for and replace in conjunction with other renovations.	3	4	12	\$104,015	2025
									<b>Total:</b>	<b>\$760,070</b>

## 041-Steele Lane Community Center

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
439063	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired dx Package unit. Gas fired, DX, packaged air conditioning unit	Deficiencies were observed including: Unit uses R-22 System is beyond its useful lifespan.	Recommendations include: Budget near term for system replacement.	1	0	15	\$39,026	2021
439029	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit.	Minor deficiencies were observed including: Unit uses R-22. The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe. Perform monthly, quarterly and/or annual maintenance and inspections per local ordinances and to maintain proper function and operation.	1	0	15	\$31,221	2021
439054	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	N/A - Not Applicable	0 to 5 TON Packaged DX Air-Conditioning Units consist of: 2 gas fired dx package units.	Minor deficiencies were observed including: Unit uses R-22. The system and or components are approaching the end of remaining useful life	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$78,052	2021
439058	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Building Integrity - Reliability	6 to 50 TON Packaged DX Air- Conditioning Units consist of:  Gas fired, DX, packaged air conditioning unit	Minor deficiencies were observed including: Unit uses R-22 The system and or components are approaching the end of remaining useful life	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$66,854	2021
									<b>Total:</b>	<b>\$215,152</b>

## 004-City Hall Annex

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
436964	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of electro-pneumatic controls systems.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	1	0	20	\$191,162	2021
436966	D3060 Modular Air-Handling Units- 0 to 4999 CFM	Building Integrity - Reliability	0 to 4999 CFM Modular Air-Handling Units consist of: 4 pipe modular air handling unit	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay	Recommendations include: Budget for and replace air handler.	3	3	25	\$83,272	2024
436962	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit	The unit is into the last ten years of its useful lifespan.	Recommendations include: Plan for replacing unit.	3	4	15	\$31,221	2025
									<b>Total:</b>	<b>\$305,655</b>

**001-City Hall 2-5**

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
436802	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: 9 Gas fired, DX, packaged air conditioning units	Minor deficiencies were observed including: Units use R-22 refrigerant. The units are at the end of remaining useful life.	Recommendations include: Budget for and replace Package units.	1	0	15	\$497,797	2021
436807	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by an electro pneumatic system.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	1	0	20	\$102,400	2021
									Total:	\$600,197



**002-City Hall 6-8**

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
436803	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: 9 Gas fired, DX, packaged air conditioning units	Minor deficiencies were observed including: Units use R-22 refrigerant. The units are at the end of remaining useful life.	Recommendations include: Budget for and replace Package units.	1	0	15	\$351,233	2021
436808	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by an electro pneumatic system.	Minor deficiencies were observed including: Pneumatic Controls are outdated and inefficient.	Recommendations include: Replacement of pneumatic controls system. Consider upgrade to DDC system.	1	0	20	\$83,809	2021
									<b>Total:</b>	<b>\$435,043</b>

## 006-West America Building

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438099	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: 4 Gas fired, DX, packaged air conditioning units.	Deficiencies were observed including: System is beyond its useful lifespan. Units use R-22	Recommendations include: Budget near term for system replacement.	1	0	15	\$124,883	2021
438101	D3080 HVAC Instrumentation and Controls	Rated Life Cycle Exceeded - Functioning-at-Risk	HVAC Instrumentation and Controls: HVAC is controlled by individual thermostat.	Minor deficiencies were observed including: System and or components are approaching the end of remaining useful life. building controls are not integrated.	Recommendations include: Replace thermostats in conjunction with other Renovations, Consider an integrated building management system.	1	0	20	\$106,667	2021
438100	D3060 Ductwork and Accessories- Ducted Return	Operations - Maintenance	Ductwork and Accessories for Ducted Return consists of: Ducted supply and return system.	Minor deficiencies were observed including: Duct work is at the end of its useful lifespan.	Recommendations include: Replace duct work in conjunction with other renovations.	2	2	30	\$310,769	2023
									<b>Total:</b>	<b>\$542,318</b>

### 048-Sonoma Brookwood Ctr

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
439502	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: 3 Gas fired, DX, packaged air conditioning unit.	Minor deficiencies were observed including: The system and or components are assumed to be approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$117,078	2021
									Total:	\$117,078

## 052-4Cs Day Care

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
439681	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit.	Minor deficiencies were observed including: Unit uses R-22 The system and or components are approaching the end of remaining useful life.	Recommendations include: Budget for and replace package unit.	1	0	15	\$39,026	2021
<b>Total:</b>									<b>\$39,026</b>	

## 020-Fire Training Office 1

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438249	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	3	3	15	\$12,835	2024
									Total:	\$12,835

## 021-Fire Training Classroom 2

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438278	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	1	15	\$12,835	2022
									Total:	\$12,835

### 022-Fire Training Classroom 3

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438279	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	2	2	15	\$12,835	2023
									Total:	\$12,835

## 034-Transit Operations Building

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438468	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit with energy recovery.	Minor deficiencies were observed including: R-22 The system and or components are approaching the end of remaining useful life	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	3	4	15	\$41,107	2025
438465	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Building Integrity - Reliability	6 to 50 TON Packaged DX Air- Conditioning Units consist of: Gas fired package unit.	Minor deficiencies were observed including: Unit uses R-22 The system and or components are approaching the end of remaining useful life	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	3	4	15	\$111,423	2025
									<b>Total:</b>	<b>\$152,531</b>



## 046-Finley Park Swim Center

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
443295	D3060 Exhaust Air HVAC Fans-General	Building Integrity - Reliability	General Exhaust Air HVAC Fans consist of: Exhaust air fan with spun aluminum housing.	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Budget for replacement. Consider adding energy recovery to system.	3	3	15	\$11,933	2024
								Total:	\$11,933	

## 037-Rincon Valley Library

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438783	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit.	Minor deficiencies were observed including: Unit uses R-22 The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$31,221	2021
438782	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Building Integrity - Reliability	6 to 50 TON Packaged DX Air- Conditioning Units consist of: 2 Gas fired, DX, packaged air conditioning units.	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life. Units use R-22	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$116,994	2021
									<b>Total:</b>	<b>\$148,215</b>

## 038-Northwest Library

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438938	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Building Integrity - Reliability	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Roof mounted gas fired DX package unit.	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life. Unit uses R-22	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$19,513	2021
438939	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Building Integrity - Reliability	6 to 50 TON Packaged DX Air- Conditioning Units consist of: 2 Gas fired, DX, packaged air conditioning units.	Minor deficiencies were observed including: Unit uses R-22 The system and or components are approaching the end of remaining useful life.	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	1	15	\$83,567	2022
									<b>Total:</b>	<b>\$103,080</b>

## 036-Main Library

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438673	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled pneumatically.	Deficiencies were observed including: Pneumatic controls are obsolete.	Recommendations include: Replace building controls with a digital system.	1	0	20	\$495,238	2021
438561	D3060 Semi-Custom Air-Handling Units-5000 CFM and UP	Rated Life Cycle Exceeded - Functioning-at-Risk	5000 CFM and UP Semi-Custom Air-Handling Units consist of: Fan room built up air handlers with preheat, heating and cooling coils as well as supply and return air handlers.	Minor deficiencies were observed including:  The system and or components are approaching the end of remaining useful life  Potential exists for compounding repairs, maintenance, damage, and or accelerated rate of decay  Rated Life Cycle - "Extended".  Status is maintained and or performance anticipated to meet or exceed duty expectation with completion of any mentioned recommendations during prescribed timeframes.	Recommendations include:  Deficiencies warrant close inspection by trained facilities maintenance personnel.  Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.  Perform monthly, quarterly and/or annual maintenance and inspections per local ordinances and to maintain proper function and operation	2	2	25	\$753,076	2023
									Total: \$1,248,314	

## 054-Museum

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
439750	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC equipment is controlled by an electronic system.	Deficiencies were observed including: The system is obsolete.	Recommendations include: This should be considered as a High-Priority action item. Schedule system / component for replacement based on observed condition.	1	0	20	\$97,646	2021
<b>Total:</b>									<b>\$97,646</b>	

## 005-Chamber Building

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438075	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Rated Life Cycle Exceeded - Functioning-at- Risk	6 to 50 TON Packaged DX Air- Conditioning Units consist of: 4 Gas fired, DX, packaged air conditioning units .	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Replace units.	1	0	15	\$167,135	2021
438083	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Rated Life Cycle Exceeded - Functioning-at- Risk	6 to 50 TON Packaged DX Air- Conditioning Units consist of: 2 Gas fired, DX, packaged air conditioning units .	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life.	Recommendations include: Replace units.	1	0	15	\$66,854	2021
438076	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	N/A - Not Applicable	6 to 50 TON Packaged DX Air- Conditioning Units consist of: Gas fired, DX, packaged air conditioning unit	Minor deficiencies were observed including: Unit uses R-22 The system and or components are approaching the end of remaining useful life.	Recommendations include: Replace package unit.	1	1	15	\$33,427	2022
438090	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by individual thermostats	Minor deficiencies were observed including: building HVAC controls are not integrated nor do they connect to a central monitoring and control system.	Recommendations include: Upgrade to an integrated building management system.	1	1	20	\$76,190	2022
									<b>Total:</b>	<b>\$343,606</b>

[illegible]

## 043-Finley Park Community Center

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
439395	D3060 Packaged DX Air-Conditioning Units- 0 to 5 TON	Operations - Maintenance	0 to 5 TON Packaged DX Air-Conditioning Units consist of: Gas fired, DX, packaged air conditioning units	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$101,467	2021
439399	D3060 Packaged DX Air-Conditioning Units- 6 to 50 TON	Operations - Maintenance	6 to 50 TON Packaged DX Air-Conditioning Units consist of: 5 Gas fired DX package units.	Minor deficiencies were observed including: The system and or components are approaching the end of remaining useful life	Recommendations include: Repair or replace system / components due to condition / operational status and/or age within prescribed priority timeframe.	1	0	15	\$362,126	2021
439420	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by individual thermostat	Minor deficiencies were observed including: System and or components are approaching the end of remaining useful life System is unable to communicate externally.	Recommendations include: upgrade to a integrated BMS with remote connectivity.	3	5	20	\$212,800	2026
									<b>Total:</b>	<b>\$676,393</b>



Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
437580	D3060 Ductwork and Accessories-Stainless Steel Exhaust	Life Safety - Hazardous Materials	Ductwork, exhaust system and accessories for countertop asphalt burning equipment missing at this location	Required countertop equipment ventilation missing.	Recommendations include to provide ducting, fans, exterior flashing and accessories required to provide adequate ventilation for equipment.	1	0	30	\$2,831	2021
437473	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by a mixture of DDC and pneumatic controls systems with the head end located in the shops building.	Deficiencies were observed including: Pneumatic controls are operationally obsolete, creating inefficient conditions and additional trouble calls.	Recommendations include:  This should be considered as a High-Priority action item. Schedule system / component for replacement.	1	0	20	\$81,905	2021
									Total:	\$84,736

## 028-MSCN Shop Building

Item ID	Unifomat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
437546	D3080 HVAC Instrumentation and Controls	Functionality - Plant Obsolescence	HVAC Instrumentation and Controls: HVAC is controlled by a electro-pneumatic controls system.	Deficiencies were observed including: System is obsolete.	Recommendations include: Replace system with and integrated digital system.	1	0	20	\$167,619	2021
<b>Total:</b>									<b>\$167,619</b>	

017-Fire Admin/Station 10

Item ID	Uniformat	Category	Description	Critical Issue	Recommendation	Pri	Act Time	Life Cycle	Estimated Cost	Act By
438137	D3080 HVAC Instrumentation and Controls	Operations - Maintenance	HVAC Instrumentation and Controls: HVAC is controlled by individual thermostat for each unit and zone.	Minor deficiencies were observed including: System is not integrated or tied into any city building management system.	Recommendations include: Upgrade to integrated city wide building management system.	1	1	20	\$150,933	2022

Total: \$150,933

Total Cost for All Building \$8,538,026 Direct cost  
\$12,807,039 Project cost