



Asset Overview Report

By Asset Name

Region: Parks

Asset: Arne Hanna Aquatic Center

Campus: Aquatic Center

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	4,334,988	FCI:	0.53
RI Cost:	5,394,056	RI:	0.65
Total Requirement Cost:	5,394,058	Size:	20,000 SF
Current Replacement Value:	8,254,775		

Address 1

1414 Potter

Address 2

Civic Complex

City

Bellingham

State/Province/Region

WA



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Photo



Exterior View - Arne Hanna Aquatic Center, Main Entry

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings (Basement)	Basic foundation for building with basement and applies to perimeter of below-grade Mechanical Room. System cost includes strip footing, foundation wall, rigid insulation, damp proofing and perimeter underdrain.
A1011 - Wall Foundations-Foundation Wall and Footings (Perimeter)	Basic foundation for building with basement and applies to perimeter of Pool and Change Rooms. System cost includes strip footing, foundation wall, rigid insulation, damp proofing and perimeter underdrain. The portion of the
A1029 - Other Special Conditions-Canopies - Steel and Glass (Entry)	A steel-frame canopy with a glass roof is installed over the main entrance.
A1030 - Slab on Grade-Slab-On-Grade	The building has a concrete slab on grade. The system cost also includes perimeter under drains.
B1010 - Floor Construction-Floor Assembly -	The floor assembly of the Mechanical Room consists of suspended concrete slab supported by load-bearing walls.



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System Name	Description
Suspended Concrete	
B1010 - Floor Construction-Roof Assembly - Steel (Low Roof)	The lower roof structure consists of decking on open web steel joists.
B1020 - Roof Construction-Roof Assembly - Steel (High Roof)	Single-story steel framed building with steel columns and steel joist roof structure.
B1020 - Roof Construction-Roof Assembly - Suspended Concrete	The roof over the Mechanical and Electrical rooms is a suspended concrete slab.
B2010 - Exterior Walls-CMU (Exterior)	The exterior wall assemblies include smooth-face , scored, concrete masonry units. Refer to separate system for interior wall finishes such as paint.
B2010 - Exterior Walls-Concrete - Exterior Wall	The exterior walls system includes cast-in-place concrete and installed on the east wall of the building and at the Mechanical and Electrical Rooms.
B2010 - Exterior Walls-Paint Walls (Exterior)	The exterior masonry walls are painted.
B2010 - Exterior Walls-Stucco - EIFS (Exterior)	Exterior wall assemblies include stucco (EIFS) finish with a steel-frame stud backup assembly.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.
B2020 - Exterior Windows-Glass Block	A small area of glass block is installed on the Change Room and Office walls and there are rows of glass block around the perimeter of the building.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include single-leaf doors, set in metal frames with standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include double-leaf doors, set in metal frames with standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2031 - Glazed Doors and Entrances-Swinging Doors - 6 x 7 Storefront Entry	Exterior doors include metal, storefront-type door and frame assemblies with standard school hardware. System includes transom and side lights where they occur. System also includes the matching interior doors at each entrance where they occur.
B3010 - Roof Coverings-E.P.D.M. Membrane - Gravel Ballasted - 1995	The roof finishes include a loose-laid E.P.D.M. membrane with gravel ballast.
B3010 - Roof Coverings-E.P.D.M. Membrane - Gravel Ballasted - 2000	The roof finishes include a loose-laid E.P.D.M. membrane with gravel ballast.
B3010 - Roof Coverings-E.P.D.M. Membrane - Paver Ballasted - 1995	The roof finishes include a loose-laid E.P.D.M. membrane with gravel ballast.
B3022 - Roof Hatches-Roof Hatch	Roof hatch with insulated curb. Installation date not verified.
C1010 - Partitions-Concrete Masonry Unit (Standard) - Interior Walls	The interior partitions include concrete masonry unit (CMU) assemblies. 25% of the interior wall system includes glazed-face CMU.



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C1010 - Partitions-Concrete Partitions	Interior partition systems include cast-in-place concrete installed at the Mechanical and Electrical rooms.
C1017 - Interior Windows and Storefronts-Interior Windows - Curtain Wall	The building interior glazing includes single-glazed curtain-wall metal window assemblies.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal (Interior)	The interior door assemblies consist of single or double hollow metal (steel) doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Storefront Entry	Exterior doors include metal, storefront-type door and frame assemblies with standard school hardware.
C1020 - Interior Doors-Swinging Doors - 6 x 7 Hollow Metal (Interior)	The interior door assemblies include double doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1020 - Interior Doors-Swinging Doors - 6 x 7 Storefront Entry	Exterior doors include metal, storefront-type door and frame assemblies with standard school hardware.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms on the second floor are equipped with floor and/or ceiling mounted toilet partitions. Plastic Laminate partitions utilized as standard. Installation date not verified.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C2010 - Stair Construction-Roof Access Ladder - Steel	The facility has a steel-rung, wall-mounted roof access ladder.
C2010 - Stair Construction-Ship's Ladder - Steel	A "Ship's Ladder" provides for access to the Lower Mechanical Room.
C3010 - Wall Finishes-Ceramic Tile (Walls)	Interior wall finishes include ceramic tile typically installed in wet areas such as restrooms. System includes tiles installed on the ceiling of the showers.
C3010 - Wall Finishes-Fiber Reinforced Plastic Panels - FRP	Interior wall finishes include embossed, fiberglass reinforced plastic paneling typically installed in wet areas such as restrooms.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish. Installation date not verified. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Carpeting - Sheet	The floor finishes include carpeting. Installation date not verified.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas.
C3020 - Floor Finishes-Concrete Floor - Painted or Sealed	The building includes painted concrete floor finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



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C3020 - Floor Finishes-Vinyl Sheet Goods	The floor finishes include vinyl sheet goods. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile (Suspended)	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes small amounts of gypsum wallboard throughout the facility. Installation typically located in open public spaces and as bulkhead details in some office areas. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted drinking fountains
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by a gas-fired, 750 MBH, commercial-grade water heater, with recirculation pump and storage tank.
D2020 - Domestic Water Distribution-Water Heater - Gas - 50 Gal	The domestic hot water is provided by a 50-gallon residential-grade natural gas water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D2040 - Rain Water Drainage-Roof Drainage - Gravity	Rain water drainage includes interior cast iron piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg	The building includes a natural gas supply, meter, and distribution system.
D2090 - Other Plumbing Systems-Pool Equipment - Filter - Treatment and Pump	The building includes pool filtration, treatment and pumping system, including equipment related piping and valves.
D3020 - Heat Generating Systems-Boiler HW - Gas-Fired	Heating medium is provided by two gas-fired hot water boiler rated for 1500mbh.
D3040 - Distribution Systems-Central AHU - Heat Recovery System	The facility is equipped with a heat recovery air handling unit serving the natatorium.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the restrooms and for general building service.
D3040 - Distribution Systems-Heat Exchanger - Pool Heater	The pool heating system includes two plate and frame, liquid to liquid heat exchanger.



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System Name	Description
D3050 - Terminal and Package Units-Rooftop Unitary AC - Cooling w/Gas Heat - RTU 1	The HVAC system includes a packaged rooftop unit with gas heating and 5 tons cooling capacity. The unit utilizes R-410 as a refrigerant and is equipped with an air cooled condenser.
D3050 - Terminal and Package Units-Rooftop Unitary AC - Cooling w/Gas Heat - RTU 2	The HVAC system includes a packaged rooftop unit with gas heating and 5 tons cooling capacity. The unit utilizes R-410 as a refrigerant and is equipped with an air cooled condenser.
D3050 - Terminal and Package Units-Rooftop Unitary AC - HRU 1	The HVAC system includes a packaged rooftop unit with electric heat serving the locker rooms.
D3060 - Controls and Instrumentation-DDC System	HVAC controls include DDC system for simple HVAC control, large component control, minimal sensing devices.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 800A 480Y/277V & 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment for an 800A 480V service.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 800A 480Y/277V	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5022 - Lighting Equipment-Lighting Fixtures - Pool Deck	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5037 - Fire Alarm Systems-Fire Alarm System	This building includes a light density fire alarm system. The fire alarm system includes: head end equipment, pull stations at exit doors, audio/visual strobes, visual strobes, smokes in few rooms, conduit, wire and connections.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation of exit signs on an average density level. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E2010 - Fixed Furnishings-Casework - Cabinets and Counter Tops	Building includes built-in cabinets in the Restrooms, Kitchen and Laboratory areas typically with plastic laminate tops. Unit cost based on average amount of casework in 1000 sq. ft. of floor area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Fixed Seating - Wood Bench	A steel-post railing security fence is installed around the perimeter of the Mechanical/Electrical Room. Unit cost based on an alternate.
F1041 - Aquatic Facilities-Swimming Pool - Fixed Equipment	The pool equipment includes items typically found at indoor pools. The system unit cost is based on all pool surface areas.



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F1041 - Aquatic Facilities-Swimming Pool - Walls and Floor	The tiled, in-ground swimming pool substructure is typical and consist of a below-grade concrete bottom and sides and a concrete gutter system. The unit cost is based on the total pool surface area and an equivalent.
F1041 - Aquatic Facilities-Swimming Pool - Waterslide	The pool equipment includes a water slide.
F1041 - Aquatic Facilities-Swimming Pool - Whirlpool	The pool equipment includes a Whirlpool.
G2020 - Parking Lots-Parking Lot and Driveways (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic on the site.
G2030 - Pedestrian Paving-Sidewalks (Concrete)	Concrete sidewalks provide for pedestrian access around the site.
G2040 - Site Development-Fence (CMU)	A split-face masonry fence is located at the patio area on the west side of the building.
G2043 - Terrace and Perimeter Walls-Fencing - Steel Posts	A steel-post railing security fence is installed around the perimeter of the Mechanical/Electrical Room. Unit cost based on an alternate.
G3010 - Water Supply-Domestic Water Piping - Site	The domestic water service piping system is connected to the municipal system serves the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment
G3020 - Sanitary Sewer-Sanitary Waste Piping - Site	The sanitary waste drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.
G3030 - Storm Sewer-Rain Water Drainage Piping - Site	The rain water drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.
G4020 - Site Lighting-Exterior Lighting - Site	Sight lighting consisted of pole mounted fixtures located around the facility and in parking lots.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings (Basement)	75	6	1995	2070	5,750	91,992
A1011 - Wall Foundations	Foundation Wall and Footings (Perimeter)	75	6	1995	2070	12,946	207,142
A1029 - Other Special Conditions	Canopies - Steel and Glass (Entry)	50	125	1995	2045	74,306	59,445



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1030 - Slab on Grade	Slab-On-Grade	75	6	1995	2070	15,302	244,825
B1010 - Floor Construction	Roof Assembly - Steel (Low Roof)	75	6	1995	2070	3,868	61,891
B1010 - Floor Construction	Floor Assembly - Suspended Concrete	75	6	1995	2070	1,293	20,686
B1020 - Roof Construction	Roof Assembly - Steel (High Roof)	75	6	1995	2070	20,720	331,520
B1020 - Roof Construction	Roof Assembly - Suspended Concrete	75	6	1995	2070	3,085	49,363
B2010 - Exterior Walls	Concrete - Exterior Wall	75	62	1995	2070	38,202	61,123
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	2017	2027	47,700	38,160
B2010 - Exterior Walls	CMU (Exterior)	75	12	1995	2070	65,941	527,525
B2010 - Exterior Walls	Stucco - EIFS (Exterior)	75	6	1995	2070	6,786	108,582
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	1995	2025	102,870	82,296
B2020 - Exterior Windows	Glass Block	30	125	1995	2025	30,192	24,154
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	1995	2025	16,261	13,009
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1995	2025	10,484	8,387
B2031 - Glazed Doors and Entrances	Swinging Doors - 6 x 7 Storefront Entry	30	125	1995	2025	69,272	55,418
B3010 - Roof Coverings	E.P.D.M. Membrane - Gravel Ballasted - 2000	25	125	1995	2020	102,787	82,230
B3010 - Roof Coverings	E.P.D.M. Membrane - Paver Ballasted - 1995	25	125	1995	2020	78,742	62,993
B3010 - Roof Coverings	E.P.D.M. Membrane - Gravel Ballasted - 1995	25	125	1995	2020	342,625	274,100
B3022 - Roof Hatches	Roof Hatch	40	125	1995	2035	2,635	2,108
C1010 - Partitions	Concrete Masonry Unit (Standard) - Interior Walls	75	12	1995	2070	20,790	166,320
C1010 - Partitions	Concrete Partitions	75	62	1995	2070	4,584	7,335



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1017 - Interior Windows and Storefronts	Interior Windows - Curtain Wall	50	125	1995	2045	19,918	15,934
C1020 - Interior Doors	Swinging Doors - 6 x 7 Storefront Entry	30	125	1995	2025	13,978	11,182
C1020 - Interior Doors	Swinging Doors - 3 x 7 Storefront Entry	30	125	1995	2025	8,357	6,685
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal (Interior)	50	125	1995	2045	44,450	35,560
C1020 - Interior Doors	Swinging Doors - 6 x 7 Hollow Metal (Interior)	50	125	1995	2045	6,418	5,134
C1030 - Fittings	Restroom Accessories	20	125	2000	2020	15,379	12,303
C1030 - Fittings	Restroom Partitions	40	125	1995	2035	19,900	15,920
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	1995	2018	8,982	7,185
C2010 - Stair Construction	Roof Access Ladder - Steel	75	38	1995	2070	578	1,542
C2010 - Stair Construction	Ship's Ladder - Steel	50	38	1995	2045	2,972	7,926
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	1995	2018	127,200	101,760
C3010 - Wall Finishes	Ceramic Tile (Walls)	25	125	1995	2020	27,300	21,840
C3010 - Wall Finishes	Fiber Reinforced Plastic Panels - FRP	25	125	2000	2025	36,900	29,520
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	2000	2025	12,488	9,990
C3020 - Floor Finishes	Carpeting - Sheet	10	125	2018	2028	12,136	9,709
C3020 - Floor Finishes	Concrete Floor - Painted or Sealed	15	125	1995	2020	22,246	17,796
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	2000	2020	2,236	1,789
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2000	2030	26,268	21,014
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1995	2020	107,180	85,744
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	2000	2020	19,008	15,206



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Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1995	2025	127,560	102,048
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1995	2015	21,357	17,086
D2020 - Domestic Water Distribution	Water Heater - Gas	15	112	2008	2023	98,875	88,281
D2020 - Domestic Water Distribution	Water Heater - Gas - 50 Gal	10	112	1995	2016	8,988	8,025
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1995	2025	145,121	128,997
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1995	2045	136,146	108,917
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	125	1995	2045	85,080	68,064
D2090 - Other Plumbing Systems	Pool Equipment - Filter - Treatment and Pump	20	125	1995	2014	229,707	183,765
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg	40	125	1995	2035	87,103	69,682
D3020 - Heat Generating Systems	Boiler HW - Gas-Fired	30	125	2011	2041	246,161	196,929
D3040 - Distribution Systems	Heat Exchanger - Pool Heater	25	125	2011	2036	84,396	67,517
D3040 - Distribution Systems	Central AHU - Heat Recovery System	25	125	2012	2037	275,708	220,567
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2008	2033	20,676	16,541
D3050 - Terminal and Package Units	Rooftop Unitary AC - Cooling w/Gas Heat - RTU 2	15	125	2012	2027	49,851	39,880
D3050 - Terminal and Package Units	Rooftop Unitary AC - Cooling w/Gas Heat - RTU 1	15	125	2012	2027	49,851	39,880
D3050 - Terminal and Package Units	Rooftop Unitary AC - HRU 1	15	125	2011	2026	14,468	11,574
D3060 - Controls and Instrumentation	DDC System	20	125	2008	2028	49,241	39,393
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 800A 480Y/277V & 208Y/120V	30	125	1995	2025	253,427	202,742
D5012 - Low Tension Service and Dist.	Main Electrical Service - 800A 480Y/277V	30	125	1995	2025	106,697	85,357



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D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1995	2015	13,788	11,030
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1995	2025	125,462	100,369
D5022 - Lighting Equipment	Lighting Fixtures - Pool Deck	20	125	2008	2028	102,405	81,924
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2010	2030	123,957	99,165
D5033 - Telephone Systems	Telephone System	15	106	2008	2023	46,563	43,824
D5037 - Fire Alarm Systems	Fire Alarm System	15	125	2008	2023	129,575	103,660
D5039 - Local Area Networks	LAN System	15	106	2008	2023	10,778	10,144
D5092 - Emergency Light and Power Systems	Exit Signs	10	125	2009	2019	30,337	24,270
E2010 - Fixed Furnishings	Fixed Seating - Wood Bench	25	125	1995	2020	10,859	8,687
E2010 - Fixed Furnishings	Casework - Cabinets and Counter Tops	25	125	1995	2020	48,842	39,074
F1041 - Aquatic Facilities	Swimming Pool - Fixed Equipment	25	125	1995	2020	193,785	155,028
F1041 - Aquatic Facilities	Swimming Pool - Waterslide	25	125	1995	2020	108,022	86,417
F1041 - Aquatic Facilities	Swimming Pool - Walls and Floor	25	125	1995	2020	2,237,785	1,790,228
F1041 - Aquatic Facilities	Swimming Pool - Whirlpool	25	125	1995	2020	60,462	48,370
G2020 - Parking Lots	Parking Lot and Driveways (Bituminous Asphalt)	25	62	1995	2020	151,054	241,686
G2030 - Pedestrian Paving	Sidewalks (Concrete)	25	62	1995	2020	52,464	83,942
G2040 - Site Development	Fence (CMU)	75	125	1995	2070	31,412	25,129
G2043 - Terrace and Perimeter Walls	Fencing - Steel Posts	50	125	1995	2045	93,222	74,578
G3010 - Water Supply	Domestic Water Piping - Site	50	112	1995	2045	125,415	111,480
G3020 - Sanitary Sewer	Sanitary Waste Piping - Site	50	112	1995	2045	116,969	103,973
G3030 - Storm Sewer	Rain Water Drainage Piping - Site	50	112	1995	2045	311,918	277,261



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G4020 - Site Lighting	Exterior Lighting - Site	25	112	1995	2020	28,063	24,945
					Subtotal		8,254,775
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		8,254,775

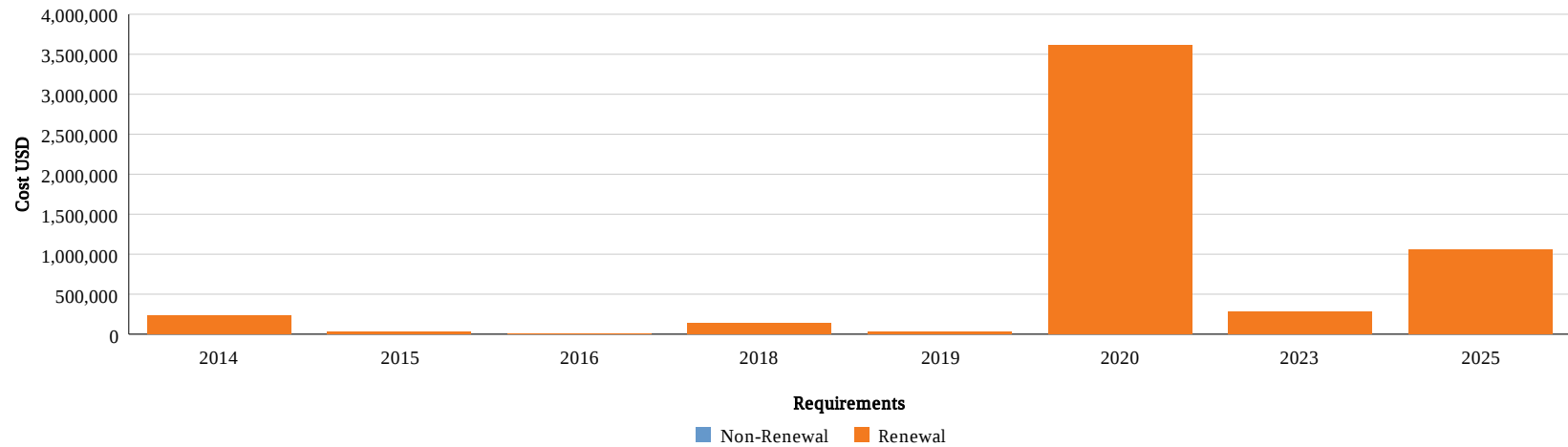
Requirements including Renewals



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Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	19,008
Aluminum Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	102,870
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	125,462
Casework - Cabinets and Counter Tops Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	48,842
Ceramic Tile (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	12,488



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Ceramic Tile (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	27,300
Concrete Floor - Painted or Sealed Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	22,246
Distribution Equipment, Panelboards, and Feeders - 800A 480Y/277V & 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	253,427
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	145,121
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2015	21,357
E.P.D.M. Membrane - Gravel Ballasted - 1995 Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	342,625
E.P.D.M. Membrane - Gravel Ballasted - 2000 Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	102,787
E.P.D.M. Membrane - Paver Ballasted - 1995 Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	78,742
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	30,337
Exterior Lighting - Site Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	28,063
Fiber Reinforced Plastic Panels - FRP Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	36,900
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2023	129,575
Fixed Seating - Wood Bench Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	10,859
Glass Block Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	30,192



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2023	10,778
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2015	13,788
Main Electrical Service - 800A 480Y/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	106,697
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	107,180
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	127,200
Parking Lot and Driveways (Bituminous Asphalt) Renewal	Yes	G2020 - Parking Lots	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	151,054
Pool Equipment - Filter - Treatment and Pump Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	229,707
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	15,379
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	127,560
Sidewalks (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	52,464
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	8,982
Swimming Pool - Fixed Equipment Renewal	Yes	F1041 - Aquatic Facilities	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	193,785
Swimming Pool - Walls and Floor Renewal	Yes	F1041 - Aquatic Facilities	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,237,785
Swimming Pool - Waterslide Renewal	Yes	F1041 - Aquatic Facilities	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	108,022



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Swimming Pool - Whirlpool Renewal	Yes	F1041 - Aquatic Facilities	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	60,462
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	10,484
Swinging Doors - 3 x 7 Storefront Entry Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	8,357
Swinging Doors - 6 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	16,261
Swinging Doors - 6 x 7 Storefront Entry Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	13,978
Swinging Doors - 6 x 7 Storefront Entry Renewal	Yes	B2031 - Glazed Doors and Entrances	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	69,272
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2023	46,563
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,236
Water Heater - Gas - 50 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2016	8,988
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2023	98,875
Total						5,394,058



Asset Overview Report

By Asset Name

Region: Parks

Asset: Bayview Cemetary Storage

Campus: Bayview Cemetery

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	82,420	FCI:	0.62
RI Cost:	82,420	RI:	0.62
Total Requirement Cost:	82,419	Size:	1,000 SF
Current Replacement Value:	133,723		

Address 1
City 2701 Lakeway
Bellingham

Address 2
State/Province/Region Bayview Cemetary
WA



Asset Overview Report

By Asset Name

Photo



Bayview Cemetery Storage

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Wood Siding (Exterior) - Pole Barn Framing	The exterior wall assemblies include corrugated metal or wood siding with typical pole barn framing.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Sliding Doors - 8 x 8 Wood (Barn Type)	Exterior door assemblies include a sliding wood door with hardware.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum. NOTE:Client indicated roof needs replaced due to leaking.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 150A 208Y/120V	The building includes a typical 150A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Concrete Footings - Pier	75	6	1990	2065	512	8,199
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1990	2065	636	10,176
B1020 - Roof Construction	Wood-Frame Roof	75	6	1990	2065	1,173	18,771
B2010 - Exterior Walls	Wood Siding (Exterior) - Pole Barn Framing	75	125	1990	2065	35,647	28,517
B2030 - Exterior Doors	Sliding Doors - 8 x 8 Wood (Barn Type)	30	125	1990	2020	4,355	3,484
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1990	2020	27,063	21,651
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1990	2020	6,289	5,032



Asset Overview Report

By Asset Name

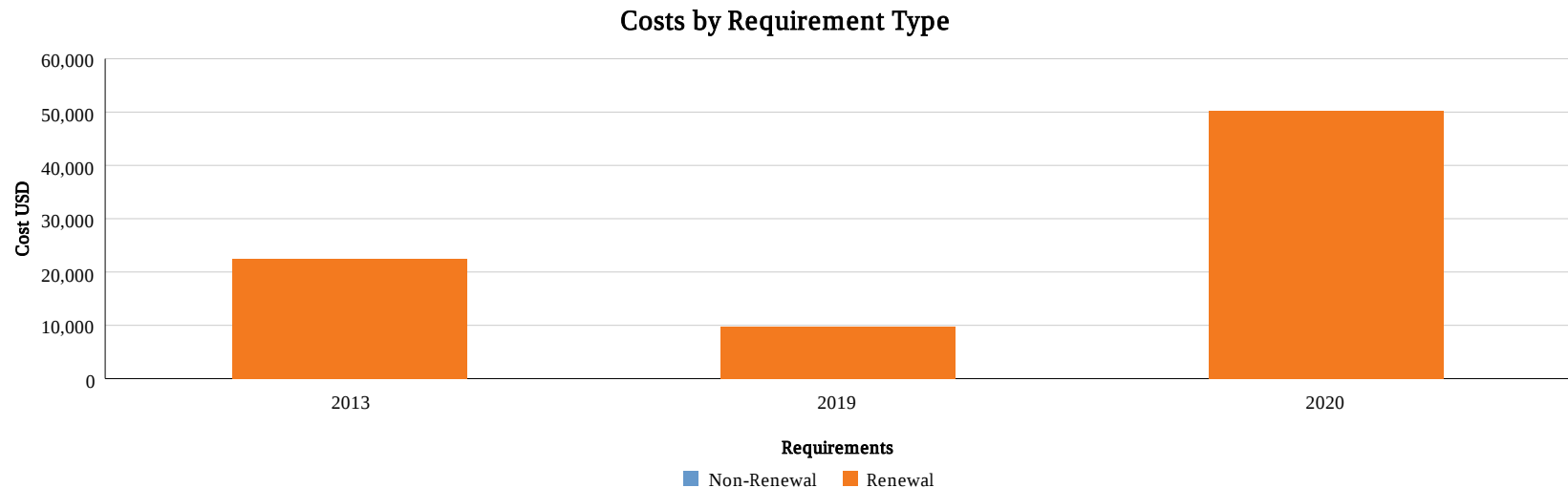
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B30 - Roofing	Metal Roofing	50	125	1990	2013	22,400	17,920
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1990	2050	2,654	2,124
D5012 - Low Tension Service and Dist.	Main Electrical Service - 150A 208Y/120V	30	125	1990	2020	6,271	5,017
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1990	2020	6,273	5,018
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1990	2019	9,768	7,814
Subtotal							133,723
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							133,723



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,273
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,768
Main Electrical Service - 150A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,271
Metal Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	22,400
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	27,063
Sliding Doors - 8 x 8 Wood (Barn Type) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	4,355
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,289



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Total						82,419



Asset Overview Report

By Asset Name

Region: Parks

Asset: Bayview Cemetery Mausoleum

Campus: Bayview Cemetery

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	445,594	FCI:	0.68
RI Cost:	445,594	RI:	0.68
Total Requirement Cost:	445,594	Size:	2,100 SF
Current Replacement Value:	658,756		

Address 1

1420 Lakeway Drive

Address 2

Bayview Cemetery

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Bayview Cemetery Mausoleum

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
A1031 - Standard Slab on Grade-Porches - Concrete	The building contains exterior porches with reinforced concrete at exterior front and side entrance doors. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1014 - Ramps-Accessible Ramp - Exterior Concrete	The building includes a handicap ramp to the main entrance of the building.



Asset Overview Report

By Asset Name

System Name	Description
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs are located at the main entrance to the building. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1020 - Roof Construction-Concrete Roof	The roof of the building is os light weight concrete construction. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly. Note: Roof was not accessible thus system was based on Drawings supplied by client.
B2010 - Exterior Walls-Glass Block Walls	The exterior walls include sections of glass block.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Stucco on CMU	The exterior wall assemblies include concrete masonry units with a rough stucco finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2015 - Balcony Walls and Handrails-Metal Railings	Stair and ramp railings consists of typical wrought iron type materials.
B2020 - Exterior Windows-Aluminum Windows	The building fenestration includes aluminum-framed exterior units.
B2030 - Exterior Doors-Swinging Doors - 6 x 8 Wood (Exterior)	Exterior door assemblies include a 6x8 wood double-leaf door at the front entrance. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-SBS Modified Bitumen	The roof covering is a modified bitumen system. Note: Roof was not accessible thus system was based on Drawings supplied by client.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum down-spouts are located around the perimeter of the building.
C1010 - Partitions-CMU Block Walls - Plain	Interior walls are of concrete block, light and regular weight, with no finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Marble Tile - (Floor)	The building floor finishes include marble tile flooring. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-Duct	Heat is provided by a gas-fired duct furnace located on the roof.



Asset Overview Report

By Asset Name

System Name	Description
Furnace/Gas Fired	
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a pendant type lighting fixture of ornate design.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1914	2022	2,717	43,470
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1914	2022	1,420	22,724
A1031 - Standard Slab on Grade	Porches - Concrete	75	6	1914	2022	1,336	21,370
B1014 - Ramps	Accessible Ramp - Exterior Concrete	50	12	1970	2020	3,107	24,859
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	1914	2022	10,198	8,159
B1020 - Roof Construction	Concrete Roof	75	6	1914	2022	1,420	22,724
B2010 - Exterior Walls	Glass Block Walls	75	12	1970	2045	2,413	19,303
B2010 - Exterior Walls	Paint (Exterior)	10	125	2004	2019	10,752	8,602
B2010 - Exterior Walls	Stucco on CMU	75	12	1914	2022	14,259	114,074
B2015 - Balcony Walls and Handrails	Metal Railings	50	125	1970	2020	17,637	14,110
B2020 - Exterior Windows	Aluminum Windows	30	125	1990	2020	54,864	43,891



Asset Overview Report

By Asset Name

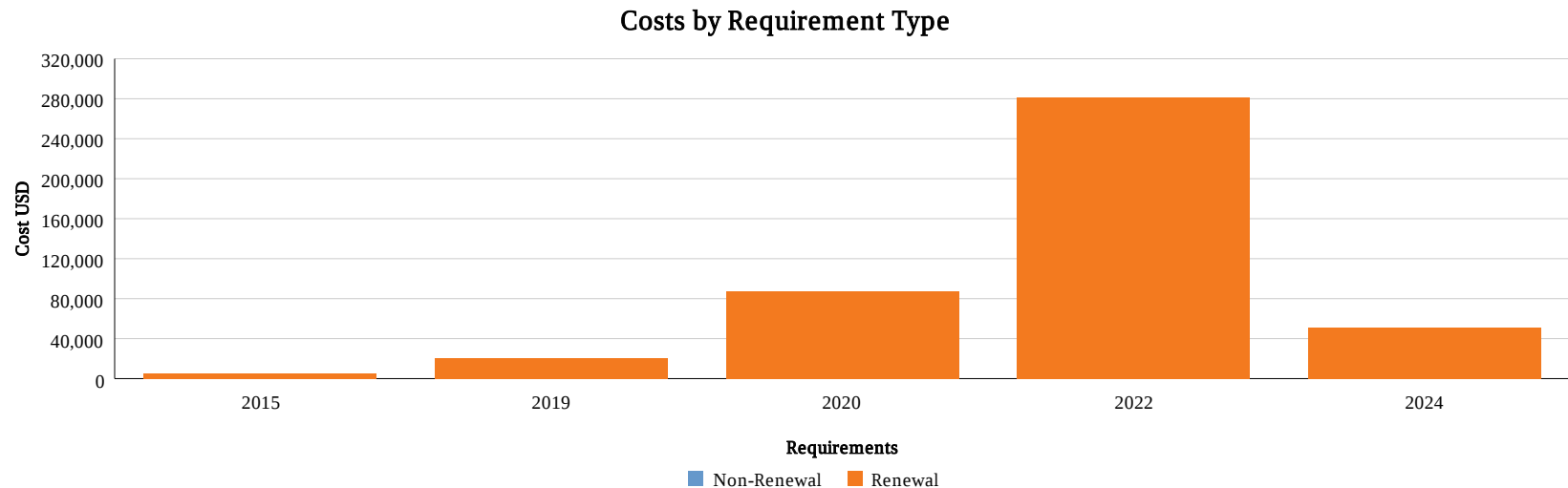
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2030 - Exterior Doors	Swinging Doors - 6 x 8 Wood (Exterior)	30	125	1914	2022	13,765	11,012
B30 - Roofing	SBS Modified Bitumen	20	125	2004	2024	29,109	23,287
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2002	2060	6,067	4,854
C1010 - Partitions	CMU Block Walls - Plain	50	62	1914	2022	39,420	63,072
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1970	2020	11,835	9,468
C3010 - Wall Finishes	Paint (Walls)	10	125	2000	2015	4,980	3,984
C3020 - Floor Finishes	Marble Tile - (Floor)	75	125	1914	2022	197,225	157,780
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2000	2019	9,786	7,829
D3040 - Distribution Systems	HVAC Ductwork	50	125	2004	2054	9,695	7,756
D3050 - Terminal and Package Units	Duct Furnace/Gas Fired	20	125	2004	2024	6,328	5,062
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2004	2024	6,116	4,893
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	2004	2034	8,137	6,509
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2004	2034	3,137	2,509
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2004	2024	9,320	7,456
Subtotal							658,756
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							658,756



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Accessible Ramp - Exterior Concrete Renewal	Yes	B1014 - Ramps	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,107
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	54,864
CMU Block Walls - Plain Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	39,420
Concrete Roof Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,420
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,420
Duct Furnace/Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	6,328
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	6,116



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	10,198
Foundation Wall and Footings - Perimeter Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	2,717
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	9,320
Marble Tile - (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	197,225
Metal Railings Renewal	Yes	B2015 - Balcony Walls and Handrails	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	17,637
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,786
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,752
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	4,980
Porches - Concrete Renewal	Yes	A1031 - Standard Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,336
SBS Modified Bitumen Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	29,109
Stucco on CMU Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	14,259
Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	11,835
Swinging Doors - 6 x 8 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	13,765
Total						445,594



Asset Overview Report

By Asset Name

Region: Parks

Asset: Bayview Cemetery Office

Campus: Bayview Cemetery

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	158,399	FCI:	0.34
RI Cost:	158,399	RI:	0.34
Total Requirement Cost:	158,400	Size:	2,039 SF
Current Replacement Value:	466,500		

Address 1

1420 Lakeway Drive

Address 2

Bayview Cemetery

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Bayview Cemetery Office

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1011 - Wall Foundations-Footings - Perimeter (Addition)	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the original shop portion of the building is a reinforced concrete slab-on-grade.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	The building includes concrete stairs ff the rear of the building.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Wood-Frame Roof (Addition)	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup (Addition)	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes double-glazed vinyl window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed (Addition)	The building fenestration includes double-glazed vinyl window assemblies.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C20 - Stairs-Stairs	The building contains a set of interior stairs with landing and railings.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes. Installation date not verified. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3020 - Floor Finishes-Vinyl Sheet Goods	The building floor finishes include areas of sheet vinyl and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile (Suspended)	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter and Sink	The plumbing fixtures include kitchenette cabinet, counter and sink units.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the restroom.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by a 15-gallon electric water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water in the addition restroom is provided by a point of use electric water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3032 - Direct Expansion Systems-AC Unit w/Gas Heat - Wall Mounted	HVAC systems includes a wall mounted HVAC unit with gas heat for the addition.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating in the upstairs offices.
D3060 - Controls and Instrumentation-Electric Controls -	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.



Asset Overview Report

By Asset Name

System Name	Description
Average	
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	Concrete sidewalks provide for pedestrian access from the parking lot. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1970	2045	714	11,431
A1011 - Wall Foundations	Footings - Perimeter (Addition)	75	6	1997	2072	572	9,145
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1970	2045	795	12,715
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	1970	2020	6,511	5,209
B1020 - Roof Construction	Wood-Frame Roof	75	6	1970	2045	1,630	26,079
B1020 - Roof Construction	Wood-Frame Roof (Addition)	75	6	1997	2072	1,199	19,177
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1970	2045	6,017	48,137



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup (Addition)	75	125	1997	2072	20,352	16,282
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	1970	2019	6,893	5,514
B2020 - Exterior Windows	Vinyl Windows - Double Glazed (Addition)	30	125	1997	2027	12,062	9,650
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1970	2019	27,063	21,651
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1997	2027	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1997	2047	35,927	28,741
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1970	2030	2,654	2,124
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1997	2047	5,512	8,819
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1970	2020	5,917	4,734
C1030 - Fittings	Restroom Accessories	20	125	1997	2019	2,197	1,758
C20 - Stairs	Stairs	75	38	1970	2045	6,584	17,557
C3010 - Wall Finishes	Paint (Walls)	10	125	2007	2019	1,328	1,062
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1997	2047	530	4,243
C3020 - Floor Finishes	Carpeting	10	125	1997	2015	7,449	5,959
C3020 - Floor Finishes	VCT - Average	10	125	1997	2019	3,442	2,754
C3020 - Floor Finishes	Vinyl Sheet Goods	15	125	1997	2019	2,484	1,988
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2000	2019	5,592	4,474
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	1997	2019	9,504	7,603
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1970	2019	14,328	11,462



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	1997	2027	12,047	9,637
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1997	2027	14,793	11,834
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1997	2027	9,145	7,316
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1970	2020	2,862	2,289
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1997	2027	12,867	11,437
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	1990	2015	4,143	3,699
D2020 - Domestic Water Distribution	Water Heater - Point of Use	10	112	1997	2019	1,193	1,065
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1997	2047	10,811	8,649
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1997	2037	8,880	7,104
D3032 - Direct Expansion Systems	AC Unit w/Gas Heat - Wall Mounted	15	125	1997	2015	13,955	11,164
D3040 - Distribution Systems	HVAC Ductwork	50	125	1997	2047	16,752	13,402
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1990	2020	3,683	3,288
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1997	2022	1,168	934
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1997	2019	5,938	4,751
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1997	2027	12,440	9,952
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	125	1997	2027	19,128	15,303
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1997	2019	4,920	3,936
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1997	2027	12,791	10,233
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1997	2019	19,916	15,933
D5039 - Local Area Networks	LAN System	15	106	2005	2021	2,198	2,068
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	1990	2019	5,715	9,144



Asset Overview Report

By Asset Name

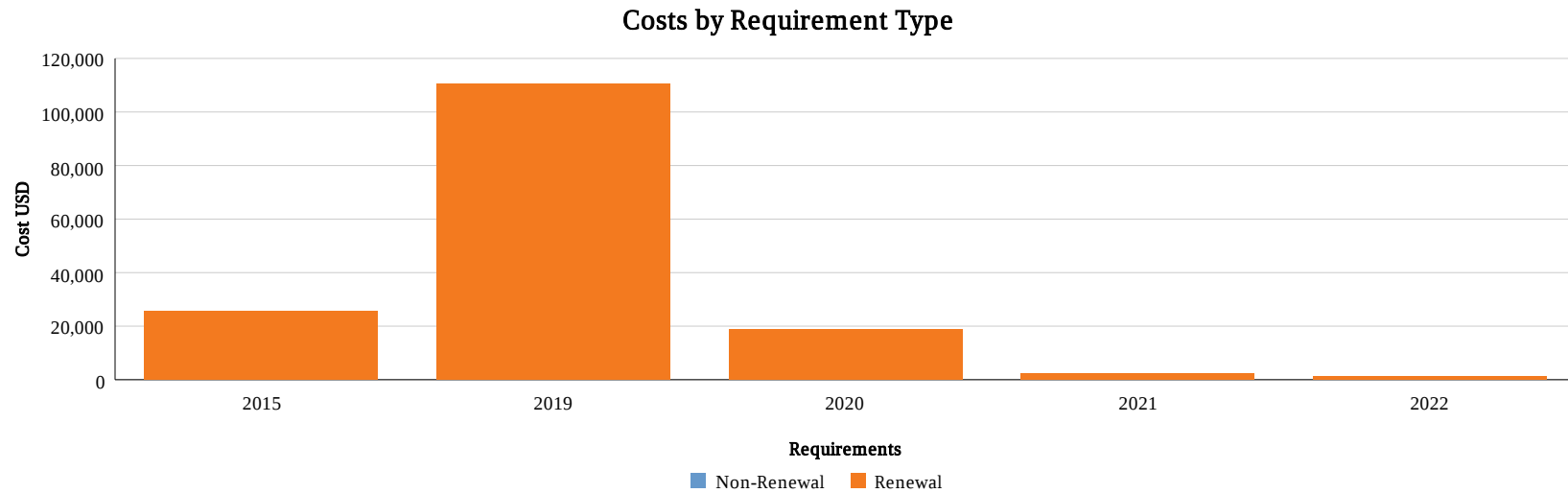
Subtotal	466,500
Overhead:	0
Subtotal	0
Total Replacement Value Based on System Costs with Overheads	466,500

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
AC Unit w/Gas Heat - Wall Mounted Renewal	Yes	D3032 - Direct Expansion Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	13,955
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,504
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	7,449
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,938
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,168
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,511
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,328
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,198
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,920



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	19,916
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	27,063
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,592
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,328
Pedestrian Pavement (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,715
Perimeter Heat - Electric Baseboard Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,683
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,917
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	2,862
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,442
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,485
Vinyl Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,893
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	4,143
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,193
Total						158,400



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Bayview Cemetary

Campus: Bayview Cemetery

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	3,207,565	FCI:	0.63
RI Cost:	3,207,565	RI:	0.63
Total Requirement Cost:	3,207,565	Size:	1 Each
Current Replacement Value:	5,079,940		

Address 1

2701 Lakeway

Address 2

Bayview Cemetary

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Bayview Cemetary

System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks and stairways provide for access around the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

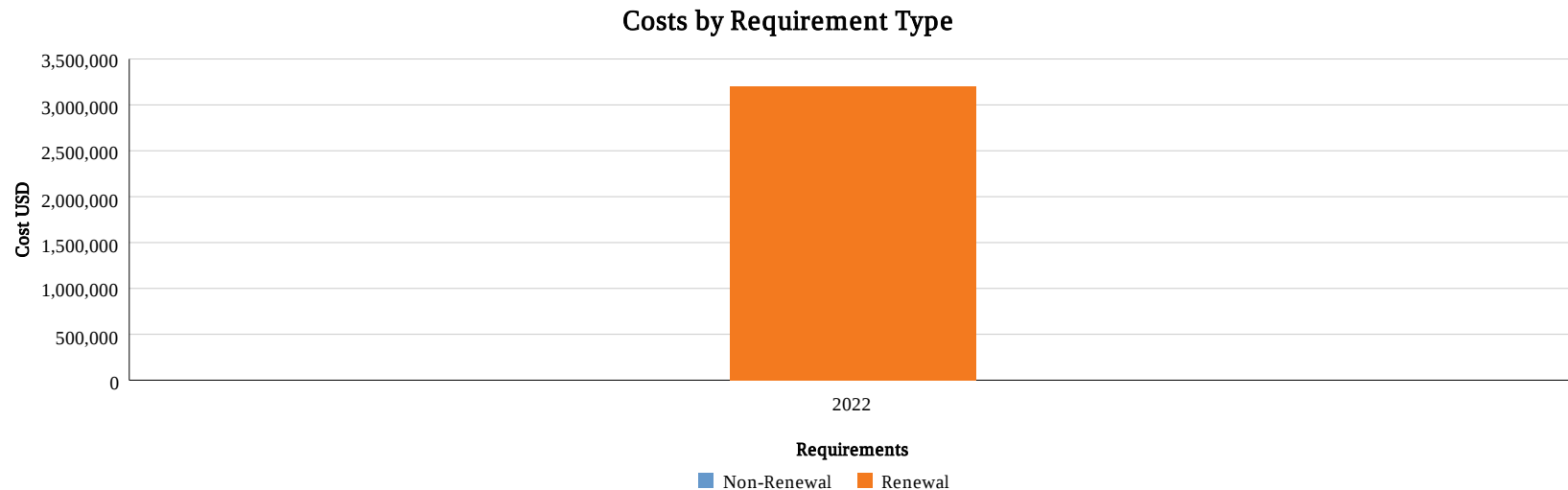
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	62	1990	2022	3,086,100	4,937,760
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1990	2022	44,630	71,407
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1990	2022	3,480	5,568
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1965	2022	33,944	30,173
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1965	2022	39,411	35,032
Subtotal							5,079,940
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							5,079,940



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	44,630
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,480
Roadways Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,086,100
Site - Domestic Water Supply Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	33,944
Site - Sanitary Sewer Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	39,411
Total						3,207,565



Asset Overview Report

By Asset Name

Region: Parks

Asset: Big Rock Garden Gazebo

Campus: Big Rock Garden

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	55,458	FCI:	1.25
RI Cost:	55,458	RI:	1.25
Total Requirement Cost:	55,458	Size:	613 SF
Current Replacement Value:	44,234		

Address 1

2900 Sylvan Street

Address 2

Big Rock Garden

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Big Rock Garden Gazebo

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete footings.
G2049 - Miscellaneous Structures-Pre-Fabricated Buildings - Gazebo	The building is a pre-fabricated wood structure.
G2049 - Miscellaneous Structures-Wood Deck - Treated	Wood deck, including pressure-treated framing decking and stairs.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

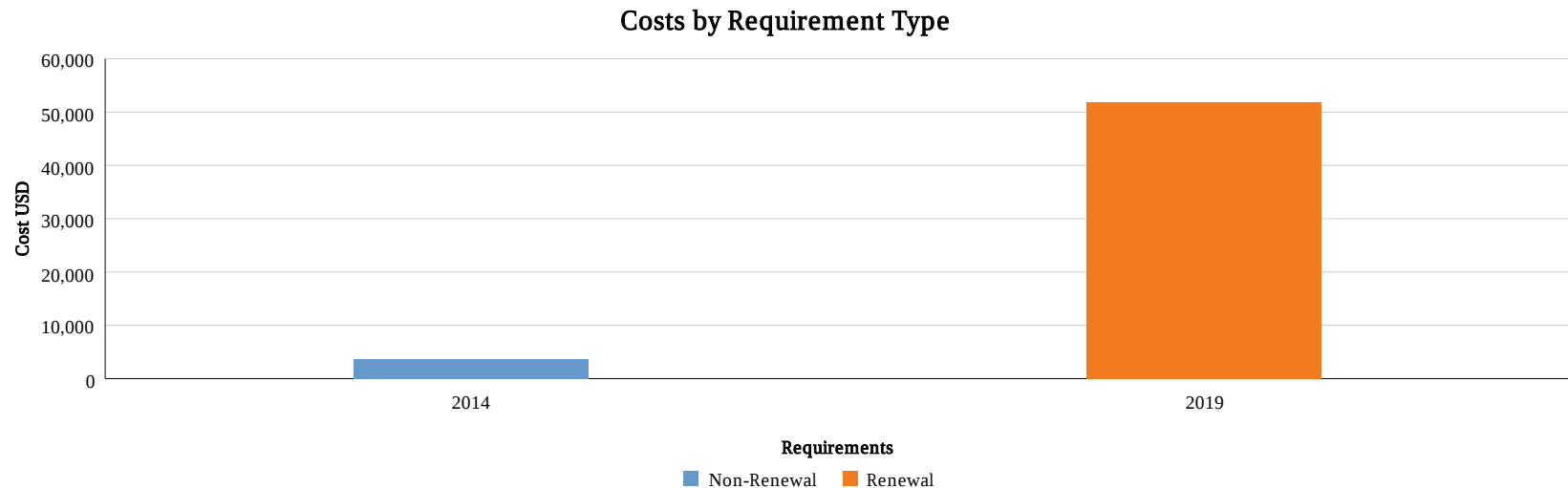
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Concrete Footings - Pier	75	6	1989	2064	171	2,733
G2049 - Miscellaneous Structures	Pre-Fabricated Buildings - Gazebo	30	125	1989	2019	19,171	15,337
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	1989	2019	32,706	26,165
Subtotal							44,234
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							44,234



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Pre-Fabricated Buildings - Gazebo Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	19,171
Wood Deck - Railings Lacking	No	G2049 - Miscellaneous Structures	Building Code	2- Potentially Critical	Oct 15, 2014	3,581
Wood Deck - Treated Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	32,706
Total						55,458



Asset Overview Report

By Asset Name

Region: Parks

Asset: Big Rock Garden Greenhouse

Campus: Big Rock Garden

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	87,466	FCI:	0.46
RI Cost:	87,466	RI:	0.46
Total Requirement Cost:	87,466	Size:	1,195 SF
Current Replacement Value:	190,074		

Address 1

2900 Sylvan Street

Address 2

Big Rock Garden

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Big Rock Garden Greenhouse

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns.
B2010 - Exterior Walls-CMU (Exterior)	The exterior wall assemblies include concrete masonry units.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal and plastic roofing system.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Sinks	Plumbing fixtures include a stainless steel sink with work table. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes wall mounted exhaust fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units-Unit Heaters - Gas Fired	Heating is provided by suspended, gas-fired unit heaters in the vehicle bay. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1989	2064	762	12,193
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1989	2064	406	6,493
B1020 - Roof Construction	Wood-Frame Roof	75	6	1989	2064	1,658	26,523
B2010 - Exterior Walls	CMU (Exterior)	75	12	1989	2064	5,611	44,890
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1989	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1989	2039	23,951	19,161
D2010 - Plumbing Fixtures	Sinks	20	125	1989	2019	4,525	3,620
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1989	2019	7,541	6,703
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1989	2039	6,336	5,069
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1989	2029	5,204	4,164
D3040 - Distribution Systems	Exhaust System - General Building	25	125	1989	2019	26,067	20,853
D3050 - Terminal and Package Units	Unit Heaters - Gas Fired	15	112	1989	2014	10,109	9,026
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1989	2019	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1989	2019	658	526
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1989	2019	7,496	5,997
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1989	2019	11,672	9,338
Subtotal							190,074



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

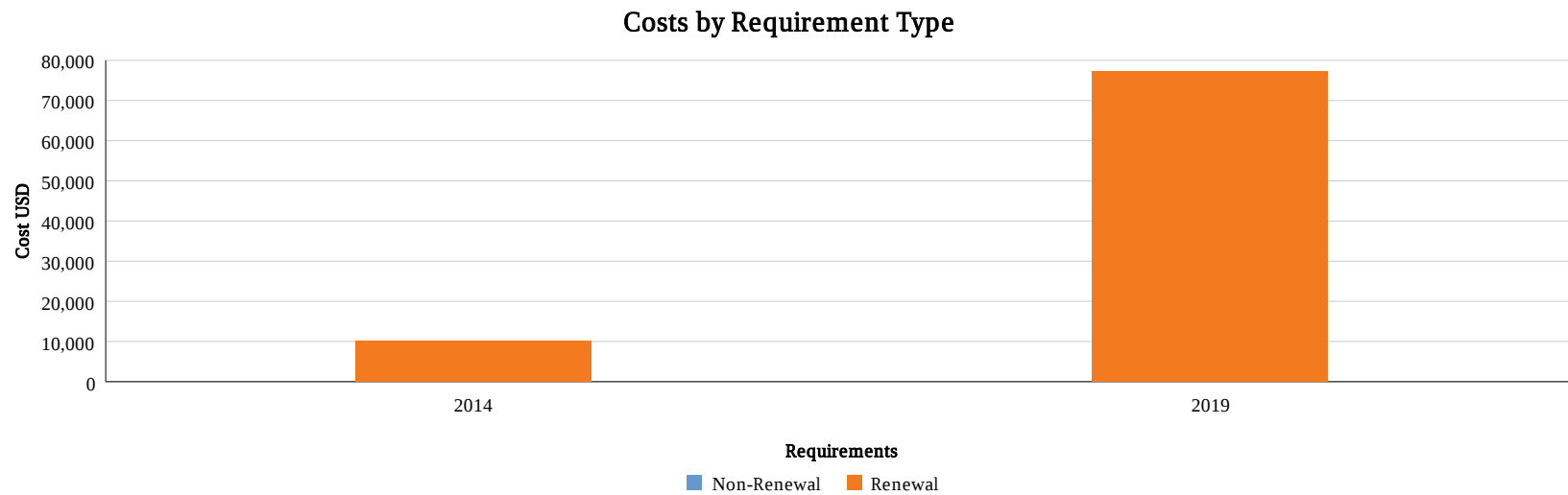
Total Replacement Value Based on System Costs with Overheads	190,074
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,496
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,541
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	26,067
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	658
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,672
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,819
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,525
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Unit Heaters - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	10,109



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Total						87,466



Asset Overview Report

By Asset Name

Region: Parks

Asset: Big Rock Garden Korean Memorial

Campus: Big Rock Garden

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	225 SF
Current Replacement Value:	97,623		

Address 1
City 2900 Sylvan Street
Bellingham

Address 2
State/Province/Region Big Rock Garden
WA



Asset Overview Report

By Asset Name

Photo



Big Rock Garden Korean Memorial

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Concrete Columns	The exterior is of 5 concrete columns that support the roof structure.
B1020 - Roof Construction-Wood-Frame Roof -Heavy Timber	The roof superstructure consists of a Heavy Timber constructed roof system.
B3010 - Roof Coverings-Ornamental Tile Roofing	The roof covering consists entirely of ornamental tile roofing material.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2003	2078	304	4,858
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2003	2078	152	2,435
B10 - Superstructure	Concrete Columns	75	12	2003	2078	3,047	24,379
B1020 - Roof Construction	Wood-Frame Roof -Heavy Timber	75	6	2003	2078	3,360	53,755
B3010 - Roof Coverings	Ornamental Tile Roofing	50	125	2003	2053	15,245	12,196
Subtotal							97,623
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							97,623



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks
Asset: Big Rock Garden Large Storage Building
Campus: Big Rock Garden
Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	4,891	FCI:	0.28
RI Cost:	4,891	RI:	0.28
Total Requirement Cost:	4,891	Size:	106 SF
Current Replacement Value:	17,603		

Address 1	2900 Sylvan Street	Address 2	Big Rock Garden
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Big Rock Garden Large Storage Building

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete footings.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Swinging Doors - 2 x 6 Wood (Exterior)	Exterior door assemblies include wood entry door.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Concrete Footings - Pier	75	6	1989	2064	128	2,050
B1010 - Floor Construction	Wood-Frame Floor	75	6	1989	2064	92	1,477
B1020 - Roof Construction	Wood-Frame Roof	75	6	1989	2064	124	1,990
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1989	2064	8,163	6,531
B2010 - Exterior Walls	Paint (Exterior)	10	125	2011	2021	1,617	1,294
B2030 - Exterior Doors	Swinging Doors - 2 x 6 Wood (Exterior)	30	125	1989	2019	1,574	1,259
B30 - Roofing	Metal Roofing	50	125	1989	2039	2,053	1,642
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1989	2019	665	532
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1989	2019	1,035	828
Subtotal							17,603
Overhead:							0



Asset Overview Report

By Asset Name

Subtotal	0
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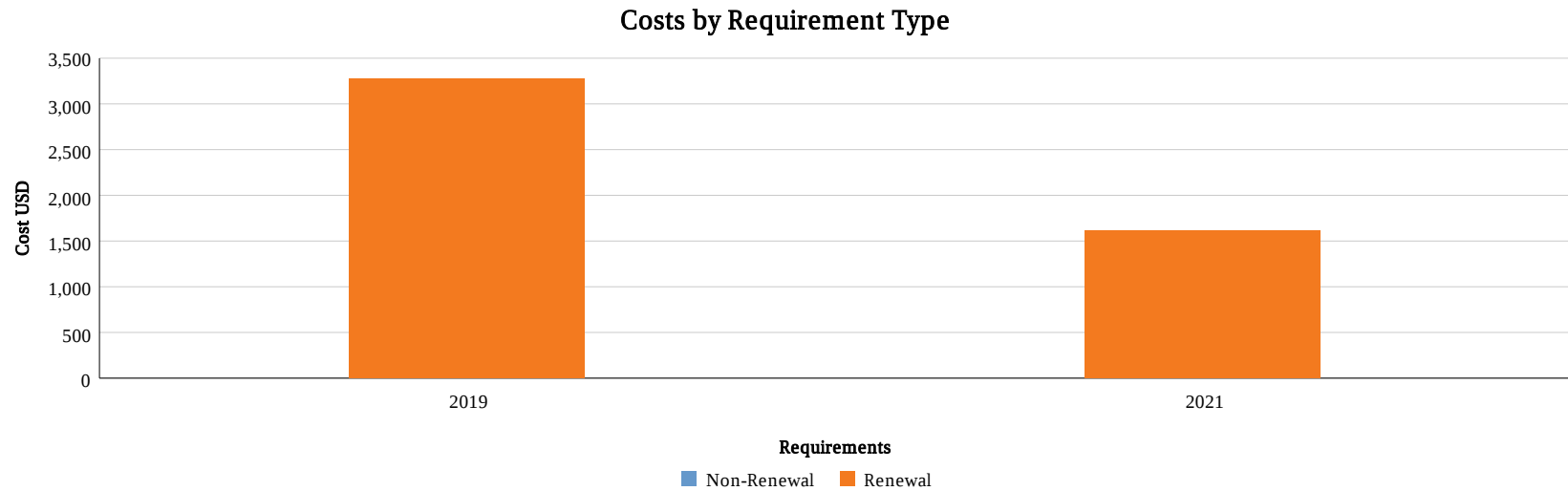
Total Replacement Value Based on System Costs with Overheads	17,603
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	665
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,035
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,617
Swinging Doors - 2 x 6 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,574
Total						4,891



Asset Overview Report

By Asset Name

Region: Parks

Asset: Big Rock Garden Restrooms

Campus: Big Rock Garden

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	8,599	FCI:	0.08
RI Cost:	8,599	RI:	0.08
Total Requirement Cost:	8,599	Size:	139 SF
Current Replacement Value:	102,625		

Address 1

2900 Sylvan Street

Address 2

Big Rock Garden

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Big Rock Garden Restrooms

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete footings.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2015 - Balcony Walls and Handrails-Deck Guardrail - Wire Mesh	A wood-frame guardrail wire mesh infill is installed at the edge of the deck. Estimated cost based on an equivalent.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include a duel height wall-mounted stainless steel water cooler.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by wall mounted electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders and panel.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.



Asset Overview Report

By Asset Name

System Name	Description
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
G2042 - Retaining Walls-Retaining Wall - Concrete	Building includes a concrete retaining wall. System includes strip footings and retaining wall
G2049 - Miscellaneous Structures-Deck - Composite Wood	The building includes a composite-wood deck. Refer to separate system for the guardrail.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Concrete Footings - Pier	75	6	1989	2064	256	4,099
B1010 - Floor Construction	Wood-Frame Floor	75	6	1989	2064	121	1,937
B1020 - Roof Construction	Wood-Frame Roof	75	6	1989	2064	193	3,085
B2010 - Exterior Walls	Paint (Exterior)	10	125	2011	2021	1,852	1,482
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	2011	2086	9,348	7,478
B2015 - Balcony Walls and Handrails	Deck Guardrail - Wire Mesh	30	125	2011	2041	10,951	8,761
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2011	2041	1,829	1,463
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2011	2041	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	2011	2061	2,737	2,190
C1030 - Fittings	Restroom Accessories	20	125	2011	2031	2,197	1,758
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2011	2036	5,904	4,723
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	2011	2036	4,340	3,472



Asset Overview Report

By Asset Name

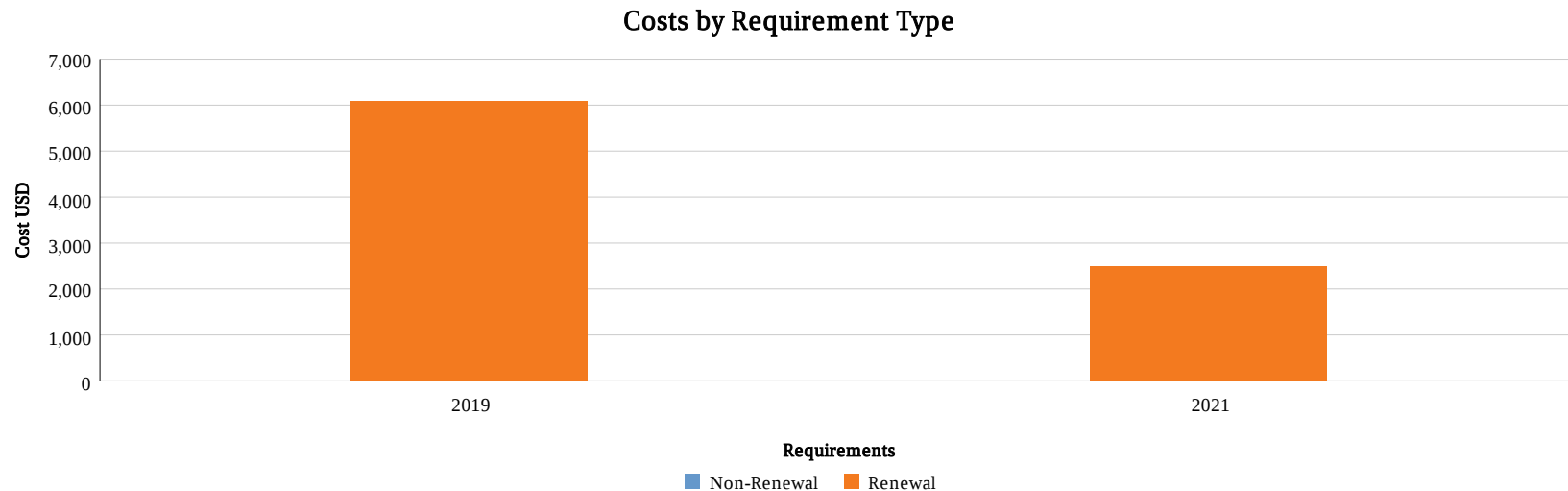
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2011	2041	1,660	1,328
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2011	2021	648	518
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2011	2041	9,145	7,316
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2011	2041	9,411	7,529
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2011	2031	4,067	3,254
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2011	2041	877	780
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2011	2061	737	590
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2011	2026	847	757
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1989	2019	5,227	4,182
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2011	2031	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1989	2019	872	698
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2011	2031	1,358	1,086
G2042 - Retaining Walls	Retaining Wall - Concrete	75	6	2011	2086	837	13,392
G2049 - Miscellaneous Structures	Deck - Composite Wood	75	125	2011	2086	11,389	9,111
Subtotal							102,625
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							102,625



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	872
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,227
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	648
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,852
Total						8,599



Asset Overview Report

By Asset Name

Region: Parks
Asset: Big Rock Garden Small Storage Building
Campus: Big Rock Garden
Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	8,844	FCI:	0.42
RI Cost:	8,844	RI:	0.42
Total Requirement Cost:	8,844	Size:	96 SF
Current Replacement Value:	20,962		

Address 1	2900 Sylvan Street	Address 2	Big Rock Garden
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Big Rock Garden Small Storage Building

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2020 - Exterior Windows-Wood Windows - Fixed	The building includes fixed plexiglass window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Swinging Doors - 2 x 6 Wood (Exterior)	Exterior door assemblies include wood entry door.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders and panel.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1989	2064	198	3,173
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1989	2064	65	1,039
B1020 - Roof Construction	Wood-Frame Roof	75	6	1989	2064	113	1,802
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1989	2064	6,784	5,427
B2020 - Exterior Windows	Wood Windows - Fixed	30	125	1989	2019	503	402
B2030 - Exterior Doors	Swinging Doors - 2 x 6 Wood (Exterior)	30	125	1989	2019	1,574	1,259
B30 - Roofing	Metal Roofing	50	125	1989	2039	1,642	1,314
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1989	2039	141	1,132



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1989	2019	5,227	4,182
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1989	2019	602	482
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1989	2019	938	750
Subtotal							20,962
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							20,962

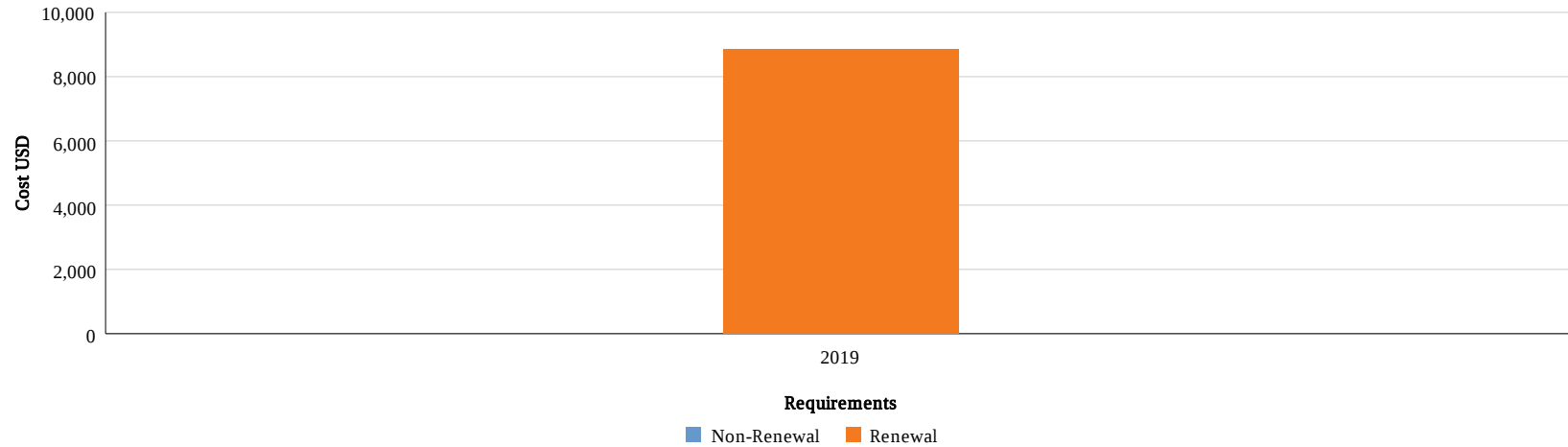
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	602
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	938
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,227
Swinging Doors - 2 x 6 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,574
Wood Windows - Fixed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	503
Total						8,844



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Big Rock Garden

Campus: Big Rock Garden

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	83,880	FCI:	0.63
RI Cost:	83,880	RI:	0.63
Total Requirement Cost:	83,880	Size:	1 Each
Current Replacement Value:	132,309		

Address 1

2900 Sylvan Street

Address 2

Big Rock Garden

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Big Rock Garden

System Description

System Name	Description
G2041 - Fences and Gates-Fences - Wood	The site includes fencing. Wood fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

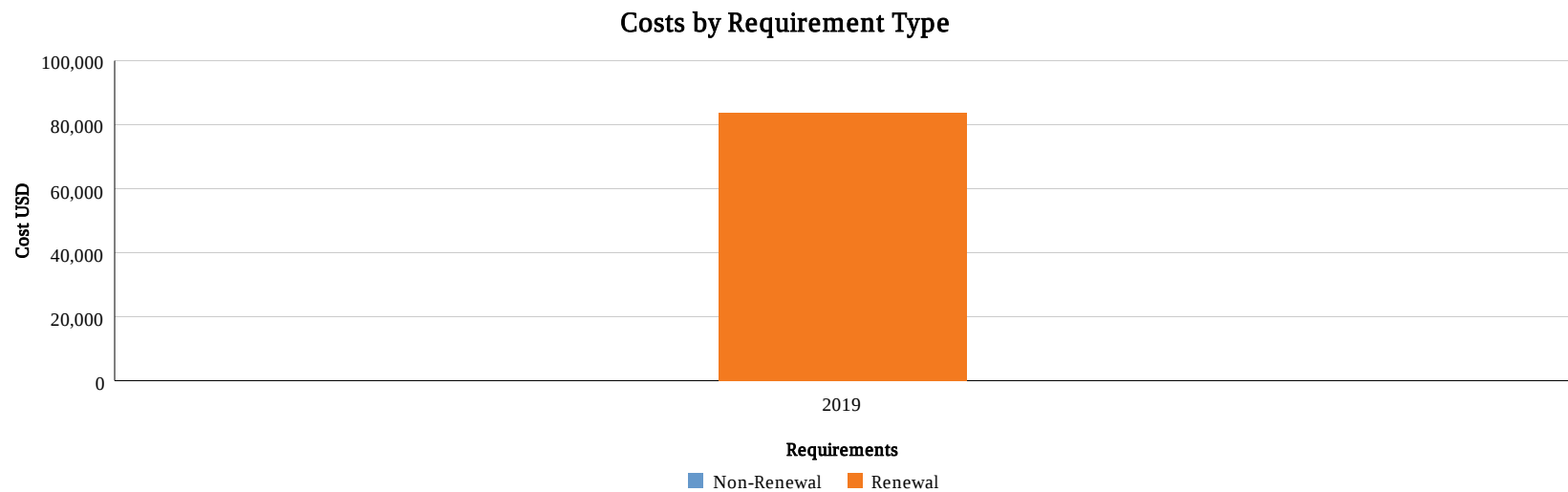
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2041 - Fences and Gates	Fences - Wood	30	125	1989	2019	83,880	67,104
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1989	2039	33,944	30,173
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1989	2039	39,411	35,032
Subtotal							132,309
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							132,309



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fences - Wood Renewal	Yes	G2041 - Fences and Gates	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	83,880
Total						83,880



Asset Overview Report

By Asset Name

Region: Parks
Asset: Bloedel Donovan Park Community Building
Campus: Bloedel Donovan Park
Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	931,138	FCI:	0.49
RI Cost:	944,076	RI:	0.49
Total Requirement Cost:	944,076	Size:	8,200 SF
Current Replacement Value:	1,919,116		

Address 1	2214 Electric Avenue	Address 2	Bloedel Donovan Park
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Bloedel Donovan Park Community Building

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings and foundation walls. System applies to all perimeter foundations except for the basement and includes perimeter drainage and damp-roofing.
A1011 - Wall Foundations-Under-Slab Footings (Community Center)	System includes an allowance for interior concrete column and bearing-wall footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1010 - Floor Construction-Wood-Frame Floor (Mezzanine)	The Mezzanine storage floor structure consists of wood-framed components supported on bearing walls and/or columns.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation



Asset Overview Report

By Asset Name

System Name	Description
(Community Center)	and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof (Gym)	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU (Exterior)	The exterior wall assemblies include smooth-face concrete masonry units. Refer to separate system for interior wall finishes such as paint.
B2010 - Exterior Walls-Paint Walls (Exterior)	The wood window and door trim and plywood soffits are painted.
B2016 - Exterior Soffits-Soffits - Plywood	The building has a plywood soffit at all roof eaves. Refer to separate system for painting. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
B2020 - Exterior Windows-Glass Block	Glass block is installed on the North and South walls of the Gymnasium. It was reported that the system was recently installed.
B2020 - Exterior Windows-Metal Windows (Steel) - Single Glazed	The building fenestration includes single-glazed steel window assemblies.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes double-glazed vinyl window assemblies.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include single-leaf doors, set in metal frames with standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include single-leaf doors, set in metal frames with standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B3010 - Roof Coverings-SBS Modified Bitumen (BUR)	Roof covering systems consist entirely of modified bitumen systems.
B3010 - Roof Coverings-Thermoplastic Polyolefin (TPO) (Membrane)	The roof finishes include a self-adhered Thermoplastic Olefin (TPO) membrane. It was reported that the system was recently installed.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Rectangular eaves gutters and down-spouts are located at the lowest edges of the roof.
B3021 - Glazed Roof Openings-Skylights - Dome-Shaped	The roof of the building has plastic dome-shaped, double-glazed skylights installed.
C1010 - Partitions-CMU (Interior)	The interior partition assemblies include smooth-face concrete masonry units. Refer to separate system for interior wall finishes such as paint.
C1020 - Interior Doors-Overhead Shutters (Counter-Top)	The building has vertical roll-up metal counter-top shutter.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow	The interior door assemblies include single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating



Asset Overview Report

By Asset Name

System Name	Description
Metal and Wood (Interior)	hardware. Fire Rated hollow metal doors in steel frames utilized as standard. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C2010 - Stair Construction-Interior Stairway - Mezzanine - Wood	The storage room Mezzanine, adjacent to the Gym, has a wood-frame stairway.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling typically installed in wet areas such as restrooms.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3020 - Floor Finishes-Concrete Floor - Painted or Sealed	The building includes painted concrete floor finishes typically in the utility rooms. Installation date not verified. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3020 - Floor Finishes-Vinyl Tile	Floor finishes include areas of vinyl tile flooring and related base. Installation date not verified.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile (Suspended)	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted drinking fountains
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas Fired	The domestic hot water is provided by an 80-gallon gas fired water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.



Asset Overview Report

By Asset Name

System Name	Description
Discharge	
D2040 - Rain Water Drainage-Roof Drainage - Gravity	Rain water drainage includes interior cast iron piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a warm air furnaces serving the office areas and locker rooms.
D3060 - Controls and Instrumentation-HVAC Controls	HVAC controls include a basic system for simple HVAC control with thermostats providing local control for the air conditioning equipment.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 400A 208Y/120V	The building includes a typical 400A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted decorative fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation of exit signs on an average density level. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E2010 - Fixed Furnishings-Casework - Cabinets and Counter Tops	Building includes built-in cabinets in the Restrooms, Kitchen and Office areas typically with plastic laminate tops. Unit cost based on average amount of casework in 1000 sq. ft. of Restroom, Kitchen and Dorm floor area. Appliances not included in this system.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	Concrete sidewalks provide for pedestrian access from the parking lot to the entry and the exterior Restrooms.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1958	2033	10,515	168,236
A1011 - Wall Foundations	Under-Slab Footings (Community Center)	75	6	1958	2033	848	13,576
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1958	2033	5,705	91,278
B1010 - Floor Construction	Wood-Frame Floor (Mezzanine)	75	6	1958	2033	311	4,982
B1020 - Roof Construction	Wood-Frame Roof (Community Center)	75	6	1958	2033	2,290	36,641
B1020 - Roof Construction	Wood-Frame Roof (Gym)	75	6	1958	2033	6,837	109,397
B2010 - Exterior Walls	CMU (Exterior)	75	12	1958	2033	22,148	177,184
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	2007	2016	28,620	22,896
B2016 - Exterior Soffits	Soffits - Plywood	50	125	1958	2018	20,845	16,676
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1958	2013	16,771	13,417
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	2000	2030	16,155	12,924
B2020 - Exterior Windows	Glass Block	30	125	2000	2030	100,640	80,512
B2020 - Exterior Windows	Metal Windows (Steel) - Single Glazed	30	125	1958	2013	18,884	15,107
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2000	2030	62,904	50,323
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	2000	2030	4,195	3,356
B3010 - Roof Coverings	Thermoplastic Polyolefin (TPO) (Membrane)	25	125	2011	2036	24,931	19,945
B3010 - Roof Coverings	SBS Modified Bitumen (BUR)	20	125	1958	2012	95,624	76,499
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2000	2060	3,413	2,730
B3021 - Glazed Roof Openings	Skylights - Dome-Shaped	25	125	1958	2012	2,520	2,016
C1010 - Partitions	CMU (Interior)	75	12	1958	2033	17,402	139,216



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1020 - Interior Doors	Overhead Shutters (Counter-Top)	30	125	2000	2030	7,053	5,643
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1958	2018	88,762	71,010
C1030 - Fittings	Restroom Accessories	20	125	2000	2020	8,788	7,030
C1030 - Fittings	Restroom Partitions	40	125	2000	2040	26,534	21,227
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	1958	2013	6,736	5,389
C2010 - Stair Construction	Interior Stairway - Mezzanine - Wood	75	38	2000	2075	1,696	4,524
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	2000	2014	19,920	15,936
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2000	2025	4,920	3,936
C3020 - Floor Finishes	Vinyl Tile	10	125	1958	2014	61,956	49,565
C3020 - Floor Finishes	Carpeting	10	125	2000	2012	9,311	7,449
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	1958	2018	14,049	11,239
C3020 - Floor Finishes	Concrete Floor - Painted or Sealed	15	125	1958	2018	1,780	1,424
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1958	2018	42,984	34,387
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	1958	2018	71,280	57,024
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1958	2018	18,640	14,912
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2000	2020	10,679	8,543
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	2000	2030	28,666	22,933
D2020 - Domestic Water Distribution	Water Heater - Gas Fired	10	112	2000	2012	11,801	10,536
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2012	51,745	45,995
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1958	2012	43,477	34,782
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	125	1984	2034	34,883	27,906



Asset Overview Report

By Asset Name

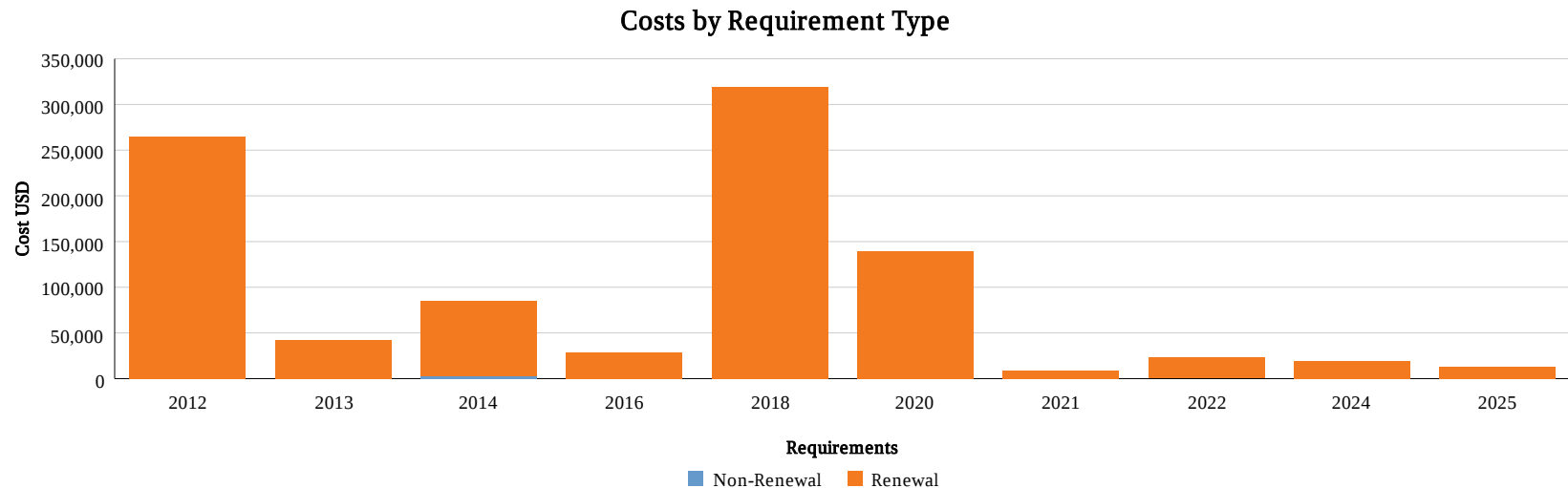
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	2000	2025	8,018	6,415
D3060 - Controls and Instrumentation	HVAC Controls	20	125	2000	2020	10,295	8,236
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	125	2000	2030	76,927	61,541
D5012 - Low Tension Service and Dist.	Main Electrical Service - 400A 208Y/120V	30	125	2000	2030	38,936	31,149
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2002	2022	22,969	18,375
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2000	2030	51,439	41,151
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2000	2020	109,886	87,909
D5033 - Telephone Systems	Telephone System	15	106	2010	2024	19,091	17,968
D5039 - Local Area Networks	LAN System	15	106	2006	2021	8,838	8,318
D5092 - Emergency Light and Power Systems	Exit Signs	10	125	2000	2012	12,438	9,951
E2010 - Fixed Furnishings	Casework - Cabinets and Counter Tops	25	125	1958	2018	61,053	48,842
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	1958	2012	38,100	60,960
Subtotal							1,919,116
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							1,919,116



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	71,280
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	9,311
Casework - Cabinets and Counter Tops Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	61,053
Ceramic Tile (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	14,049
Concrete Floor - Painted or Sealed Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,780
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	51,745
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	10,679



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	12,438
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	4,920
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	8,018
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	42,984
HVAC Controls Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	10,295
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2021	8,838
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	22,969
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	109,886
Metal Windows (Steel) - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	18,884
Natural Gas Line - Lacking Drip Loop	No	D3050 - Terminal and Package Units	Building Code	2- Potentially Critical	Oct 1, 2014	3,296
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	18,640
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2016	28,620
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	19,920
Pedestrian Pavement (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	38,100
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	8,788
SBS Modified Bitumen (BUR) Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	95,624
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	43,477
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	6,736
Skylights - Dome-Shaped Renewal	Yes	B3021 - Glazed Roof Openings	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	2,520
Soffits - Plywood Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	20,845
Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	88,762
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2024	19,091
Vinyl Tile Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	61,956
Water Heater - Gas Fired Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	11,801



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	16,771
Total						944,076



Asset Overview Report

By Asset Name

Region: Parks

Asset: Bloedel Donovan Park Pavilion

Campus: Bloedel Donovan Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	178,234	FCI:	0.51
RI Cost:	179,402	RI:	0.51
Total Requirement Cost:	179,402	Size:	1,033 SF
Current Replacement Value:	352,873		

Address 1

2214 Electric Avenue

Address 2

Bloedel Donovan Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Bloedel Donovan Park Pavilion

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Brick Veneer (Exterior) - Wood-Frame Backup	The exterior wall assemblies include brick veneer with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2020 - Exterior Windows-Wood Windows - Double Glazed	The building fenestration includes double-glazed wood window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Raised Wood Paneling	Interior wall finishes include raised wood paneling. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter and Sink	The plumbing fixtures include kitchenette cabinet, counter and sink units.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the restroom.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by an 40-gallon natural gas water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a gas fired warm air furnace. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5092 - Emergency Light and Power Systems	The emergency lighting system includes self-contained battery packs and lights. Overall the system condition is reasonable; the Observed Years Remaining has been



Asset Overview Report

By Asset Name

System Name	Description
-Emergency Battery Pack Lights	adjusted accordingly.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	A concrete sidewalk provides for pedestrian access from the parking lot to the entry of the building. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1978	2053	651	10,410
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1978	2053	699	11,178
B1020 - Roof Construction	Wood-Frame Roof	75	6	1978	2053	1,433	22,928
B2010 - Exterior Walls	Paint (Exterior)	10	125	2010	2020	5,376	4,301
B2010 - Exterior Walls	Brick Veneer (Exterior) - Wood-Frame Backup	75	12	1978	2053	6,598	52,787
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1978	2053	13,568	10,854
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1978	2019	15,165	12,132
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1978	2019	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1978	2028	17,673	14,138
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1978	2038	2,086	1,668
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1978	2028	3,445	5,512
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1978	2028	17,752	14,202
C1030 - Fittings	Restroom Accessories	20	125	1978	2019	1,098	879



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3010 - Wall Finishes	Raised Wood Paneling	25	81	1978	2019	41,275	50,800
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2007	2032	7,995	6,396
C3010 - Wall Finishes	Paint (Walls)	10	125	2000	2019	830	664
C3020 - Floor Finishes	VCT - Average	10	125	2000	2019	8,889	7,111
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1978	2019	12,334	9,867
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1978	2019	4,814	3,851
D2010 - Plumbing Fixtures	Utility Sinks	30	125	2000	2030	2,862	2,289
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2000	2030	4,573	3,658
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2000	2030	7,396	5,917
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	2000	2030	12,047	9,637
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2000	2020	3,990	3,192
D2020 - Domestic Water Distribution	Water Heater - Gas	10	112	2007	2019	8,668	7,739
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1978	2019	6,519	5,794
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1978	2028	5,477	4,382
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1978	2019	4,499	3,599
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2000	2025	1,168	934
D3040 - Distribution Systems	HVAC Ductwork	50	125	1978	2028	13,216	10,572
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	1990	2019	2,673	2,138
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1990	2019	3,008	2,407
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1978	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	5,904	4,723
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1978	2019	6,480	5,184



Asset Overview Report

By Asset Name

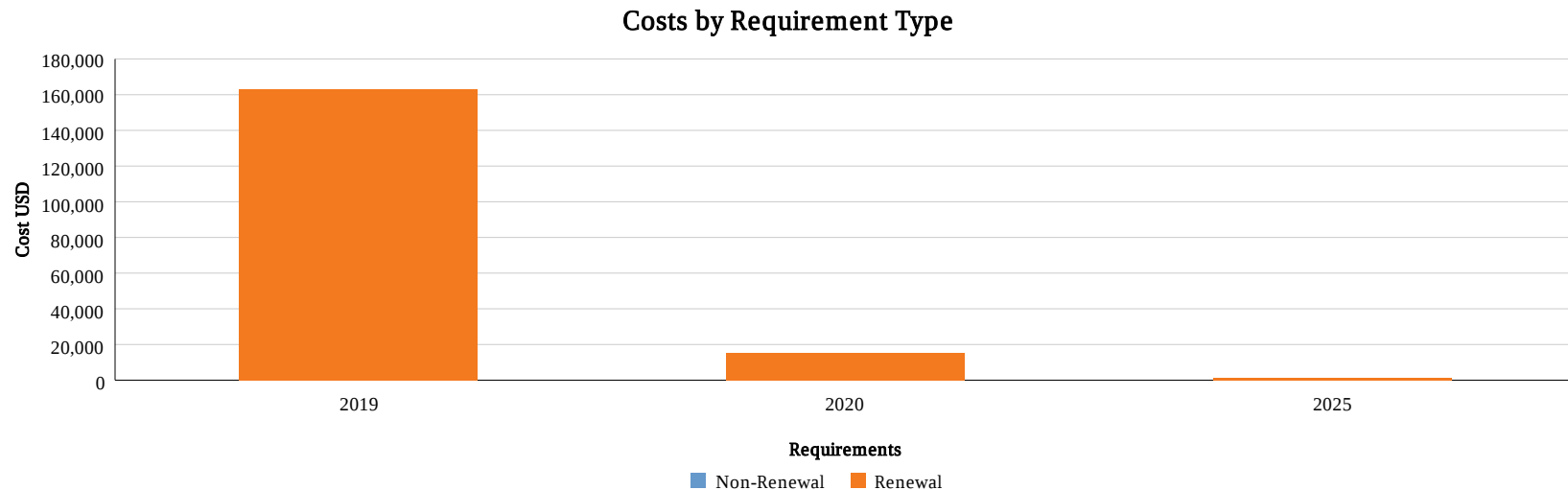
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1978	2019	10,090	8,072
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	2000	2019	742	594
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	1978	2019	4,572	7,315
Subtotal							352,873
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							352,873



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,480
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,519
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,990
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,008
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	742
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	1,168
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,673



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,334
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,904
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,090
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,499
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,814
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,376
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	830
Pedestrian Pavement (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,572
Raised Wood Paneling Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	41,275
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,098
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,868
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,889
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,668
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	15,165
Total						179,402



Asset Overview Report

By Asset Name

Region: Parks

Asset: Bloedel Donovan Park Preschool

Campus: Bloedel Donovan Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	90,141	FCI:	0.39
RI Cost:	91,309	RI:	0.40
Total Requirement Cost:	91,308	Size:	800 SF
Current Replacement Value:	230,445		

Address 1
City 2214 Electric Avenue
Bellingham

Address 2
State/Province/Region Bloedel Donovan Park
WA



Asset Overview Report

By Asset Name

Photo



Bloedel Donovan Park Preschool

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Crawl Space)	Basic foundation for building with crawlspace - includes strip and/or pier footings and foundation walls.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns.
B1013 - Balcony Floors Construction-Deck - Pressure Treated Wood	The building includes a pressure treated wood deck and stairs at rear door.
B1014 - Ramps-Accessible Ramp - Asphalt	The building includes an asphalt ramp at the entrance to the building.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance



Asset Overview Report

By Asset Name

System Name	Description
	for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2020 - Exterior Windows-Wood Windows - Double Glazed	The building fenestration includes double-glazed wood window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes. Installation date not verified.
C3020 - Floor Finishes-Vinyl Sheet Goods	The building floor finishes include areas of sheet vinyl and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter and Sink	The plumbing fixtures include kitchenette cabinet, counter and sink units.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water is provided by a point of use electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a gas fired warm air furnace.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by a wall mounted electric unit heater.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5092 - Emergency Light and Power Systems-	The emergency lighting system includes self-contained battery packs and lights. Overall the system condition is reasonable; the Observed Years Remaining has been



Asset Overview Report

By Asset Name

System Name	Description
Emergency Battery Pack Lights	adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Crawl Space)	75	6	1978	2053	1,677	26,831
B1010 - Floor Construction	Wood-Frame Floor	75	6	1978	2053	697	11,149
B1013 - Balcony Floors Construction	Deck - Pressure Treated Wood	75	125	2000	2075	1,246	997
B1014 - Ramps	Accessible Ramp - Asphalt	25	12	1978	2019	478	3,827
B1020 - Roof Construction	Wood-Frame Roof	75	6	1978	2053	1,110	17,756
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1978	2053	22,426	17,941
B2010 - Exterior Walls	Paint (Exterior)	10	125	2010	2020	5,376	4,301
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1978	2019	10,110	8,088
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1978	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1978	2028	13,686	10,949
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1978	2038	2,086	1,668
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1978	2028	4,134	6,614
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1978	2028	11,835	9,468
C1030 - Fittings	Restroom Accessories	20	125	2000	2020	1,098	879
C3010 - Wall Finishes	Paint (Walls)	10	125	2000	2019	996	797



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2007	2032	3,936	3,149
C3020 - Floor Finishes	Carpeting	10	125	2000	2014	7,449	5,959
C3020 - Floor Finishes	Vinyl Sheet Goods	15	125	2000	2019	2,484	1,988
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1978	2019	3,728	2,982
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1978	2019	9,552	7,642
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2000	2030	7,396	5,917
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2000	2030	4,573	3,658
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	2000	2030	12,047	9,637
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1978	2019	5,048	4,487
D2020 - Domestic Water Distribution	Water Heater - Point of Use	10	112	2000	2019	1,193	1,065
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1978	2028	4,242	3,393
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1978	2019	3,484	2,787
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2000	2025	1,168	934
D3040 - Distribution Systems	HVAC Ductwork	50	125	1978	2028	15,511	12,409
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	2006	2031	16,221	12,977
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1978	2019	424	378
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1990	2019	2,330	1,864
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1978	2019	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1978	2019	5,018	4,015
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1978	2019	7,814	6,251



Asset Overview Report

By Asset Name

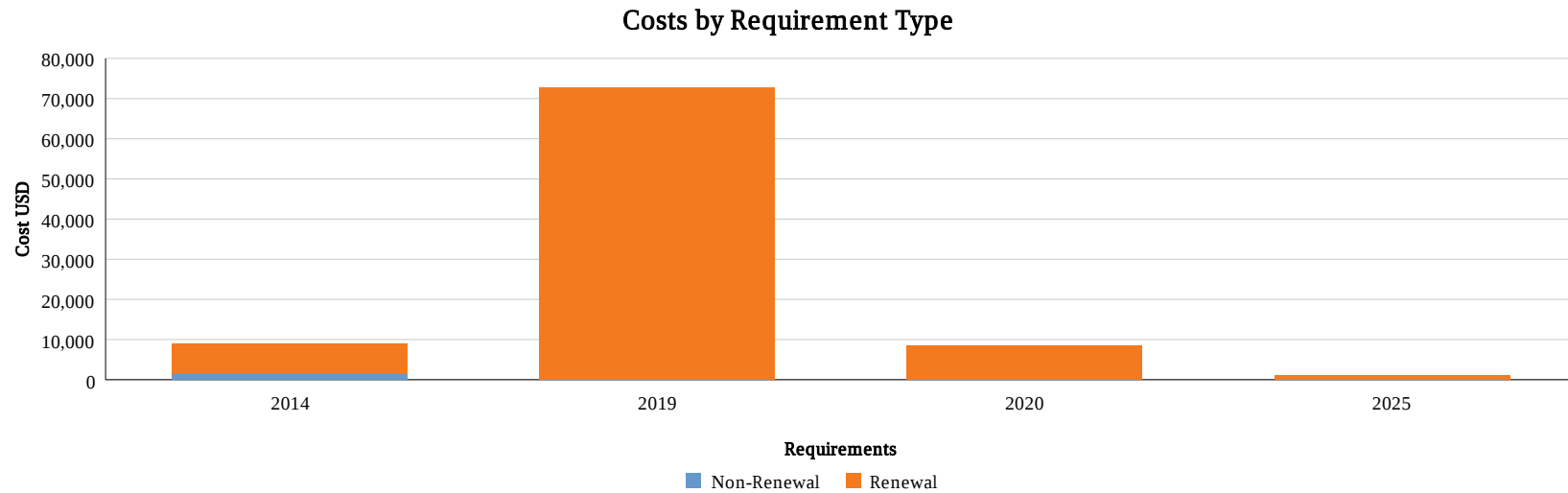
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	2000	2019	742	594
					Subtotal		230,445
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		230,445

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Accessible Ramp - Asphalt Renewal	Yes	B1014 - Ramps	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	478
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,018
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	7,449
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,048
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,330
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	742
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	1,168
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,552
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,968



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,814
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,819
Natural Gas Line - Lacking Drip Loop	No	D2090 - Other Plumbing Systems	Building Code	2- Potentially Critical	Oct 15, 2014	1,449
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,484
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,728
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,376
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	996
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,098
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	424
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,485
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,193
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,110
Total						91,308



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Bloedel Donovan Park

Campus: Bloedel Donovan Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	469,080	FCI:	0.26
RI Cost:	469,080	RI:	0.26
Total Requirement Cost:	469,081	Size:	1 Each
Current Replacement Value:	1,789,434		

Address 1

Electric Avenue

Address 2

Bloedel Donovan Park

City

Bellingham

State/Province/Region

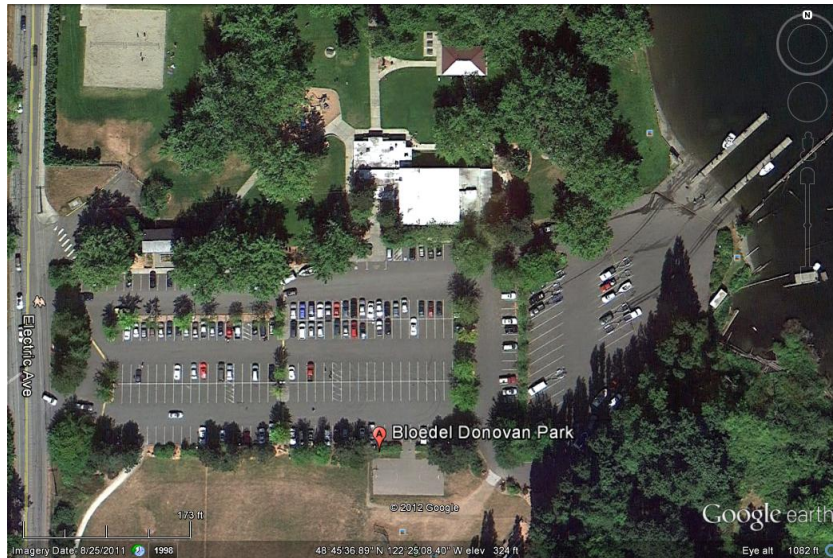
WA



Asset Overview Report

By Asset Name

Photo



Site - Bloedel Donovan Park

System Description

System Name	Description
G2020 - Parking Lots-Parking Lot and Driveways (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic on the site.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	Concrete sidewalks provide for pedestrian access from the parking lot to the entry and the exterior Restrooms.
G3010 - Water Supply-Domestic Water Piping - Site	The domestic water service piping system is connected to the municipal system serves the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment
G3020 - Sanitary Sewer-Sanitary Waste Piping - Site	The sanitary waste drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.
G3030 - Storm Sewer-Rain Water Drainage Piping - Site	The rain water drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.



Asset Overview Report

By Asset Name

System Name	Description
G4020 - Site Lighting-Exterior Lighting - Site	Sight lighting consisted of pole mounted fixtures located around the facility and in parking lots.

Replacement Value Based on System Costs with Overheads

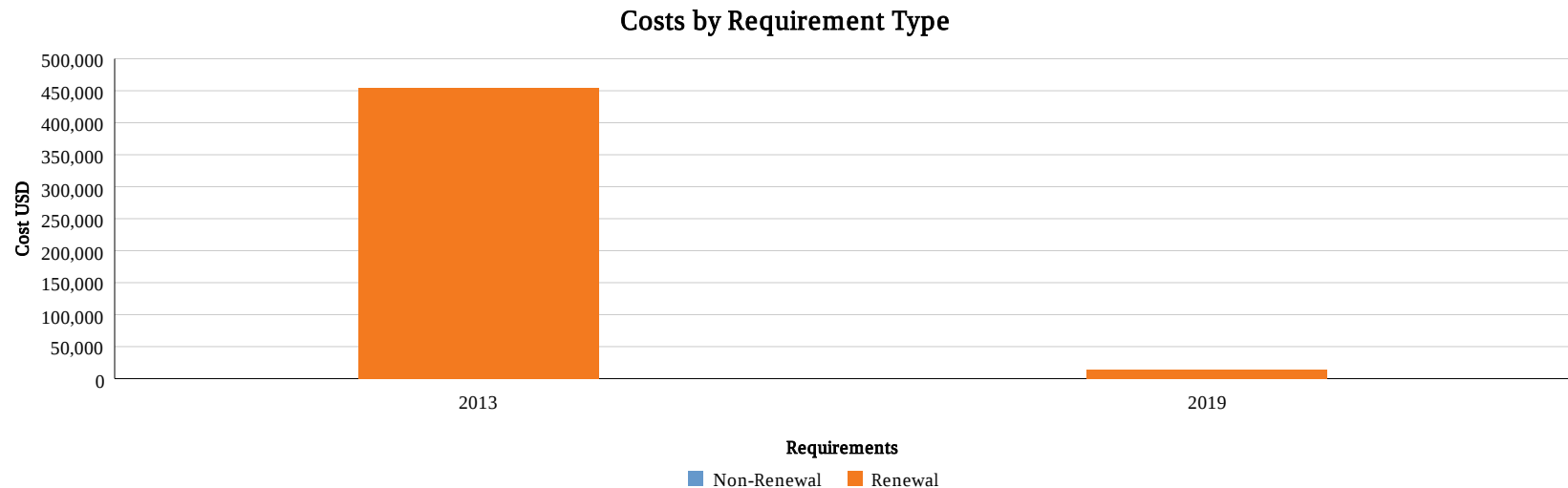
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2020 - Parking Lots	Parking Lot and Driveways (Bituminous Asphalt)	25	62	2007	2031	823,930	1,318,287
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	1970	2013	76,200	121,920
G3010 - Water Supply	Domestic Water Piping - Site	50	112	1957	2013	125,415	111,480
G3020 - Sanitary Sewer	Sanitary Waste Piping - Site	50	112	1952	2013	77,980	69,315
G3030 - Storm Sewer	Rain Water Drainage Piping - Site	50	112	1957	2013	175,454	155,959
G4020 - Site Lighting	Exterior Lighting - Site	25	112	1995	2019	14,032	12,473
Subtotal							1,789,434
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							1,789,434



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Domestic Water Piping - Site Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	125,415
Exterior Lighting - Site Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,032
Pedestrian Pavement (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	76,200
Rain Water Drainage Piping - Site Renewal	Yes	G3030 - Storm Sewer	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	175,454
Sanitary Waste Piping - Site Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	77,980
Total						469,081



Asset Overview Report

By Asset Name

Region: Parks

Asset: Boulevard Park North Restrooms

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	124,062	FCI:	0.60
RI Cost:	124,062	RI:	0.60
Total Requirement Cost:	124,059	Size:	576 SF
Current Replacement Value:	205,532		

Address 1
City 480 Bayview Drive
Bellingham

Address 2
State/Province/Region Boulevard Park
WA



Asset Overview Report

By Asset Name

Photo



Boulevard Park North Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a heavy timber wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
(Exterior) - Wood-Frame Backup	
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3030 - Ceiling Finishes-Wood Ceiling - Painted or Stained	Ceiling system of painted or stained wood. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Lift Station	The building includes an underground lift station with 2 - 5 HP grinder pumps to pump the sewage from the park up the hill to the east to the municipal system on State Street.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to a lift station.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by wall mounted electric unit heater in the plumbing storage room. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
- Exterior	
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
G2049 - Miscellaneous Structures-Deck - Composite Wood	Wood deck, including pressure-treated framing, decking and stairs at the storage room door.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1980	2055	1,814	29,016
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	390	6,233
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	1,110	17,756
B2010 - Exterior Walls	Paint (Exterior)	10	125	1980	2013	6,048	4,838
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1980	2055	30,528	24,422
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1980	2030	13,686	10,949
C1030 - Fittings	Restroom Partitions	40	125	1980	2020	6,633	5,307
C1030 - Fittings	Restroom Accessories	20	125	1980	2019	2,197	1,758
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2000	2027	17,220	13,776
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	125	1980	2019	19,552	15,642



Asset Overview Report

By Asset Name

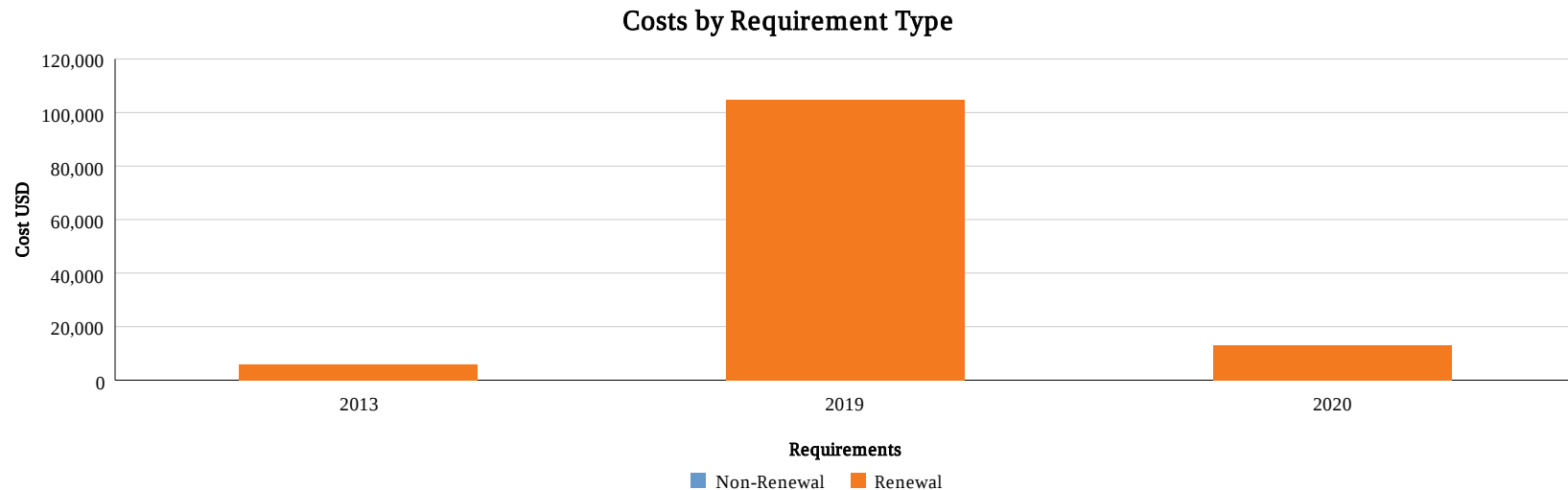
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1980	2019	3,990	3,192
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1980	2019	6,153	4,923
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1980	2019	6,868	5,495
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1980	2019	12,964	10,372
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2019	3,635	3,231
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	13,836	12,354
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1980	2030	3,054	2,443
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1980	2019	847	757
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1980	2019	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	3,613	2,891
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2019	3,516	2,813
G2049 - Miscellaneous Structures	Deck - Composite Wood	25	125	1995	2020	6,552	5,242
Subtotal							205,532
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							205,532



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,613
Deck - Composite Wood Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,552
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,635
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,990
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,836
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,516



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,819
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	6,048
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,964
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,633
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,868
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	847
Wood Ceiling - Painted or Stained Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	19,552
Total						124,059



Asset Overview Report

By Asset Name

Region: Parks

Asset: Boulevard Park Overpass

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	111,474	FCI:	0.39
RI Cost:	111,474	RI:	0.39
Total Requirement Cost:	111,474	Size:	1 Each
Current Replacement Value:	284,341		

Address 1

480 Bayview Drive

Address 2

Boulevard Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Boulevard Park Overpass

System Description

System Name	Description
B10 - Superstructure-Superstructure -Heavy Timber	The overpass walkway superstructure consists of a heavy timber construction.
B2015 - Balcony Walls and Handrails-Deck Guardrail - Wire Mesh	Wood-frame wire mesh infill is installed around the overpass walkway. Estimated cost based on an equivalent.
B2015 - Balcony Walls and Handrails-Metal Pipe Railings	Stair railing consists of 3-pipe rail on the interior of the stairs and a single handrail on the outer part of the stairs.
G2049 - Miscellaneous Structures-Wood Deck - Treated	Overpass walkway includes pressure-treated framing, decking, stairs, and landings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

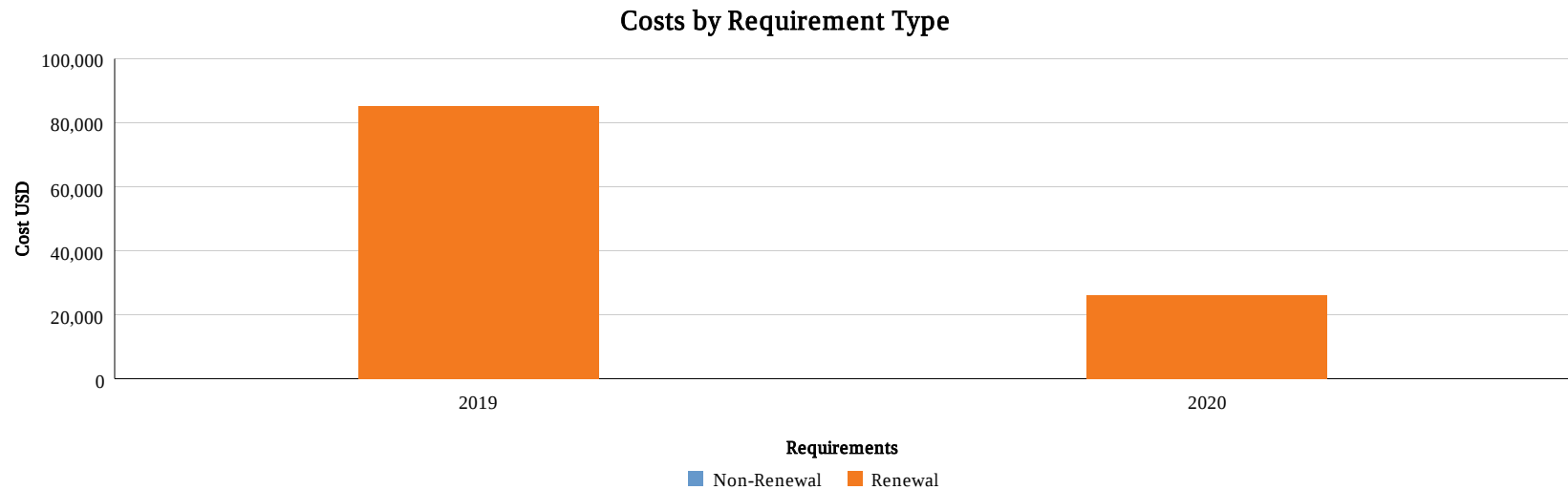
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B10 - Superstructure	Superstructure -Heavy Timber	75	6	1990	2065	10,227	163,626
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	125	1990	2040	39,420	31,536
B2015 - Balcony Walls and Handrails	Deck Guardrail - Wire Mesh	30	125	1990	2020	26,109	20,887
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	1990	2019	85,365	68,292
Subtotal							284,341
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							284,341



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Deck Guardrail - Wire Mesh Renewal	Yes	B2015 - Balcony Walls and Handrails	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	26,109
Wood Deck - Treated Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	85,365
Total						111,474



Asset Overview Report

By Asset Name

Region: Parks

Asset: Boulevard Park Pattle Point Boardwalk

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	2,540,768		

Address 1
City 480 Bayview Drive
Bellingham

Address 2
State/Province/Region Boulevard Park
WA



Asset Overview Report

By Asset Name

Photo



Boulevard Park Pattle Point Boardwalk

System Description

System Name	Description
A - Substructure-Substructure - Wood Piles	The structure is supported by wood piles.
B10 - Superstructure-Superstructure -Steel	The Trestle includes steel girders and cross supports for the walkway.
B2015 - Balcony Walls and Handrails-Guardrail	Guard rails include wood rails with metal pickets spaced approximately 4" centers. Estimated cost based on an equivalent.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	Pedestrian access on the trestle is accomplished by a walkway comprised of half the walkway is concrete the other half a fiberglass grate surface.
G2030 - Pedestrian Paving-Pedestrian Pavement (Fiberglass Grate)	Pedestrian access on the trestle is accomplished by a walkway comprised of half the walkway is concrete the other half a fiberglass grate surface.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Substructure - Wood Piles	50	6	1990	2040	14,681	234,889
B10 - Superstructure	Superstructure -Steel	50	6	2010	2060	129,596	2,073,538
B2015 - Balcony Walls and Handrails	Guardrail	30	125	2010	2040	174,565	139,652
G2030 - Pedestrian Paving	Pedestrian Pavement (Fiberglass Grate)	25	62	2010	2035	41,250	66,000
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	2010	2035	16,680	26,688
Subtotal							2,540,768
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							2,540,768



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Boulevard Park Stage

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	246,714		

Address 1

480 Bayview Drive

Address 2

Boulevard Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Boulevard Park Stage

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof -Heavy Timber	The roof superstructure consists of a Heavy Timber constructed roof system.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2008	2083	572	9,145
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2008	2083	541	8,657
B1020 - Roof Construction	Wood-Frame Roof -Heavy Timber	75	6	2008	2083	13,439	215,021
B30 - Roofing	Metal Roofing	50	125	2008	2058	15,397	12,318
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2008	2028	1,968	1,574
Subtotal							246,714
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							246,714



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks
Asset: Boulevard Park Woods Coffee and Restrooms
Campus: Boulevard Park
Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	94,656	FCI:	0.13
RI Cost:	94,656	RI:	0.13
Total Requirement Cost:	94,656	Size:	2,161 SF
Current Replacement Value:	708,295		

Address 1	480 Bayview Drive	Address 2	Boulevard Park
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Boulevard Park Woods Coffee and Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Stone Veneer (Exterior) - Wood-Frame	The exterior wall assemblies include brick veneer with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as



Asset Overview Report

By Asset Name

System Name	Description
Backup	GWB and paint.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2015 - Balcony Walls and Handrails-Deck Guardrail - Wire Mesh	A wood-frame guardrail wire mesh infill is installed at the edge of the deck. Estimated cost based on an equivalent.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead door.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Storefront	The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling in the restrooms.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Raised Wood Paneling	Interior wall finishes include raised wood paneling.
C3020 - Floor Finishes-Concrete Floor - Stained	The building includes stained concrete floor finishes typically in the utility rooms. Installation date not verified.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Wood Ceiling - Stained	Ceiling system includes stained wood tongue and groove ceilings.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include a free standing water cooler.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include stainless steel lavatories.



Asset Overview Report

By Asset Name

System Name	Description
(Stainless Steel)	
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by an 40-gallon natural gas water heater.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water is provided by a point of use electric water heater.
D2030 - Sanitary Waste-Lift Station	The building includes an underground lift station with 2 - 2HP ginder pums that pump waste to the large lift station on the north end of the park.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with discharge to an underground lift station that pump waste to the large lift station on the north end of the park.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3032 - Direct Expansion Systems-Package Unit w/Gas Heat - (Rooftop)	HVAC systems includes a rooftop package unit for the main building.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-AC Unit - Ductless	Cooling in the meeting room is provided by a ductless AC unit.
D3050 - Terminal and Package Units-Fireplace - Gas	The is a zero clearance fireplace including in the building.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a gas fired warm air furnace.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.



Asset Overview Report

By Asset Name

System Name	Description
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation LED and fluorescent exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	Sidewalk and patio area is of asphaltic concrete, 2-1/2" thick average.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	941	15,056
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	1,462	23,384
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	2,998	47,964
B2010 - Exterior Walls	Stone Veneer (Exterior) - Wood-Frame Backup	75	12	2007	2082	6,372	50,976
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	2007	2082	16,960	13,568
B2010 - Exterior Walls	Paint (Exterior)	10	125	2007	2019	7,302	5,842
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1980	2055	5,641	45,128
B2015 - Balcony Walls and Handrails	Deck Guardrail - Wire Mesh	30	125	2007	2037	32,853	26,283
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2007	2037	36,576	29,261
B2030 - Exterior Doors	Overhead Sectional Units	30	125	2007	2037	19,593	15,675
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2007	2037	18,868	15,095
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Storefront	30	125	2007	2037	22,793	18,234



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B30 - Roofing	Metal Roofing	50	125	2007	2057	37,638	30,110
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2007	2067	1,517	1,213
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2002	2052	8,268	13,229
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	2007	2057	29,587	23,670
C1030 - Fittings	Restroom Accessories	20	125	2007	2027	1,098	879
C3010 - Wall Finishes	Paint (Walls)	10	125	2007	2019	1,992	1,594
C3010 - Wall Finishes	Raised Wood Paneling	25	81	2007	2032	49,530	60,960
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2007	2032	7,995	6,396
C3020 - Floor Finishes	Concrete Floor - Stained	15	125	2007	2022	4,807	3,846
C3030 - Ceiling Finishes	Wood Ceiling - Stained	30	125	2007	2037	34,273	27,419
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2007	2037	25,802	20,642
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2007	2027	3,990	3,192
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2007	2037	8,643	6,914
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2007	2037	6,153	4,923
D2020 - Domestic Water Distribution	Water Heater - Point of Use	10	112	2007	2019	1,193	1,065
D2020 - Domestic Water Distribution	Water Heater - Gas	10	112	2007	2019	8,668	7,739
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2007	2037	13,637	12,121
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2007	2057	11,458	9,166
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	11,398	10,177
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	2007	2047	9,411	7,529



Asset Overview Report

By Asset Name

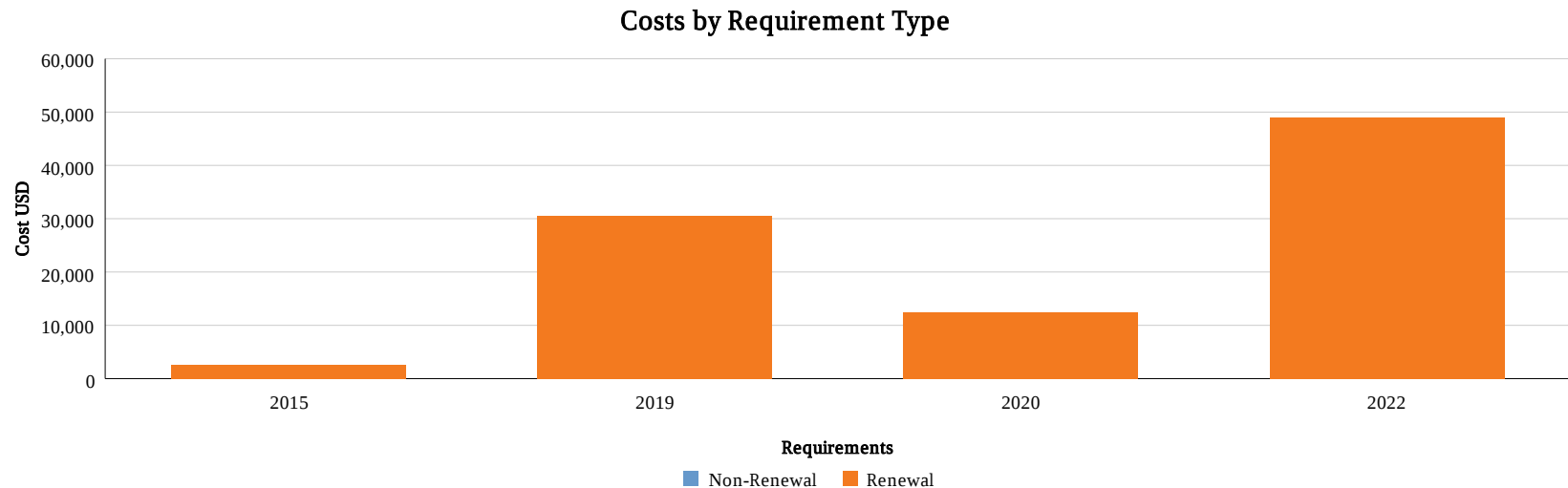
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3032 - Direct Expansion Systems	Package Unit w/Gas Heat - (Rooftop)	15	125	2007	2022	38,186	30,549
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2007	2032	2,336	1,868
D3040 - Distribution Systems	HVAC Ductwork	50	125	2007	2057	41,900	33,520
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	1980	2015	2,673	2,138
D3050 - Terminal and Package Units	Fireplace - Gas	25	105	2007	2032	16,933	16,127
D3050 - Terminal and Package Units	AC Unit - Ductless	15	105	2007	2022	5,997	5,711
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2007	2027	6,293	5,035
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 208Y/120V	30	125	2007	2037	9,265	7,412
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1990	2020	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2007	2027	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2007	2037	13,556	10,845
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2007	2027	21,108	16,886
D5092 - Emergency Light and Power Systems	Exit Signs	20	125	2007	2027	323	259
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	25	62	2007	2032	4,480	7,168
Subtotal							708,295
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							708,295



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
AC Unit - Ductless Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	5,997
Concrete Floor - Stained Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	4,807
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	2,673
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,398
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	12,440
Package Unit w/Gas Heat - (Rooftop) Renewal	Yes	D3032 - Direct Expansion Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	38,186
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,302



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,992
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,668
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,193
Total						94,656



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Boulevard Park

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	566,039	FCI:	0.57
RI Cost:	566,039	RI:	0.57
Total Requirement Cost:	566,039	Size:	1 Each
Current Replacement Value:	991,334		

Address 1

Boulevard Park

Address 2

Boulevard Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo

Site - Boulevard Park



System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	Sidewalk, asphaltic concrete, 2-1/2" thick with 2" sand bedding.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks and stairways provide for access around the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Pavers	Sidewalk, brick pavers, bedding, mortar, 1" thick and brick paving, 4" x 8" x 2-1/4", dry, on edge outside the coffee shop area.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

System Name	Description
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.

Replacement Value Based on System Costs with Overheads

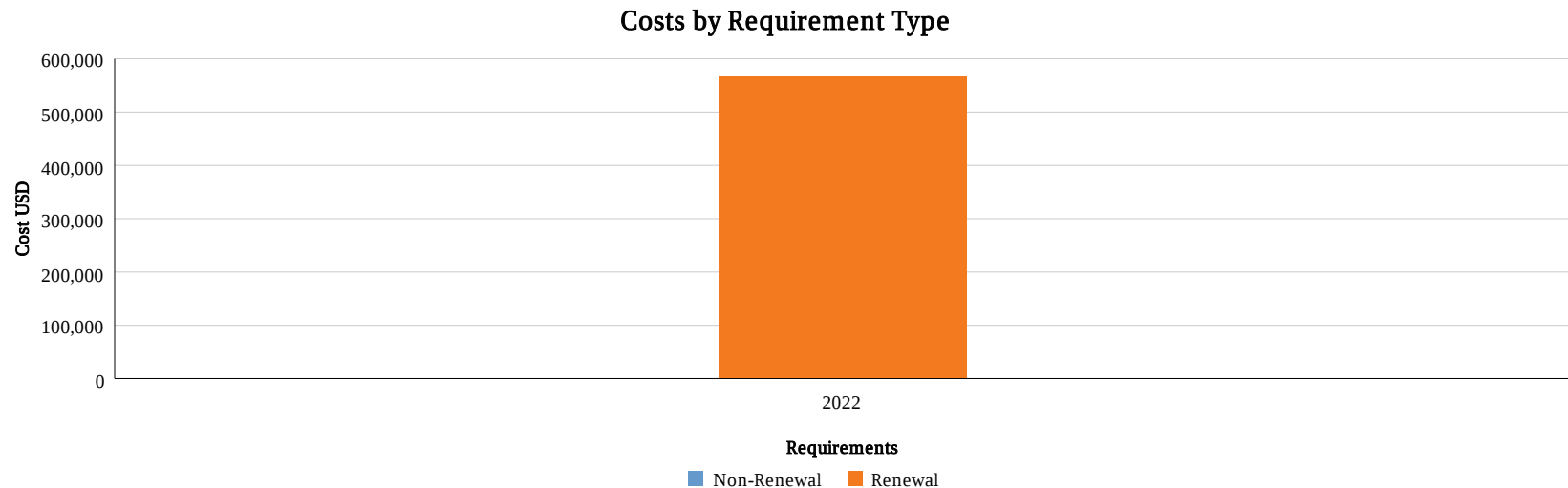
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	62	1980	2022	61,722	98,755
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1980	2022	343,304	549,286
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	1980	2022	16,800	26,880
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1980	2022	1,160	1,856
G2030 - Pedestrian Paving	Pedestrian Pavement - Pavers	30	62	1980	2022	5,625	9,000
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1980	2030	101,833	90,519
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1980	2030	118,232	105,096
G4020 - Site Lighting	Site - Pole Lights	30	125	1980	2022	137,428	109,943
Subtotal							991,334
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							991,334



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	343,304
Pedestrian Pavement - Bituminous Asphalt Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	16,800
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,160
Pedestrian Pavement - Pavers Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	5,625
Roadways Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	61,722
Site - Pole Lights Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	137,428
Total						566,039



Asset Overview Report

By Asset Name

Region: Parks

Asset: Taylor Dock Floating Dock and Picnic Pavilion

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	403,304		

Address 1
City

Taylor Street
Bellingham

Address 2
State/Province/Region

10th Avenue
WA



Asset Overview Report

By Asset Name

Photo



Taylor Dock Floating Dock and Picnic Pavilion

System Description

System Name	Description
A - Substructure-Pile Foundation - (Floating Dock)	The building structure is supported by approximately 5 metal piles approximately 20-inches in diameter.
A1030 - Slab on Grade-Concrete Slab - (Pavillion)	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Dock - (Floating Dock)	The asset includes a floating 10 X 40 dock with pontoons, concrete, and treated wood.
B1014 - Ramps-Accessible Ramp - (Pavilion)	The pavilion includes a concrete handicap ramp.
B1020 - Roof Construction-Wood-Frame Roof - (Pavillion)	The roof superstructure consists of a Heavy Timber constructed roof system.
B2015 - Balcony Walls and Handrails-Guardrail - (Pavillion)	Guard rails include wood rails with metal pickets spaced approximately 4" centers. Estimated cost based on an equivalent.
B30 - Roofing-Metal Roofing - (Pavillion)	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.



Asset Overview Report

By Asset Name

System Name	Description
G2049 - Miscellaneous Structures- Ramp - (Floating Dock)	The asset includes a 4 X 65 ramp with railings that leads to the floating dock

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Pile Foundation - (Floating Dock)	75	6	2006	2081	3,385	54,153
A1030 - Slab on Grade	Concrete Slab - (Pavillion)	75	6	2006	2081	590	9,436
B10 - Superstructure	Dock - (Floating Dock)	50	6	2006	2056	4,891	78,253
B1014 - Ramps	Accessible Ramp - (Pavilion)	50	12	2006	2056	3,729	29,830
B1020 - Roof Construction	Wood-Frame Roof - (Pavillion)	75	6	2006	2081	12,095	193,518
B2015 - Balcony Walls and Handrails	Guardrail - (Pavillion)	30	125	2006	2036	3,872	3,098
B30 - Roofing	Metal Roofing - (Pavillion)	50	125	2006	2056	14,918	11,935
G2049 - Miscellaneous Structures	Ramp - (Floating Dock)	50	6	2006	2056	1,443	23,081
Subtotal							403,304
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							403,304



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Taylor Dock Restrooms

Campus: Boulevard Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	5,077	FCI:	0.04
RI Cost:	5,077	RI:	0.04
Total Requirement Cost:	5,077	Size:	312 SF
Current Replacement Value:	135,852		

Address 1

Taylor Street

Address 2

10th Avenue

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Taylor Dock Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a heavy timber wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fixtures-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by wall mounted electric unit heater in the restrooms and plumbing storage room.



Asset Overview Report

By Asset Name

System Name	Description
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	2006	2081	1,814	29,016
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2006	2081	211	3,376
B1020 - Roof Construction	Wood-Frame Roof	75	6	2006	2081	433	6,925
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	2006	2081	11,872	9,498
B2010 - Exterior Walls	Paint (Exterior)	10	125	2006	2019	2,352	1,882
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2006	2036	6,858	5,486
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	2006	2036	12,066	9,653
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2006	2036	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	2006	2056	5,338	4,270
C1030 - Fittings	Restroom Accessories	20	125	2006	2026	2,197	1,758



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2006	2031	8,856	7,085
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	2006	2031	7,493	5,994
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2006	2019	1,454	1,163
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2006	2036	3,725	2,980
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2006	2026	7,980	6,384
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2006	2036	3,502	2,801
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2006	2036	8,643	6,914
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2006	2036	6,153	4,923
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2006	2036	1,969	1,750
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2006	2056	1,654	1,323
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2006	2031	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2006	2021	1,271	1,135
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	2006	2036	6,175	4,940
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2006	2026	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2006	2036	1,957	1,566
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2006	2026	1,905	1,524
Subtotal							135,852



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

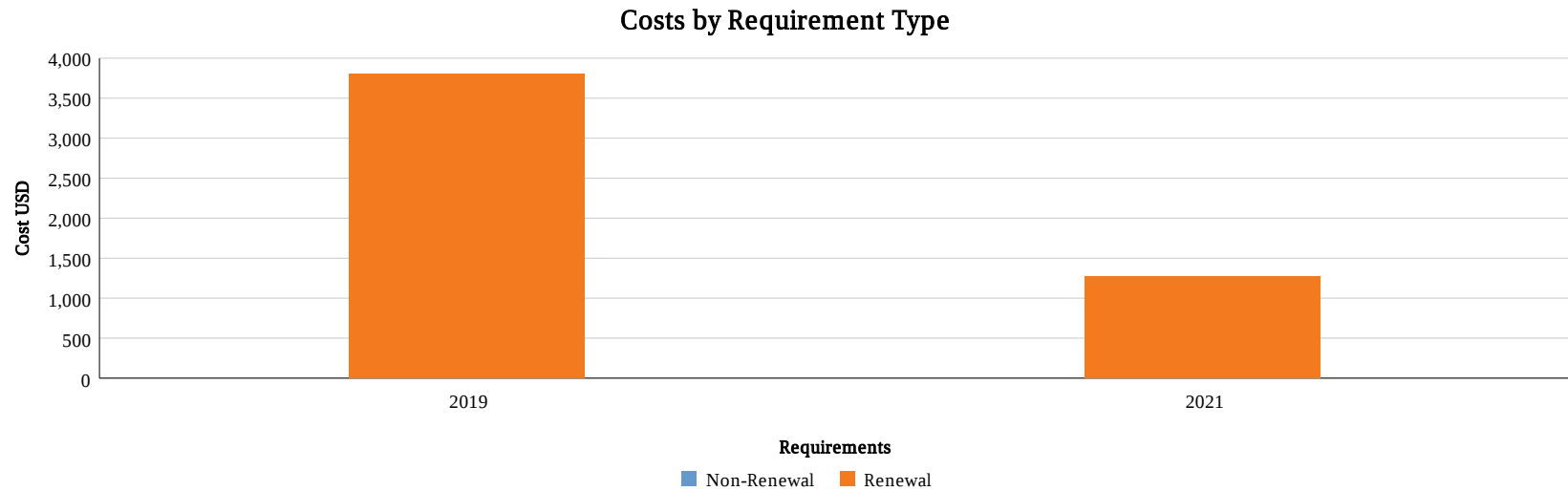
Total Replacement Value Based on System Costs with Overheads	135,852
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,454
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,352
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,271
Total						5,077



Asset Overview Report

By Asset Name

Region: Parks

Asset: Civic Complex Sportsplex

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	4,601,478	FCI:	0.32
RI Cost:	4,656,124	RI:	0.32
Total Requirement Cost:	4,656,127	Size:	79,135 SF
Current Replacement Value:	14,350,128		

Address 1

1414 Potter Street

Address 2

Civic Complex

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Exterior View - Civic Complex Sportsplex, East Elevation

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings (Building Interior)	Basic foundation for building without basement - to include strip footing, foundation wall and damp proofing. System applies at the interior load-bearing walls.
A1011 - Wall Foundations-Foundation Wall and Footings (Building Perimeter)	Basic foundation for building without basement - to include strip footing, foundation wall and damp proofing.
A1030 - Slab on Grade-Structural Slab on Grade	The building substructure includes a light industrial type structural slab on grade. System assumed to be continuous beneath the Soccer Fields.
B10 - Superstructure-Steel Building with Metal Cladding and Metal Roof	Single-story, rigid-frame, pre-engineered steel building with a clear-span of approximately 70 feet and 13' eave height. System includes colored, ribbed siding and roof covering, framing for door openings and insulation.
B1010 - Floor Construction-Mezzanine Assembly -	The Mezzanine above the offices, change rooms and restrooms consists of reinforced concrete on load-bearing walls.



Asset Overview Report

By Asset Name

System Name	Description
Concrete	
B1010 - Floor Construction-Wood-Frame Ceiling (Locker Room)	The Locker Room ceiling structure consists of wood-framed components supported on bearing walls.
B1014 - Ramps-Access Ramp - Concrete	An exterior concrete access ramp with railings is located on the north side of the building and accessed from the street.
B1020 - Roof Construction-Roof Assembly - Entrance Canopy	The roof of the entrance canopy is assumed to consists of open web steel joists with columns.
B2010 - Exterior Walls-Concrete Masonry Veneer (Exterior)	The exterior wall finishes include split-face concrete masonry unit (CMU) veneer.
B2010 - Exterior Walls-Glass Block	The glass block walls are installed on the exterior of the building as individual features each side of the building entry.
B2010 - Exterior Walls-Paint Walls (Exterior)	The linear metal exterior wall finishes consist of paint. System includes painting of overhead door units. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2016 - Exterior Soffits-Soffits - Metal Pan	The building has a metal pan soffit at the entrance canopy. Unit cost based on an equivalent.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motor-operated, sectional, overhead doors. Unit cost based on number of 10 x 10 doors in 1000 sf.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include single-leaf doors, set in metal frames with standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include double-leaf doors, set in metal frames with standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2031 - Glazed Doors and Entrances-Sliding Doors - 3 x 7 Storefront Entry	Exterior doors include metal, storefront-type, automatic, sliding door and frame assemblies with standard school hardware. System includes transom and side lights where they occur. System also includes the matching interior doors at each entrance where they occur.
B2031 - Glazed Doors and Entrances-Swinging Doors - 3 x 7 Storefront Entry	Exterior doors include metal, storefront-type door and frame assemblies with standard school hardware. System includes transom and side lights where they occur. System also includes the matching interior doors at each entrance where they occur.
B3010 - Roof Coverings-Paint (Roof)	The roof covering includes painted, linear-metal roofing. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3010 - Roof Coverings-SBS Modified Bitumen (BUR)	Roof covering system at the entrance canopy assumed to be and SBS modified bitumen system.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Eaves gutters and downspouts are located at the lowest edges of the roof.
C1010 - Partitions-Dashboards - Soccer and Ice Skating	The Skating Rink and Soccer Field have perimeter dash boards. Estimated cost based on the unit cost per lineal foot of the perimeter of the ice rink as a standard.
C1010 - Partitions-GWB Partitions on Stud-Frame Back Up	The building interior includes linear metal partitions on stud-frame back up.
C1010 - Partitions-Masonry Partitions (CMU Block)	Interior partitions include concrete masonry unit (CMU) assemblies.



Asset Overview Report

By Asset Name

System Name	Description
C1017 - Interior Windows and Storefronts-Interior Windows - Glazed Partition Openings - 1968	Building interior includes window units installed in partition openings. Standard used for estimating purposes consists of steel frames with laminated safety glass.
C1020 - Interior Doors-Overhead Sectional Units	Exterior door systems include motor-operated, sectional, overhead doors. Unit cost based on number of 10 x 10 doors in 1000 sf.
C1020 - Interior Doors-Overhead Shutters (Counter-Top)	The building has vertical roll-up metal counter-top shutter.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal (Interior)	The interior door assemblies include single doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1020 - Interior Doors-Swinging Doors - 6 x 7 Hollow Metal (Interior)	The interior door assemblies include double doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics.
C2010 - Stair Construction-Stairways - Concrete	Stairways provide for access between all floors and to street level.
C3010 - Wall Finishes-Linear Metal	The building interior includes linear metal wall finishes.
C3010 - Wall Finishes-Paint Walls (Interior) - 2003	The metal-panel interior wall finishes consist of paint.
C3010 - Wall Finishes-Paint Walls (Interior) - 2012	The metal-panel interior wall finishes consist of paint.
C3020 - Floor Finishes-Carpet - Athletic (Soccer Fields)	The Soccer Fields have athletic carpet finishes.
C3020 - Floor Finishes-Carpeting - Sheet	The building has carpeting floor finishes. Installation date not verified.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas. System includes the Brick paving (interior and exterior) at the main entry. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3020 - Floor Finishes-Concrete Floor - Painted or Sealed	The building includes painted concrete floor finishes. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3020 - Floor Finishes-Rubber Sheet Goods	The building floor finishes include areas of sheet vinyl and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Vinyl Sheet Goods	The building floor finishes include areas of sheet vinyl and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard applied to the underside of the second floor framing assembly. Refer to separate system for paint finishes.



Asset Overview Report

By Asset Name

System Name	Description
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted drinking fountains
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by a gas-fired, 199 MBH, commercial-grade water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3030 - Cooling Generating Systems-Ice Rink Equipment	The facility is equipped by an ice rink cooling system.
D3040 - Distribution Systems-HVAC Dehumidifier	The HVAC system includes dehumidification serving the ice surface.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a warm air furnaces serving the office areas and locker rooms.
D3060 - Controls and Instrumentation-DDC System	HVAC controls include DDC system for simple HVAC control, large component control, minimal sensing devices.
D40 - Fire Protection-Sprinkler System	The fire protection systems include a light hazard, sprinkler system. This system includes backflow protection and standpipes but does not include a fire pump.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 800A 480Y/277V & 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment for an 800A 480V service.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 800A 480Y/277V	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems-Scoreboard Single-Sided	The building has a scoreboard system. This system includes a wall-hung scoreboard. The scoreboard also includes LED scoring system, LED clocking system, as well as PA and sound capabilities.
D5031 - Public Address and Music Systems-Scoreboard Single-Sided	The building has a scoreboard system. This system includes a wall-hung scoreboard. The scoreboard also includes LED scoring system, LED clocking system, as well as PA and sound capabilities.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5037 - Fire Alarm Systems-Fire Alarm System	This building includes a light density fire alarm system. The fire alarm system includes: head end equipment, pull stations at exit doors, audio/visual strobes,



Asset Overview Report

By Asset Name

System Name	Description
	visual strobes, smokes in few rooms, conduit, wire and connections.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
D5092 - Emergency Light and Power Systems-Emergency Generator	The emergency power system includes a 30 kw emergency generator. Includes: emergency generator, ATS, battery charger, muffler, day tank, feeder, wiring and panelboard.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation of exit signs on an average density level. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E2010 - Fixed Furnishings-Casework - Office and Work Area Cabinets	This system includes all built-in cabinets, office furniture, shelving and working surfaces with plastic laminate tops installed throughout the facility. Unit cost based on average amount of casework in 1000 sq. ft. of office floor area.
E2010 - Fixed Furnishings-Fixed Seating - Bleachers	Bleachers are installed for public viewing.
G2020 - Parking Lots-Parking Lot and Driveways (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic on the north side of the site. The system does not include the roadway to the east of the building.
G2022 - Paving and Surfacing-Vehicle Driveway - Concrete	The vehicle entrance to the Garage is a reinforced concrete slab-on-grade.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	A concrete sidewalk provides for pedestrian access on the east and south sides of the building.
G3010 - Water Supply-Domestic Water Piping - Site	The domestic water service piping system is connected to the municipal system serves the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment
G3020 - Sanitary Sewer-Sanitary Waste Piping - Site	The sanitary waste drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.
G3030 - Storm Sewer-Rain Water Drainage Piping - Site	The rain water drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.
G4020 - Site Lighting-Exterior Lighting - Site	Sight lighting consisted of pole mounted fixtures located around the facility and in parking lots.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings (Building Interior)	75	6	1997	2072	14,839	237,417
A1011 - Wall Foundations	Foundation Wall and Footings (Building Perimeter)	75	6	1997	2072	20,993	335,891
A1030 - Slab on Grade	Structural Slab on Grade	75	6	1997	2072	59,668	954,685
B10 - Superstructure	Steel Building with Metal Cladding and Metal Roof	60	6	1997	2057	142,077	2,273,230
B1010 - Floor Construction	Wood-Frame Ceiling (Locker Room)	75	6	1997	2072	3,350	53,606
B1010 - Floor Construction	Mezzanine Assembly - Concrete	75	6	1997	2072	17,655	282,474
B1014 - Ramps	Access Ramp - Concrete	50	112	1997	2047	38,978	34,802
B1020 - Roof Construction	Roof Assembly - Entrance Canopy	75	6	1997	2072	1,200	19,197
B2010 - Exterior Walls	Concrete Masonry Veneer (Exterior)	75	12	1997	2072	6,370	50,960
B2010 - Exterior Walls	Glass Block	30	125	2000	2030	14,090	11,272
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	1997	2018	73,800	59,040
B2016 - Exterior Soffits	Soffits - Metal Pan	50	125	1997	2047	30,975	24,780
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1997	2027	91,922	73,538
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1997	2027	115,323	92,258
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	1997	2027	97,565	78,052
B2031 - Glazed Doors and Entrances	Sliding Doors - 3 x 7 Storefront Entry	30	125	1997	2027	31,817	25,454
B2031 - Glazed Doors and Entrances	Swinging Doors - 3 x 7 Storefront Entry	30	125	1997	2027	27,285	21,828



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B3010 - Roof Coverings	SBS Modified Bitumen (BUR)	20	125	1997	2017	23,102	18,481
B3010 - Roof Coverings	Paint (Roof)	10	125	1997	2018	196,800	157,440
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1997	2057	9,007	7,205
C1010 - Partitions	Masonry Partitions (CMU Block)	50	62	1997	2047	182,250	291,600
C1010 - Partitions	GWB Partitions on Stud-Frame Back Up	50	62	1997	2047	15,985	25,576
C1010 - Partitions	Dashboards - Soccer and Ice Skating	50	143	1997	2047	1,209,057	845,494
C1017 - Interior Windows and Storefronts	Interior Windows - Glazed Partition Openings - 1968	50	62	1997	2047	4,502	7,203
C1020 - Interior Doors	Overhead Shutters (Counter-Top)	30	125	1997	2027	7,053	5,643
C1020 - Interior Doors	Overhead Sectional Units	30	125	1997	2027	36,769	29,415
C1020 - Interior Doors	Swinging Doors - 6 x 7 Hollow Metal (Interior)	50	125	1997	2047	25,671	20,537
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal (Interior)	50	125	1997	2047	102,235	81,788
C1030 - Fittings	Restroom Accessories	20	125	2010	2029	26,363	21,091
C1030 - Fittings	Restroom Partitions	40	125	1997	2037	57,490	45,992
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	1997	2012	11,227	8,982
C2010 - Stair Construction	Stairways - Concrete	75	38	1997	2072	6,901	18,402
C3010 - Wall Finishes	Paint Walls (Interior) - 2012	10	125	2012	2021	0	0
C3010 - Wall Finishes	Paint Walls (Interior) - 2003	10	125	2003	2012	49,200	39,360
C3010 - Wall Finishes	Linear Metal	50	125	1997	2047	161,600	129,280
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	1997	2022	11,239	8,991



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Rubber Sheet Goods	15	125	1997	2018	746,480	597,184
C3020 - Floor Finishes	Vinyl Sheet Goods	15	125	1997	2018	121,608	97,286
C3020 - Floor Finishes	Carpet - Athletic (Soccer Fields)	50	143	1997	2047	607,784	425,024
C3020 - Floor Finishes	Carpeting - Sheet	10	125	1997	2012	8,371	6,697
C3020 - Floor Finishes	Concrete Floor - Painted or Sealed	15	125	1997	2018	21,578	17,263
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1997	2012	55,920	44,736
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1997	2027	131,340	105,072
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1997	2027	148,730	118,984
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1997	2017	10,679	8,543
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1997	2027	451,881	401,672
D2020 - Domestic Water Distribution	Water Heater - Gas	15	112	2006	2021	28,685	25,611
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1997	2047	330,103	264,082
D3030 - Cooling Generating Systems	Ice Rink Equipment	25	125	1997	2022	2,212,650	1,770,120
D3040 - Distribution Systems	HVAC Dehumidifier	25	125	1997	2022	253,823	203,058
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	1997	2022	16,037	12,830
D3060 - Controls and Instrumentation	DDC System	20	125	2007	2027	54,165	43,332
D40 - Fire Protection	Sprinkler System	35	125	1997	2032	1,088,648	870,918
D5012 - Low Tension Service and Dist.	Main Electrical Service - 800A 480Y/277V	30	125	1997	2027	106,697	85,357
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 800A 480Y/277V & 208Y/120V	30	125	1997	2027	1,002,748	802,199
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1997	2017	13,788	11,030
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1997	2027	496,420	397,136



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2011	2031	123,957	99,165
D5031 - Public Address and Music Systems	Scoreboard Single-Sided	15	125	1997	2012	7,439	5,952
D5031 - Public Address and Music Systems	Scoreboard Single-Sided	15	125	2007	2021	14,879	11,903
D5033 - Telephone Systems	Telephone System	15	106	2010	2025	46,563	43,824
D5037 - Fire Alarm Systems	Fire Alarm System	15	125	1997	2012	257,788	206,230
D5039 - Local Area Networks	LAN System	15	106	2010	2025	8,084	7,608
D5092 - Emergency Light and Power Systems	Exit Signs	10	125	2010	2020	57,597	46,077
D5092 - Emergency Light and Power Systems	Emergency Generator	20	125	1997	2020	23,085	18,468
E2010 - Fixed Furnishings	Fixed Seating - Bleachers	25	125	1997	2022	61,974	49,579
E2010 - Fixed Furnishings	Casework - Office and Work Area Cabinets	25	125	1997	2022	97,685	78,148
G2020 - Parking Lots	Parking Lot and Driveways (Bituminous Asphalt)	25	62	1997	2022	151,054	241,686
G2022 - Paving and Surfacing	Vehicle Driveway - Concrete	50	125	1997	2047	163,360	130,688
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	1997	2022	60,960	97,536
G3010 - Water Supply	Domestic Water Piping - Site	50	112	1997	2047	209,025	185,800
G3020 - Sanitary Sewer	Sanitary Waste Piping - Site	50	112	1997	2047	194,949	173,288
G3030 - Storm Sewer	Rain Water Drainage Piping - Site	50	112	1997	2047	272,929	242,603
G4020 - Site Lighting	Exterior Lighting - Site	25	112	1997	2022	14,032	12,473
Subtotal							14,350,128



Asset Overview Report

By Asset Name

Overhead: 0

Subtotal 0

Total Replacement Value Based on System Costs with Overheads 14,350,128

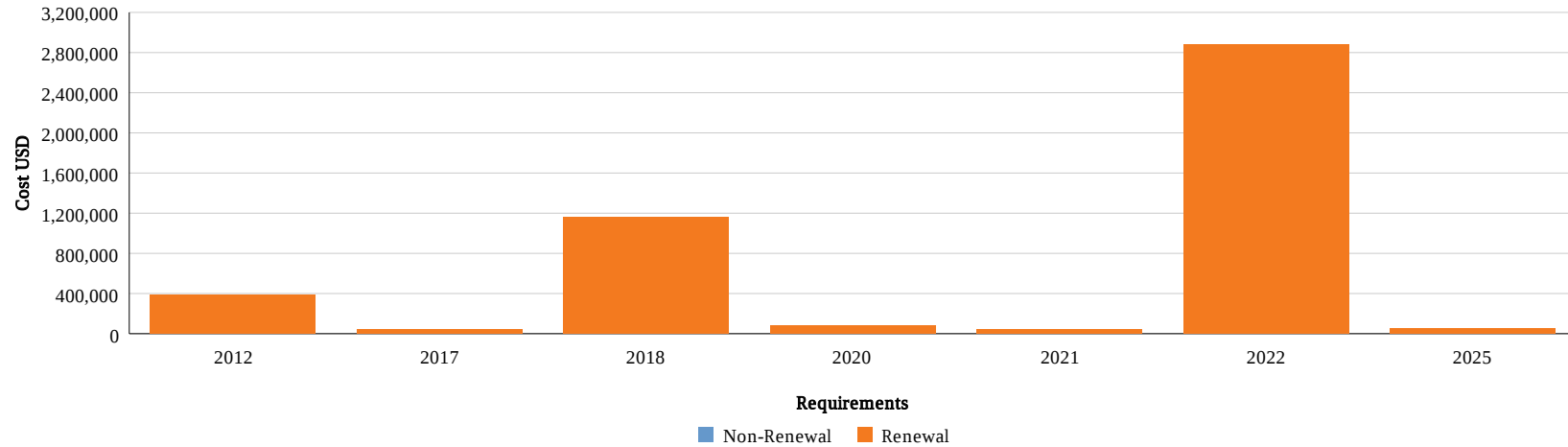
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Carpeting - Sheet Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	8,371
Casework - Office and Work Area Cabinets Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	97,685
Ceramic Tile (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	11,239
Concrete Floor - Painted or Sealed Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	21,578
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	10,679
Emergency Generator Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	23,085
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	57,597
Exterior Lighting - Site Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	14,032
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	257,788



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fixed Seating - Bleachers Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	61,974
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	16,037
HVAC Dehumidifier Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	253,823
Ice Rink Equipment Renewal	Yes	D3030 - Cooling Generating Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	2,212,650
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	8,084
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	13,788
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	55,920
Paint (Roof) Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	196,800
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	73,800
Paint Walls (Interior) - 2003 Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	49,200
Paint Walls (Interior) - 2012 Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2021	0
Parking Lot and Driveways (Bituminous Asphalt) Renewal	Yes	G2020 - Parking Lots	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	151,054
Pedestrian Pavement (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	60,960
Rubber Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	746,480
SBS Modified Bitumen (BUR) Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	23,102
Scoreboard Single-Sided Renewal	Yes	D5031 - Public Address and Music Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	7,439
Scoreboard Single-Sided Renewal	Yes	D5031 - Public Address and Music Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2021	14,879
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	11,227
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2025	46,563
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	121,608
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2021	28,685
Total						4,656,127



Asset Overview Report

By Asset Name

Region: Parks

Asset: Civic Field Free Standing Locker Room

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	33,991	FCI:	0.03
RI Cost:	33,991	RI:	0.03
Total Requirement Cost:	33,991	Size:	4,400 SF
Current Replacement Value:	988,491		

Address 1

Lakeway Drive

Address 2

Civic Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Civic Field Free Standing Locker Room

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs (6' wide x 5 risers) with railing.
B2010 - Exterior Walls-CMU - Split Face (Exterior)	The exterior wall assemblies include split face concrete masonry units.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Half Glass (Exterior)	Exterior door assemblies include metal doors wit half glass and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.



Asset Overview Report

By Asset Name

System Name	Description
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-CMU Block Walls - Plain	Interior walls are of 8-in. hollow concrete block, light and regular weight, with no finish.
C1020 - Interior Doors-Swinging Doors - 3 x 7 - Half Glass	Interior doors include 3' x 7' metal doors with half glass vision panel set in hollow metal frames. Includes hinges, closer and lockset. Painted doors and frames.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wood Fiber Acoustic Ceiling	Ceiling systems include wood fiber acoustical panels for the ceiling in the team rooms.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Shower	The restroom fixtures include individual shower stalls.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals	The restroom fixtures include wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by (4) gas-fired 185,000 btu instantaneous water heaters.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the restrooms and for general building service.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.



Asset Overview Report

By Asset Name

System Name	Description
D3050 - Terminal and Package Units-Make Up Air Units w Gas Heat - Rooftop	The HVAC system includes 2 gas fired make up air units.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 400A 208Y/120V	The building includes a typical 400A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems-Public Address System	The building includes an average density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation LED and fluorescent exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E2010 - Fixed Furnishings-Counter Tops - Concrete	Building includes a concrete counters for the sinks.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	A concrete sidewalk provides for pedestrian access from the parking lot to the entry of the building.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2006	2081	1,343	21,484
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2006	2081	2,976	47,613
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	2006	2056	13,023	10,418



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	CMU - Split Face (Exterior)	75	12	2006	2081	14,500	116,004
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2006	2036	73,152	58,522
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Half Glass (Exterior)	30	125	2006	2036	26,709	21,367
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	2006	2026	40,022	32,018
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2006	2066	4,550	3,640
C1010 - Partitions	CMU Block Walls - Plain	50	62	2006	2056	21,024	33,638
C1020 - Interior Doors	Swinging Doors - 3 x 7 - Half Glass	50	125	2006	2056	25,162	20,130
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal (Interior)	50	125	2006	2056	71,010	56,808
C1030 - Fittings	Restroom Accessories	20	125	2006	2026	8,823	7,059
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2006	2036	23,880	19,104
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2006	2019	9,320	7,456
C3030 - Ceiling Finishes	Wood Fiber Acoustic Ceiling	20	125	2006	2026	35,568	28,454
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2006	2036	22,863	18,291
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	2006	2036	12,896	10,317
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2006	2036	44,378	35,502
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2006	2026	15,961	12,769
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2006	2036	14,006	11,205
D2010 - Plumbing Fixtures	Restroom Fixtures - Shower	30	125	2006	2036	91,159	72,927
D2020 - Domestic Water Distribution	Water Heater - Gas	10	112	2006	2019	14,557	12,997
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2006	2036	27,766	24,680
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2006	2062	23,329	18,663



Asset Overview Report

By Asset Name

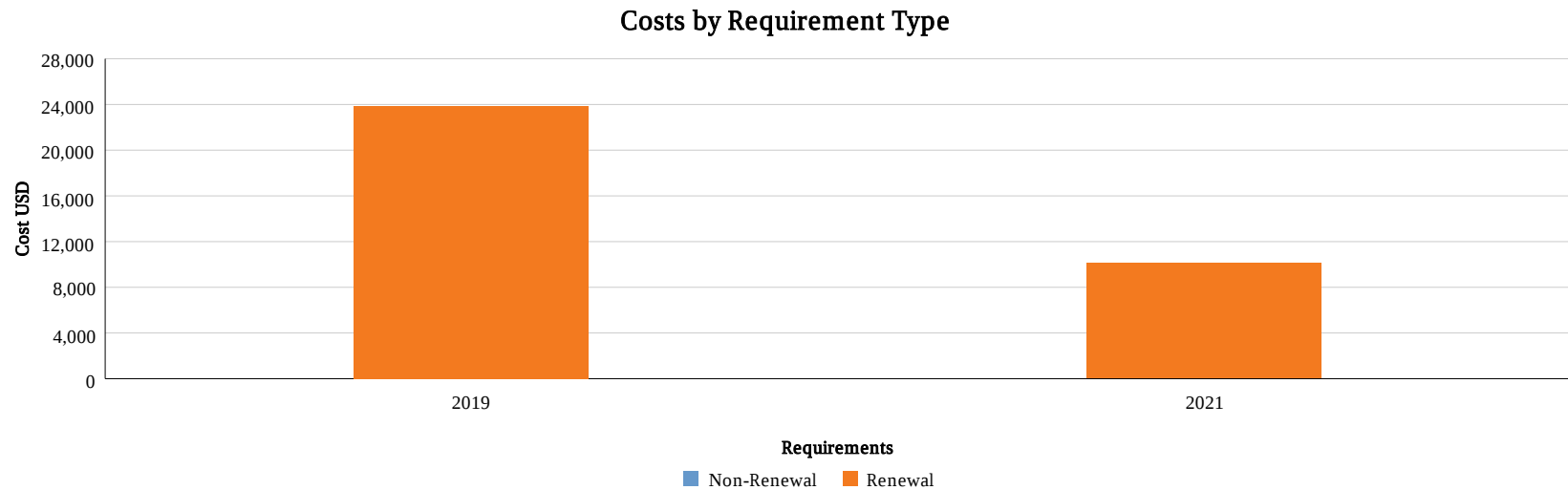
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	2006	2046	19,163	15,330
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2006	2031	10,956	8,765
D3040 - Distribution Systems	HVAC Ductwork	50	125	2006	2056	85,313	68,250
D3050 - Terminal and Package Units	Make Up Air Units w Gas Heat - Rooftop	25	125	2006	2031	73,224	58,579
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2006	2026	12,814	10,251
D5012 - Low Tension Service and Dist.	Main Electrical Service - 400A 208Y/120V	30	125	2006	2036	21,995	17,596
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	125	2006	2036	41,278	33,022
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2006	2026	4,920	3,936
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2006	2036	27,602	22,081
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2006	2026	42,978	34,382
D5031 - Public Address and Music Systems	Public Address System	15	125	2006	2021	10,114	8,091
D5092 - Emergency Light and Power Systems	Exit Signs	20	125	2006	2026	1,939	1,551
E2010 - Fixed Furnishings	Counter Tops - Concrete	30	125	2006	2036	1,500	1,200
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	2006	2031	2,743	4,389
Subtotal							988,491
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							988,491



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,320
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	10,114
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,557
Total						33,991



Asset Overview Report

By Asset Name

Region: Parks

Asset: Civic Field North Grandstand

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	292,535	FCI:	0.08
RI Cost:	292,535	RI:	0.08
Total Requirement Cost:	292,535	Size:	8,750 SF
Current Replacement Value:	3,445,450		

Address 1
City 1355 Civic Field Way
Bellingham

Address 2
State/Province/Region -
WA



Asset Overview Report

By Asset Name

Photo



Civic Field North Grandstand

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Multi-Story - Concrete	Multi-story structure with reinforced concrete construction.
B1014 - Ramps-Accessible Ramp - Exterior Concrete	Concrete in place, handicapped ramp w/cheek walls & rails both sides, 5' wide.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs with railing.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Wood-Frame Roof -Heavy Timber	The roof superstructure consists of a Heavy Timber constructed roof system.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.
B2010 - Exterior Walls-Metal Siding (Exterior)	The exterior wall assemblies include corrugated metal siding.
B2015 - Balcony Walls and Handrails-Metal Pipe Railings	The South Grandstands includes metal guard and hand railings.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to the storage area.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Single-Ply Membrane - Fully Adhered	The roof covering is of a single-ply fully adhered membrane with insulation or a built up roof. Single Ply was used for pricing purposes as the roof was not accessible during the time of assessment.
B3022 - Roof Hatches-Roof Hatch - (Roof Access)	Roof hatch with insulated curb.
C1010 - Partitions-CMU Block Walls	Interior walls are of 8-in. hollow concrete block, light and regular weight, with no finish. Both split face and plain are used.
C1020 - Interior Doors-Overhead/Rolling Fire Door - Small (Electric Operation)	Building includes small overhead rolling doors for the concession area.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base in the concessions area.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel duel height water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals	The restroom fixtures include wall hung urinals.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the restroom.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heaters - Electric	The domestic hot water is provided to the public restrooms and concessions/area by a total of (3) electric water heaters with a capacity of approximately 50-gallons each.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the locker rooms and concourse levels.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric	Heating is provided by suspended electric unit heaters.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 1200A	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5022 - Lighting Equipment-Lighting Fixtures - Exterior	The building includes a heavy density exterior lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
E - Equipment and Furnishings-Food Service Counter - (Concessions Area)	Furnishings include deluxe quality food service tables, and counters in the concessions area.
E - Equipment and Furnishings-Kitchen Equipment - (Concessions Area)	Equipment and furnishings includes kitchen equipment of average quantity and quality.
E10 - Equipment-Access Ladder	A access ladder is installed for roof access.
E2010 - Fixed Furnishings-Bleachers - Bench	Bench seating for an outdoor stadium that are fixed with wood/plastic/aluminum seating surface.
E2010 - Fixed Furnishings-Bleachers - Stadium	Bleacher seating for an outdoor stadium that are fixed with wood/plastic/aluminum seating surface.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1971	2046	5,546	88,733
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1971	2046	1,082	17,314
B10 - Superstructure	Multi-Story - Concrete	75	6	1971	2046	31,942	511,076
B1014 - Ramps	Accessible Ramp - Exterior Concrete	50	12	2006	2056	23,305	186,439
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	2006	2056	50,129	40,104
B1020 - Roof Construction	Wood-Frame Roof -Heavy Timber	75	6	1971	2046	86,793	1,388,685
B2010 - Exterior Walls	Metal Siding (Exterior)	75	125	2006	2081	7,776	6,221
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1971	2046	8,462	67,692
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	125	2006	2056	85,120	68,096
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2006	2036	31,447	25,158
B2030 - Exterior Doors	Overhead Sectional Units	30	125	2006	2036	13,532	10,825
B30 - Roofing	Single-Ply Membrane - Fully Adhered	25	125	1971	2015	176,104	140,883
B3022 - Roof Hatches	Roof Hatch - (Roof Access)	40	125	2006	2046	2,981	2,385
C1010 - Partitions	CMU Block Walls	75	62	1971	2046	15,768	25,229
C1020 - Interior Doors	Overhead/Rolling Fire Door - Small (Electric Operation)	50	125	2006	2056	18,311	14,649
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal (Interior)	50	125	2006	2056	23,670	18,936
C1030 - Fittings	Restroom Accessories	20	125	2006	2026	4,394	3,515
C1030 - Fittings	Restroom Partitions	40	125	2006	2046	26,534	21,227



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3010 - Wall Finishes	Paint (Walls)	10	125	2006	2019	1,992	1,594
C3020 - Floor Finishes	VCT - Average	10	125	2006	2019	3,580	2,864
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2006	2019	5,592	4,474
D2010 - Plumbing Fixtures	Utility Sinks	30	125	2006	2036	2,862	2,289
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2008	2038	36,920	29,536
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2006	2036	54,872	43,898
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	2006	2036	22,568	18,054
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2006	2026	3,990	3,192
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2006	2036	14,006	11,205
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2002	2032	55,216	49,080
D2020 - Domestic Water Distribution	Water Heaters - Electric	15	112	2006	2019	20,976	18,729
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2002	2052	46,393	37,115
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2006	2031	2,988	2,390
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2006	2031	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric	15	112	2006	2021	3,033	2,708
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2006	2026	3,495	2,796
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 1200A	30	125	2004	2034	11,748	9,398
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2004	2034	7,528	6,022
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2004	2024	11,721	9,377
D5022 - Lighting Equipment	Lighting Fixtures - Exterior	20	125	2004	2024	69,537	55,630
E - Equipment and Furnishings	Kitchen Equipment - (Concessions Area)	20	125	2006	2026	68,795	55,036



Asset Overview Report

By Asset Name

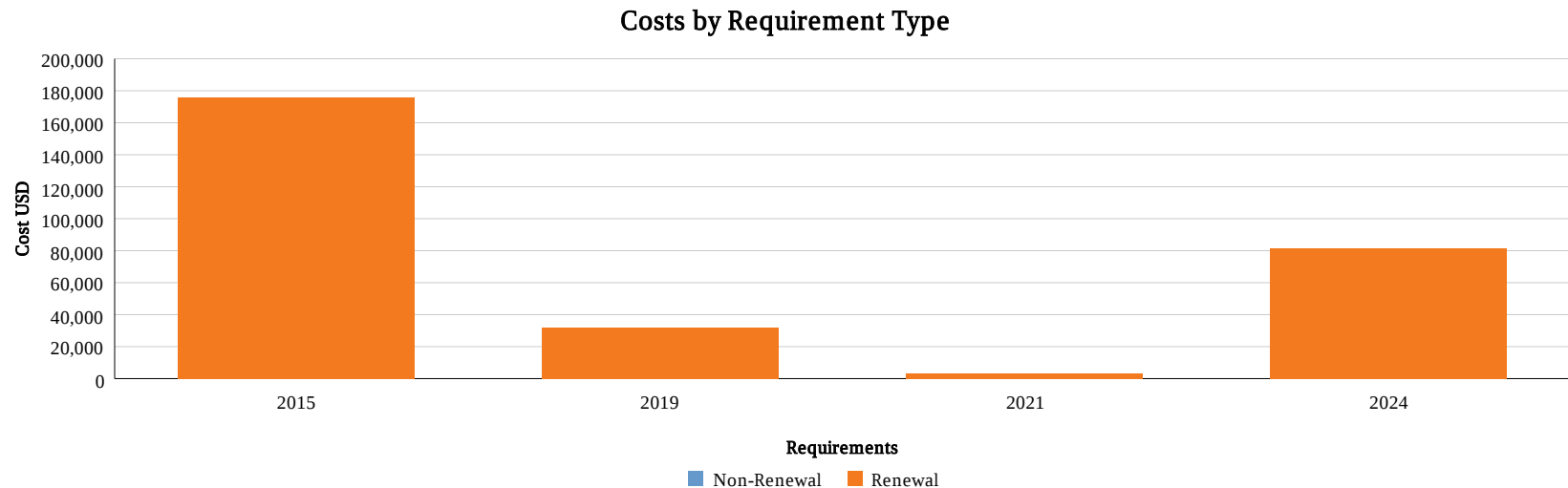
Unifomat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
E - Equipment and Furnishings	Food Service Counter - (Concessions Area)	25	125	2006	2031	136,336	109,068
E10 - Equipment	Access Ladder	30	100	2006	2036	1,155	1,155
E2010 - Fixed Furnishings	Bleachers - Bench	20	125	2006	2026	106,415	85,132
E2010 - Fixed Furnishings	Bleachers - Stadium	20	125	2006	2026	307,091	245,672
Subtotal							3,445,450
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							3,445,450



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Fixtures - Exterior Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	69,537
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	11,721
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,592
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,992
Single-Ply Membrane - Fully Adhered Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	176,104
Unit Heaters - Electric Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	3,033
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,580



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Water Heaters - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	20,976
Total						292,535



Asset Overview Report

By Asset Name

Region: Parks

Asset: Civic Field Scoreboard

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 SF
Current Replacement Value:	60,954		

Address 1

Lakeway Drive

Address 2

Civic Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Civic Field Scoreboard

System Description

System Name	Description
G2044 - Signage-Scoreboard	The Civic Field Football field includes a scoreboard.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2044 - Signage	Scoreboard	30	125	2006	2036	76,192	60,954
					Subtotal		60,954
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		60,954

Requirements including Renewals



Asset Overview Report

By Asset Name

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Civic Field Skatepark Restroom

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	14,070	FCI:	0.14
RI Cost:	21,027	RI:	0.21
Total Requirement Cost:	21,027	Size:	168 SF
Current Replacement Value:	102,065		

Address 1

Civic Field

Address 2

-

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo

Civic Field Skatepark Restroom



System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU - Split Face (Exterior)	The exterior wall assemblies include split face concrete masonry units.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.



Asset Overview Report

By Asset Name

System Name	Description
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 15-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring -	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.



Asset Overview Report

By Asset Name

System Name	Description
Equipment & Devices	
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2006	2081	262	4,198
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2006	2081	114	1,818
B1020 - Roof Construction	Wood-Frame Roof	75	6	2006	2081	233	3,729
B2010 - Exterior Walls	CMU - Split Face (Exterior)	75	12	2006	2081	2,833	22,667
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2006	2036	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	2006	2056	2,874	2,299
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2006	2066	1,138	910
C1030 - Fittings	Restroom Accessories	20	125	2006	2026	2,197	1,758
C3010 - Wall Finishes	Paint (Walls)	10	125	2006	2013	1,660	1,328
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2006	2036	11,940	9,552
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2006	2013	4,660	3,728
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2006	2036	6,153	4,923
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2006	2036	8,643	6,914
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2006	2036	7,003	5,603



Asset Overview Report

By Asset Name

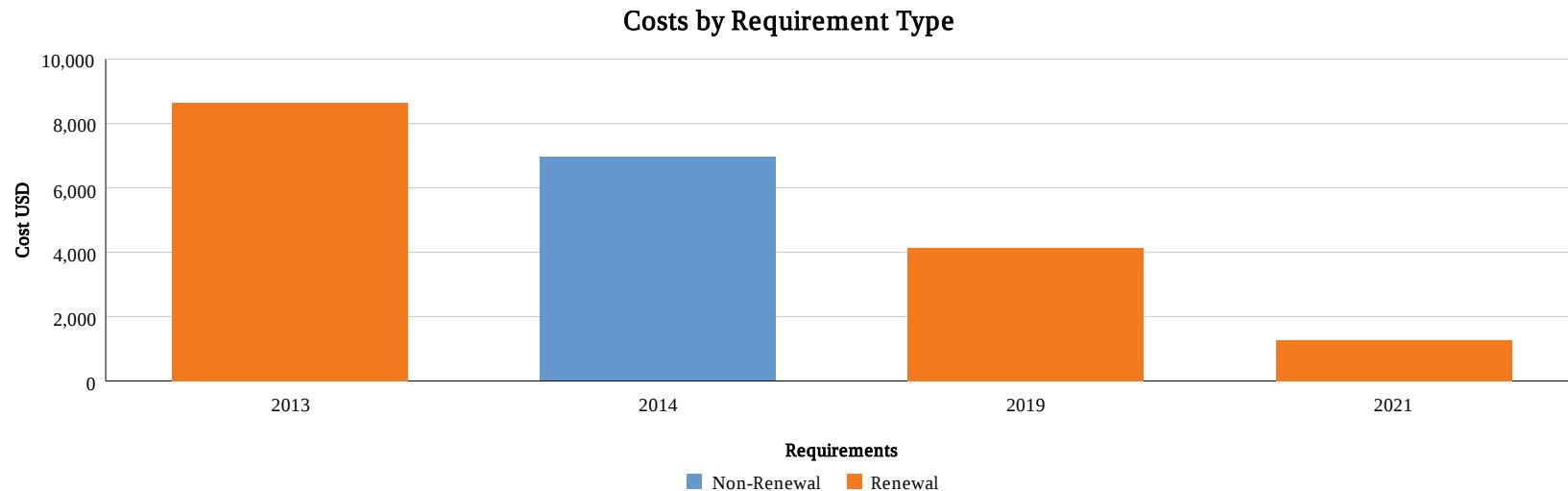
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2006	2036	1,060	942
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2006	2019	4,143	3,699
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2006	2056	891	713
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2006	2013	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2006	2021	1,271	1,135
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	2006	2036	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2006	2026	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2006	2036	1,054	843
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2006	2026	1,641	1,313
Subtotal							102,065
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							102,065



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	2,336
Exterior Walls - Vandalized	No	B2010 - Exterior Walls	Appearance	2- Potentially Critical	Oct 15, 2014	6,957
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	4,660
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	1,660
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,271
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,143
Total						21,027



Asset Overview Report

By Asset Name

Region: Parks

Asset: Civic Field South Grandstand

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	609,428	FCI:	0.06
RI Cost:	609,428	RI:	0.06
Total Requirement Cost:	609,429	Size:	27,389 SF
Current Replacement Value:	11,020,675		

Address 1

Lakeway Drive

Address 2

Civic Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo

Civic Field South Grandstand



System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement - Locker Rooms)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls.
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Crawl Space)	Basic foundation for building with crawlspace - includes strip and pier footings and foundation walls.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Multi-Story - Concrete	Multi-story structure with reinforced concrete construction.
B1014 - Ramps-Accessible Ramp - Exterior Concrete	Concrete in place, handicapped ramp w/cheek walls & rails both sides, 5' wide.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Wood-Frame Roof -Heavy Timber	The roof superstructure consists of a Heavy Timber constructed roof system.
B2010 - Exterior Walls-CMU -Split Face (Exterior)	The exterior wall assemblies include split face concrete masonry units.
B2015 - Balcony Walls and Handrails-Metal Pipe Railings	The South Grandstands includes metal guard and hand railings.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass primarily in the press booth section.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to the storage area.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Single-Ply Membrane - (TPO)	The roof covering is of a single-ply fully adhered membrane (TPO) with insulation.
B3022 - Roof Hatches-Roof Hatch - (Light Access)	Roof hatch with insulated curb for access to the under canopy lights.
B3022 - Roof Hatches-Roof Hatch - (Roof Access)	Roof hatch with insulated curb.
C1010 - Partitions-CMU Block Walls	Interior walls are of 8-in. hollow concrete block, light and regular weight, with no finish. Both split face and plain are used.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Overhead/Rolling Fire Door - Small (Electric Operation)	Building includes small overhead rolling doors for the concession area.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base in the concessions area.



Asset Overview Report

By Asset Name

System Name	Description
C3030 - Ceiling Finishes-Acoustic Ceiling Tile - (Press Booth)	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished - (Concession Area)	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wood Ceiling - (Locker Rooms, Office, and Storage Areas)	Ceiling system of painted or stained wood.
D1010 - Elevators and Lifts-Hydraulic Passenger Elev	The conveying equipment includes a ThyssenKrupp passenger hydraulic elevator rated at 2500 lbs.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel duel height water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Lower Locker Rooms)	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Public Restrooms)	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Showers (Lower Locker Rooms)	The restroom fixtures include individual shower stalls.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Lower Locker Rooms)	The restroom fixtures include wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Public Restrooms)	The restroom fixtures include wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Lower Locker Rooms)	The restroom fixtures include vitreous china water closets.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Public Restrooms)	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water is provided for the service sinks by a point of use 18kw electric water heater.
D2020 - Domestic Water Distribution-Water Heaters -	The domestic hot water is provided to the public restrooms and locker rooms by a total of (8) electric water heaters with a capacity of 119-gallons each.



Asset Overview Report

By Asset Name

System Name	Description
Electric	
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2040 - Rain Water Drainage-Roof Drainage - Gravity - Economy	The rain water drainage includes 4-inch vertical roof drains, 6 and 8-inch horizontal piping with gravity discharge.
D3040 - Distribution Systems-Electric Baseboard - (Press Booth)	HVAC distribution includes electric baseboard heating.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the locker rooms and concourse levels.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric	Heating is provided by suspended electric unit heaters.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5011 - High Tension Service and Dist.-Main Utility Transformers	The building contains 3 utility transformers rated at approximately 250 KW each. Feeders are included from the building to the west side of Joe Martin Stadium. The transformrs are located in the lower level electric room 3-100.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 1200A	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 1200A 480Y/277V	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5022 - Lighting Equipment-Lighting Fixtures - Exterior	The building includes a heavy density exterior lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems-Public Address System - Heavy Density	The building includes a heavy density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers conduit and shielded wiring.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5037 - Fire Alarm Systems-Fire Alarm System	This building includes a light density fire alarm system. The fire alarm system includes: head end equipment, pull stations at exit doors, audio/visual strobes, visual strobes, smokes in few rooms, conduit, wire and connections.



Asset Overview Report

By Asset Name

System Name	Description
D5038 - Security and Detection Systems-Security System	The building is equipped with an average density security system. The security system includes an alarm panel, door contacts, motion detectors, conduit and wiring.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
D5092 - Emergency Light and Power Systems-Exit Signs - (Lower Level Locker Rooms)	The emergency lighting system includes the installation LED and fluorescent exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E - Equipment and Furnishings-Food Service Counter - (Concessions Area)	Furnishings include deluxe quality food service tables, and counters in the concessions area.
E - Equipment and Furnishings-Kitchen Equipment - (Concessions Area)	Equipment and furnishings includes kitchen equipment of average quantity and quality.
E10 - Equipment-Access Ladder	A set of pull down stairs is installed for roof access.
E2010 - Fixed Furnishings-Bleachers - Stadium	Bleacher seating for an outdoor stadium that are fixed with wood/plastic/aluminum seating surface.
E2010 - Fixed Furnishings-Casework - Cabinets and Counter Tops	Building includes built-in cabinets in the press box section.
E2010 - Fixed Furnishings-Counter Tops - Concrete	Building includes a concrete counter tops for the lavatories in the restrooms.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	A concrete sidewalk provides for pedestrian access in and around the South Grandstands.
G2049 - Miscellaneous Structures-Camera Platform - (Roof Top)	There is a camera platform building, located on the roof included in the building.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Crawl Space)	75	6	1961	2036	3,488	55,800
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement - Locker Rooms)	75	6	1961	2036	18,188	291,014
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1961	2036	8,116	129,853
B10 - Superstructure	Multi-Story - Concrete	75	6	1961	2036	99,985	1,599,756
B1014 - Ramps	Accessible Ramp - Exterior Concrete	50	12	2006	2055	7,458	59,661
B1020 - Roof Construction	Wood-Frame Roof -Heavy Timber	75	6	1961	2036	166,642	2,666,276
B2010 - Exterior Walls	CMU -Split Face (Exterior)	75	12	1961	2036	23,380	187,040
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	125	2006	2056	194,560	155,648
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2006	2036	91,440	73,152
B2030 - Exterior Doors	Overhead Sectional Units	30	125	2006	2036	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	2006	2036	12,066	9,653
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2006	2036	113,209	90,567
B30 - Roofing	Single-Ply Membrane - (TPO)	25	125	2006	2031	318,068	254,454
B3022 - Roof Hatches	Roof Hatch - (Roof Access)	40	125	2006	2046	2,981	2,385
B3022 - Roof Hatches	Roof Hatch - (Light Access)	40	125	2006	2046	32,565	26,052
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2006	2056	34,450	55,120
C1010 - Partitions	CMU Block Walls	75	62	1961	2036	157,680	252,288



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal (Interior)	50	125	2006	2056	153,854	123,084
C1020 - Interior Doors	Overhead/Rolling Fire Door - Small (Electric Operation)	50	125	2006	2056	18,311	14,649
C1030 - Fittings	Restroom Accessories	20	125	2006	2026	8,788	7,030
C1030 - Fittings	Restroom Partitions	40	125	2006	2046	66,335	53,068
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	2006	2019	2,245	1,796
C3010 - Wall Finishes	Paint (Walls)	10	125	2006	2019	9,960	7,968
C3020 - Floor Finishes	VCT - Average	10	125	2006	2019	5,593	4,475
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished - (Concession Area)	30	125	2006	2036	7,761	6,209
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2006	2019	3,029	2,423
C3030 - Ceiling Finishes	Acoustic Ceiling Tile - (Press Booth)	20	125	2006	2026	15,048	12,038
C3030 - Ceiling Finishes	Wood Ceiling - (Locker Rooms, Office, and Storage Areas)	30	125	2006	2036	123,760	99,008
D1010 - Elevators and Lifts	Hydraulic Passenger Elev	35	125	2006	2041	223,942	179,153
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Public Restrooms)	30	125	2006	2036	88,756	71,005
D2010 - Plumbing Fixtures	Restroom Fixtures - Showers (Lower Locker Rooms)	30	125	2006	2036	21,609	17,287
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Public Restrooms)	30	125	2006	2036	32,240	25,792
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Public Restrooms)	30	125	2006	2036	137,180	109,744



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Lower Locker Rooms)	30	125	2006	2036	27,436	21,949
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Lower Locker Rooms)	30	125	2006	2036	12,896	10,317
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Lower Locker Rooms)	30	125	2006	2036	29,585	23,668
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2006	2026	11,971	9,577
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2006	2036	14,006	11,205
D2020 - Domestic Water Distribution	Water Heater - Point of Use	15	112	2006	2021	2,387	2,131
D2020 - Domestic Water Distribution	Water Heaters - Electric	15	112	2006	2021	268,606	239,827
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2006	2036	172,834	153,630
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2006	2056	145,219	116,176
D2040 - Rain Water Drainage	Roof Drainage - Gravity - Economy	50	125	2006	2056	33,143	26,514
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2006	2031	29,881	23,904
D3040 - Distribution Systems	Electric Baseboard - (Press Booth)	30	112	2006	2036	7,004	6,254
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2006	2031	1,168	934
D3050 - Terminal and Package Units	Unit Heaters - Electric	15	112	2006	2021	30,327	27,078
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2006	2026	34,947	27,958
D5011 - High Tension Service and Dist.	Main Utility Transformers	30	125	2003	2033	2,062,957	1,650,365
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 1200A	30	125	2003	2033	117,477	93,981
D5012 - Low Tension Service and Dist.	Main Electrical Service - 1200A 480Y/277V	30	125	2003	2033	227,696	182,157
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2003	2033	75,277	60,222



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2006	2026	117,212	93,770
D5022 - Lighting Equipment	Lighting Fixtures - Exterior	20	125	2006	2026	39,736	31,788
D5031 - Public Address and Music Systems	Public Address System - Heavy Density	15	125	2006	2021	141,749	113,399
D5033 - Telephone Systems	Telephone System	15	106	2006	2021	10,159	9,562
D5037 - Fire Alarm Systems	Fire Alarm System	15	125	2006	2021	77,745	62,196
D5038 - Security and Detection Systems	Security System	15	125	2006	2021	44,695	35,756
D5039 - Local Area Networks	LAN System	15	106	2006	2021	12,934	12,173
D5092 - Emergency Light and Power Systems	Exit Signs - (Lower Level Locker Rooms)	20	125	2006	2026	1,616	1,293
E - Equipment and Furnishings	Kitchen Equipment - (Concessions Area)	20	125	2006	2026	68,795	55,036
E - Equipment and Furnishings	Food Service Counter - (Concessions Area)	25	125	2006	2031	181,781	145,425
E10 - Equipment	Access Ladder	30	100	2006	2036	1,732	1,732
E2010 - Fixed Furnishings	Bleachers - Stadium	20	125	2006	2026	1,264,464	1,011,571
E2010 - Fixed Furnishings	Casework - Cabinets and Counter Tops	25	125	2006	2031	39,074	31,259
E2010 - Fixed Furnishings	Counter Tops - Concrete	30	125	2006	2036	1,875	1,500
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	2006	2031	38,100	60,960
G2049 - Miscellaneous Structures	Camera Platform - (Roof Top)	30	125	2006	2036	13,920	11,136
Subtotal							11,020,675
Overhead:							0
Total Replacement Value Based on System Costs with Overheads							11,020,675



Asset Overview Report

By Asset Name

Subtotal	0
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Total Replacement Value Based on System Costs with Overheads	11,020,675
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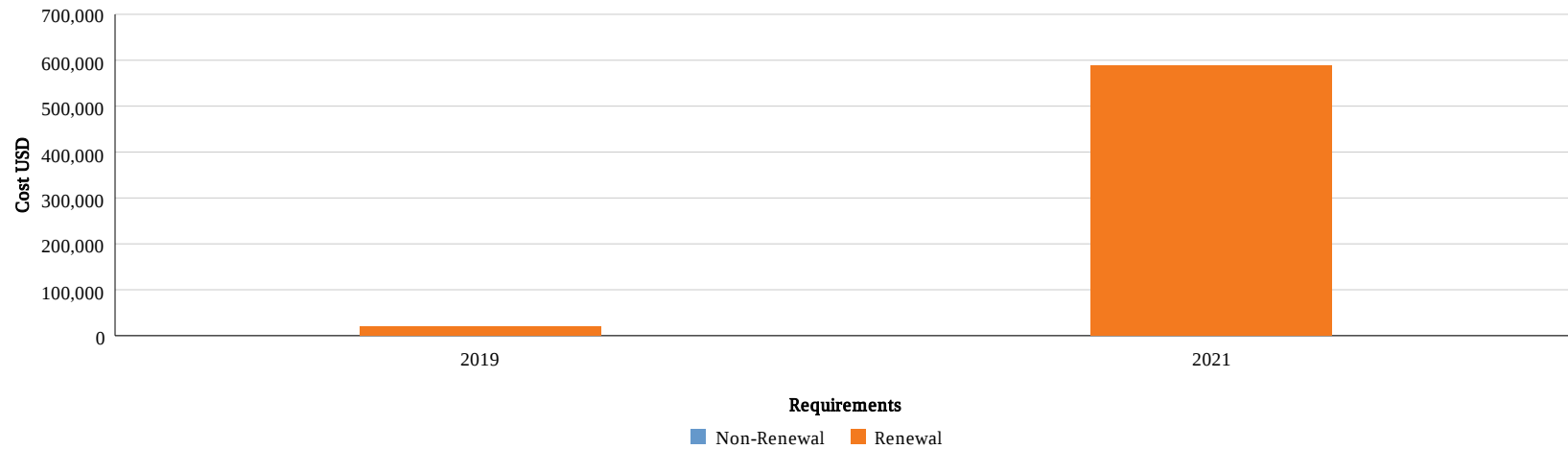
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	77,745
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	12,934
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,029
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,960
Public Address System - Heavy Density Renewal	Yes	D5031 - Public Address and Music Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	141,749
Security System Renewal	Yes	D5038 - Security and Detection Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	44,695
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,245
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	10,159
Unit Heaters - Electric Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	30,327



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,593
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,387
Water Heaters - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	268,606
Total						609,429



Asset Overview Report

By Asset Name

Region: Parks

Asset: Downer Field Restrooms

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	92,044	FCI:	0.57
RI Cost:	92,044	RI:	0.57
Total Requirement Cost:	92,042	Size:	749 SF
Current Replacement Value:	160,148		

Address 1

1301 Orleans Street

Address 2

Downer Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Downer Field Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a heavy timber wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 4 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D5012 - Low Tension Service and Dist.- Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1979	2054	554	8,864
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1979	2054	507	8,105
B1020 - Roof Construction	Wood-Frame Roof	75	6	1979	2054	1,039	16,624
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1979	2054	4,812	38,493
B2010 - Exterior Walls	Paint (Exterior)	10	125	2005	2019	4,299	3,439
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1979	2019	18,868	15,095
B2030 - Exterior Doors	Swinging Doors - 4 x 7 Hollow Metal (Exterior)	30	125	1979	2019	12,066	9,653
B30 - Roofing	Metal Roofing	50	125	1979	2029	12,814	10,251
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1979	2039	2,205	1,764
C1030 - Fittings	Restroom Accessories	20	125	1979	2019	2,197	1,758
C1030 - Fittings	Restroom Partitions	40	125	1979	2019	6,633	5,307
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1979	2019	12,964	10,372
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1979	2019	6,868	5,495
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1979	2019	6,153	4,923
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1979	2019	4,726	4,201
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1979	2029	3,971	3,177
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1979	2019	5,531	4,425



Asset Overview Report

By Asset Name

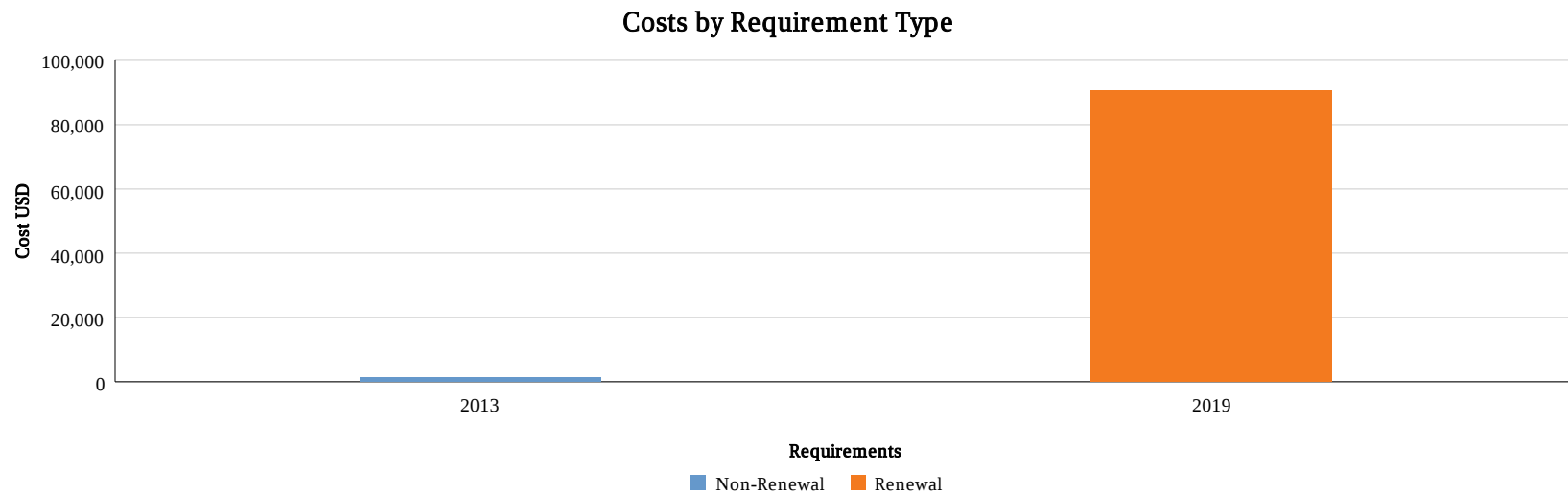
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1979	2019	984	787
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1979	2019	4,699	3,759
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1979	2019	4,572	3,658
Subtotal							160,148
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							160,148

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,699
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,726
Gutters and Downspouts - Damaged	No	B3016 - Gutters and Downspouts	Reliability	1- Currently Critical	Oct 15, 2013	1,481
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	984
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,573
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,531
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,299
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,964
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,633
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,868
Swinging Doors - 4 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,066
Total						92,042



Asset Overview Report

By Asset Name

Region: Parks

Asset: Geri Field 4 Restrooms

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	6,565	FCI:	0.09
RI Cost:	6,565	RI:	0.09
Total Requirement Cost:	6,565	Size:	232 SF
Current Replacement Value:	74,598		

Address 1

1555 Puget Street

Address 2

Geri Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Geri Field 4 Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Single-Story - Steel Framed Roof on Bearing Walls	The superstructure is a for single-story steel framed roof on bearing walls.
B2010 - Exterior Walls-Split Block Walls	The exterior walls are of painted concrete block.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.



Asset Overview Report

By Asset Name

System Name	Description
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2001	2076	308	4,933
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2001	2076	157	2,510
B10 - Superstructure	Single-Story - Steel Framed Roof on Bearing Walls	75	6	2001	2076	156	2,498
B2010 - Exterior Walls	Split Block Walls	75	12	2001	2076	2,678	21,423
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2001	2031	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	2001	2051	3,969	3,175
C1030 - Fittings	Restroom Accessories	20	125	2001	2021	2,197	1,758
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2001	2031	6,153	4,923
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2001	2031	8,643	6,914
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2001	2031	1,464	1,301
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2001	2051	1,230	984
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	2001	2031	5,531	4,425
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2001	2021	2,952	2,361
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2001	2031	1,455	1,164
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2001	2021	1,416	1,133
Subtotal							74,598



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

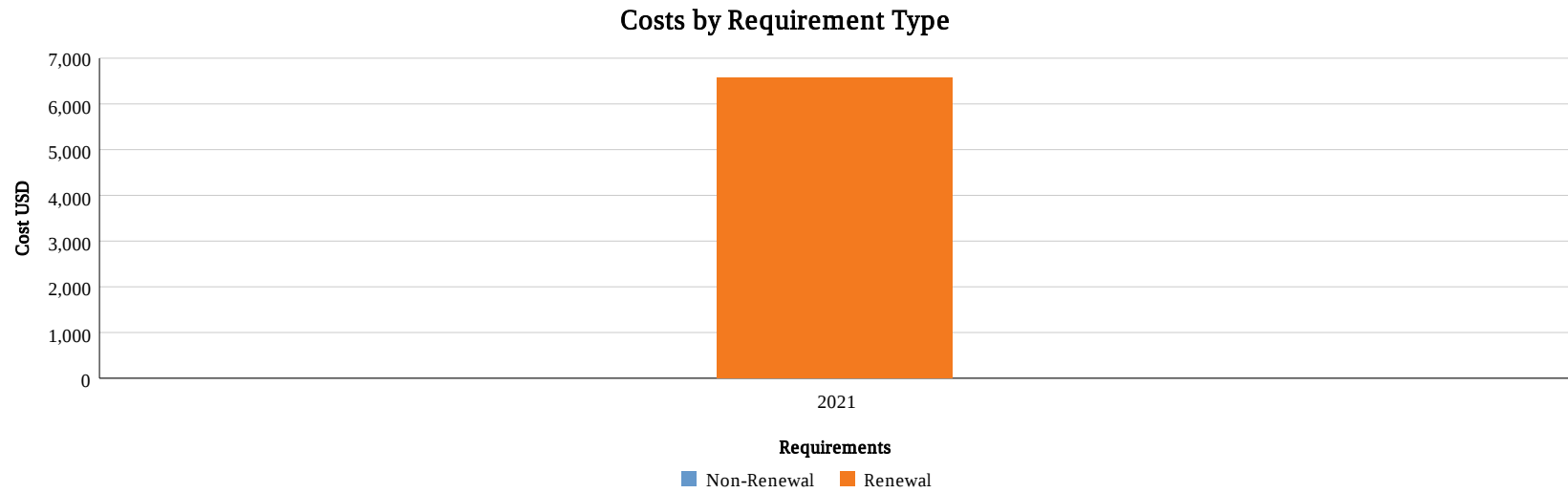
Total Replacement Value Based on System Costs with Overheads	74,598
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,952
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,416
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,197
Total						6,565



Asset Overview Report

By Asset Name

Region: Parks

Asset: Geri Fields 1, 2, 3 Lower Restrooms

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	65,223	FCI:	0.45
RI Cost:	65,223	RI:	0.45
Total Requirement Cost:	65,222	Size:	444 SF
Current Replacement Value:	144,935		

Address 1
City 1300 Fraser Street
Bellingham

Address 2
State/Province/Region Geri Field
WA



Asset Overview Report

By Asset Name

Photo



Geri Fields 1, 2, 3 Lower Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a primarily wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel floor mounted urinal. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the restrooms and for general building service. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. The service also feeds the field lights.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 400A 480Y/277V	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1979	2054	427	6,824
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1979	2054	300	4,805
B1020 - Roof Construction	Wood-Frame Roof	75	6	1979	2054	616	9,855
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1979	2054	3,705	29,637
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1979	2019	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1979	2029	7,596	6,077
C1030 - Fittings	Restroom Accessories	20	125	1979	2019	2,197	1,758
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1979	2019	6,868	5,495
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1979	2019	3,990	3,192
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1979	2019	12,964	10,372
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1979	2019	6,153	4,923
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1979	2019	2,802	2,490
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1979	2029	2,354	1,883
D3040 - Distribution Systems	Exhaust System - General Building	25	125	1979	2019	1,106	884
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	125	2008	2038	4,165	3,332
D5012 - Low Tension Service and Dist.	Main Electrical Service - 400A 480Y/277V	30	125	2008	2038	40,430	32,344
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1979	2019	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1979	2019	2,785	2,228



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1979	2019	2,711	2,168
					Subtotal		144,935
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		144,935

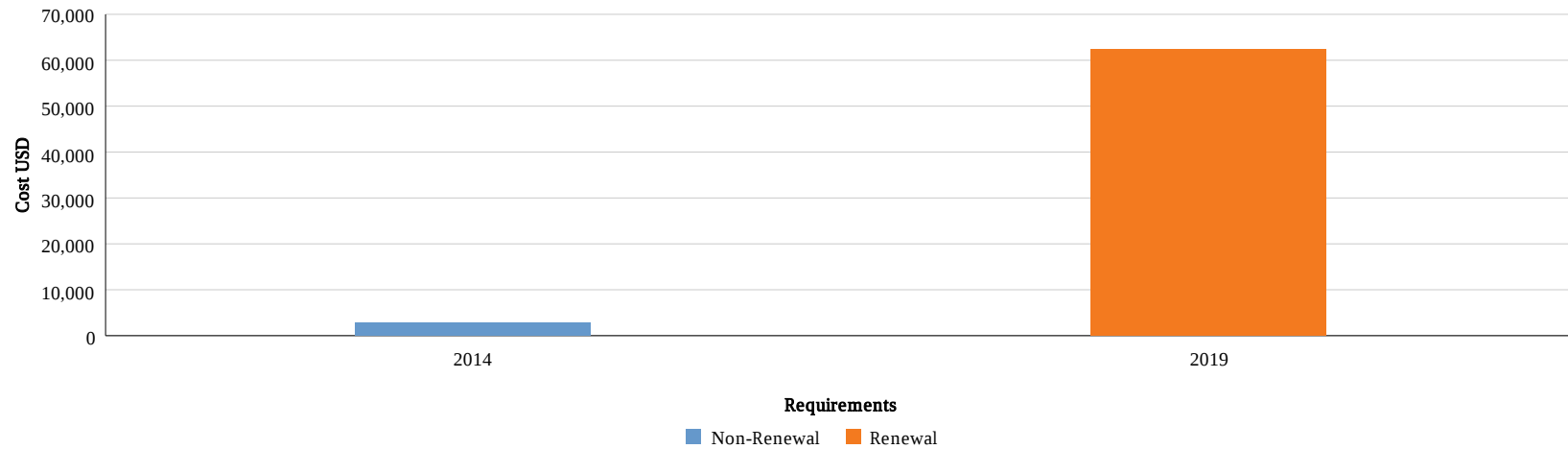
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices GFCI Protection Lacking	No	D5021 - Branch Wiring Devices	Building Code	2- Potentially Critical	Oct 15, 2014	2,810
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,785
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,802
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,990
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,106
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,711
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,964
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,868
Total						65,222



Asset Overview Report

By Asset Name

Region: Parks

Asset: Joe Martin Field Grandstand

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	110,131	FCI:	0.05
RI Cost:	110,131	RI:	0.05
Total Requirement Cost:	110,131	Size:	8,330 SF
Current Replacement Value:	2,438,296		

Address 1
City 1220 Civic Field Way
Bellingham

Address 2
State/Province/Region -
WA



Asset Overview Report

By Asset Name

Photo



Joe Martin Field Grandstand

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Multi-Story - Concrete	Multi-story structure with reinforced concrete construction.
B1020 - Roof Construction-Wood-Frame Roof -Heavy Timber	The roof superstructure consists of a Heavy Timber constructed roof system.
B2010 - Exterior Walls-CMU -Split Face (Exterior)	The exterior wall assemblies include split face concrete masonry units.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Metal Siding (Exterior)	The exterior wall assemblies include corrugated metal siding.
B2015 - Balcony Walls and Handrails-Metal Pipe Railings	The South Grandstands includes metal guard and hand railings.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass primarily in the press booth section.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1010 - Partitions-CMU Block Walls	Interior walls are of 8-in. hollow concrete block, light and regular weight, with no finish. Both split face and plain are used.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Overhead/Rolling Fire Door - Large (Electric Operation)	Building includes large overhead rolling doors for the concession area.
C1020 - Interior Doors-Overhead/Rolling Fire Door - Small (Electric Operation)	Building includes small overhead rolling doors for the concession area.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C20 - Stairs-Stairs	The building contains a set of interior stairs with landing and railings.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - (Press Box)	Floor finishes include areas of standard VCT flooring and related base in the concessions area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel dual height water coolers.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Public Restrooms)	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Public Restrooms)	The restroom fixtures include wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Public Restrooms)	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heaters - Electric	The domestic hot water is provided to the public restrooms by an electric water heater with a capacity of 50-gallons.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the locker rooms and concourse levels.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric	Heating is provided by suspended electric unit heaters.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5022 - Lighting Equipment-Lighting Fixtures - Exterior	The building includes a heavy density exterior lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems-Public Address System - Heavy Density	The building includes a heavy density public address system. The public address system includes as a minimum: amplifier, intercom/monitor, volume control, speakers conduit and shielded wiring.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
E - Equipment and Furnishings-Food Service Counter - (Concessions Area)	Furnishings include deluxe quality food service tables, and counters in the concessions area.



Asset Overview Report

By Asset Name

System Name	Description
E - Equipment and Furnishings-Kitchen Equipment - (Concessions Area)	Equipment and furnishings includes kitchen equipment of average quantity and quality.
E2010 - Fixed Furnishings-Bleachers - Bench	Bemch seating for an outdoor stadium that are fixed with wood/plastic/aluminum seating surface.
E2010 - Fixed Furnishings-Bleachers - Stadium	Bleacher seating for an outdoor stadium that are fixed with wood/plastic/aluminum seating surface.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	A concrete sidewalk provides for pedestrian access in and around the South Grandstands.
G2049 - Miscellaneous Structures-Deck w/Ramp - Composite Wood	The building includes a composite-wood deck, railings and handicap ramp.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1964	2039	4,324	69,192
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1964	2039	3,091	49,453
B10 - Superstructure	Multi-Story - Concrete	75	6	1964	2039	30,409	486,544
B1020 - Roof Construction	Wood-Frame Roof -Heavy Timber	75	6	1964	2036	34,717	555,474
B2010 - Exterior Walls	CMU -Split Face (Exterior)	75	12	1964	2036	21,042	168,336
B2010 - Exterior Walls	Metal Siding (Exterior)	75	125	2006	2081	23,328	18,662
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	125	2006	2056	145,920	116,736
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2006	2036	41,148	32,918
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2006	2036	44,026	35,221
B30 - Roofing	Metal Roofing	50	125	2006	2056	47,503	38,003
C1010 - Partitions	CMU Block Walls	75	62	1964	2036	31,536	50,458



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2006	2056	12,402	19,843
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal (Interior)	50	125	2006	2056	17,752	14,202
C1020 - Interior Doors	Overhead/Rolling Fire Door - Large (Electric Operation)	50	125	2006	2056	18,311	14,649
C1020 - Interior Doors	Overhead/Rolling Fire Door - Small (Electric Operation)	50	125	2006	2056	18,311	14,649
C1030 - Fittings	Restroom Accessories	20	125	2006	2026	4,394	3,515
C1030 - Fittings	Restroom Partitions	40	125	2006	2046	46,434	37,147
C20 - Stairs	Stairs	75	38	1964	2039	5,851	15,602
C3010 - Wall Finishes	Paint (Walls)	10	125	2006	2019	6,972	5,578
C3020 - Floor Finishes	VCT - (Press Box)	10	125	2006	2019	2,237	1,790
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2006	2019	2,796	2,237
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2006	2036	7,164	5,731
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Public Restrooms)	30	125	2006	2036	22,568	18,054
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Public Restrooms)	30	125	2006	2036	59,171	47,336
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2006	2026	3,990	3,192
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2006	2036	7,003	5,603
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Public Restrooms)	30	125	2006	2036	77,736	62,188
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2006	2036	30,479	27,092
D2020 - Domestic Water Distribution	Water Heaters - Electric	15	112	2006	2021	18,613	16,619



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2006	2056	25,609	20,487
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2006	2031	12,027	9,622
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2006	2031	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric	15	112	2006	2021	12,207	10,899
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2006	2026	14,066	11,253
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders	30	125	2003	2033	47,284	37,827
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2003	2033	30,299	24,239
D5022 - Lighting Equipment	Lighting Fixtures - Exterior	20	125	2006	2026	38,385	30,708
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2006	2026	47,178	37,742
D5031 - Public Address and Music Systems	Public Address System - Heavy Density	15	125	2006	2021	43,111	34,489
D5033 - Telephone Systems	Telephone System	15	106	2006	2021	4,089	3,849
E - Equipment and Furnishings	Kitchen Equipment - (Concessions Area)	20	125	2006	2026	18,166	14,532
E - Equipment and Furnishings	Food Service Counter - (Concessions Area)	25	125	2006	2031	17,465	13,972
E2010 - Fixed Furnishings	Bleachers - Bench	20	125	2006	2026	121,617	97,293
E2010 - Fixed Furnishings	Bleachers - Stadium	20	125	2006	2026	14,623	11,699
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	2006	2031	76,200	121,920
G2049 - Miscellaneous Structures	Deck w/Ramp - Composite Wood	50	125	2006	2056	24,840	19,872
Subtotal							2,438,296



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

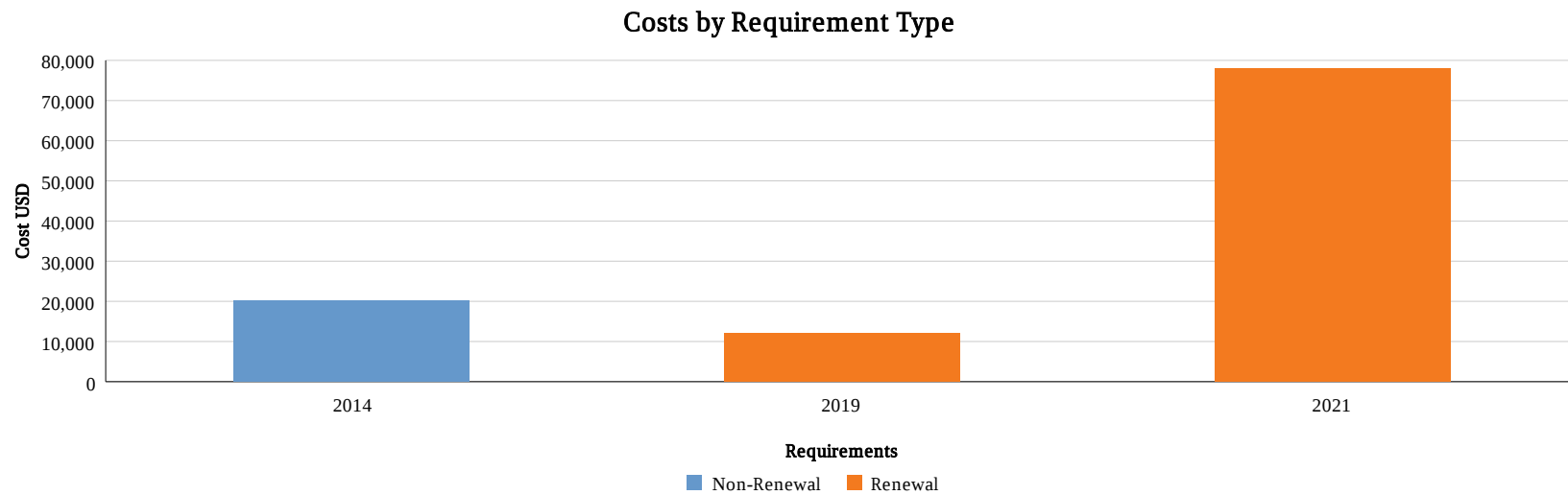
Total Replacement Value Based on System Costs with Overheads	2,438,296
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Concrete - Spalling	No	B10 - Superstructure	Reliability	2- Potentially Critical	Oct 15, 2014	20,106
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,796
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,972
Public Address System - Heavy Density Renewal	Yes	D5031 - Public Address and Music Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	43,111
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	4,089
Unit Heaters - Electric Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	12,207
VCT - (Press Box) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,237
Water Heaters - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	18,613
Total						110,131



Asset Overview Report

By Asset Name

Region: Parks

Asset: Joe Martin Field Scoreboard

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 SF
Current Replacement Value:	110,755		

Address 1

1220 Civic Field Way

Address 2

Joe Martin Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Joe Martin Field Scoreboard

System Description

System Name	Description
G2044 - Signage-Scoreboard	The Joe Martin Baseball field includes a scoreboard.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2044 - Signage	Scoreboard	30	125	2006	2036	138,444	110,755
Subtotal							110,755
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							110,755

Requirements including Renewals



Asset Overview Report

By Asset Name

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Joe Martin Field Storage

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	424	FCI:	0.00
RI Cost:	424	RI:	0.00
Total Requirement Cost:	424	Size:	1,125 SF
Current Replacement Value:	150,929		

Address 1

1220 Civic Field Way

Address 2

Joe Martin Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Joe Martin Field Storage

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B10 - Superstructure-Single-Story - Steel Framed Roof on Columns	Single-story steel framed building with steel columns and steel joist roof structure. Exterior walls are covered under a separate System
B2010 - Exterior Walls-Metal Siding (Exterior)	The exterior wall assemblies include corrugated metal siding with blanket insulation included.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Overhead/Rolling Door	Building includes large overhead door(s) with electric motorized operation.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the restrooms and for general building service.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	2007	2082	1,989	31,817
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2007	2082	761	12,174
B10 - Superstructure	Single-Story - Steel Framed Roof on Columns	75	6	2007	2082	984	15,750
B2010 - Exterior Walls	Metal Siding (Exterior)	75	125	2007	2082	22,423	17,938



Asset Overview Report

By Asset Name

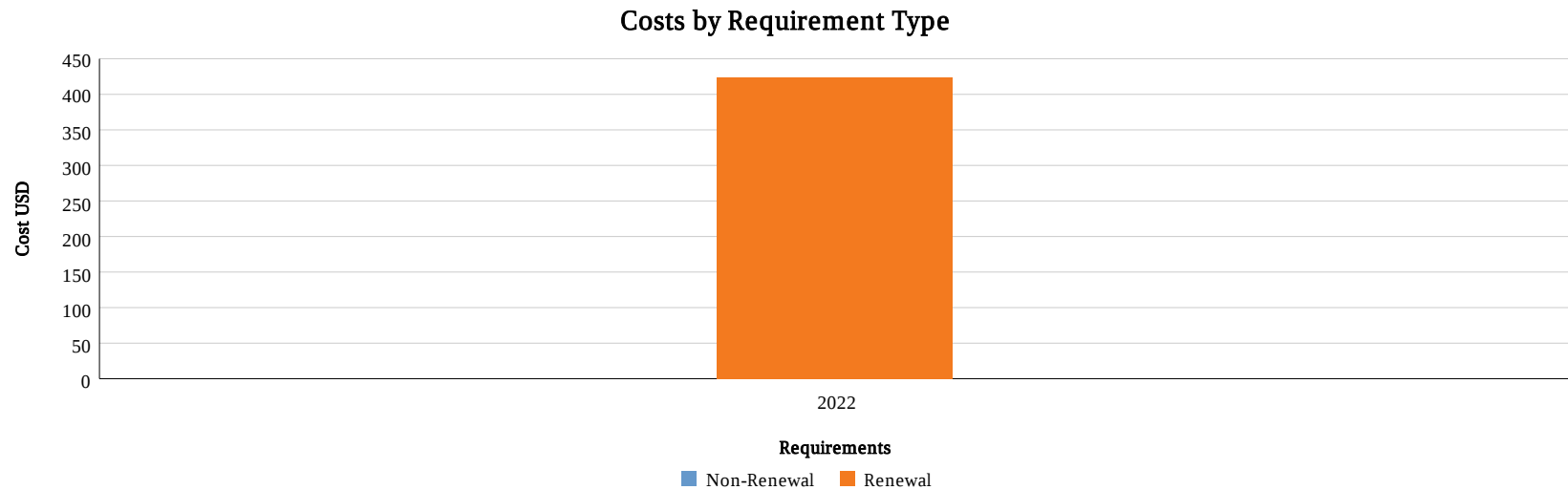
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2007	2037	7,315	5,852
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2007	2037	6,289	5,032
B2030 - Exterior Doors	Overhead/Rolling Door	50	125	2007	2057	17,756	14,205
B30 - Roofing	Metal Roofing	50	125	2007	2057	19,246	15,397
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2007	2067	2,275	1,820
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2007	2032	2,801	2,241
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2007	2022	424	378
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	2007	2037	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2007	2027	4,920	3,936
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2007	2037	7,057	5,646
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2007	2027	10,989	8,791
Subtotal							150,929
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							150,929



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	424
Total						424



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Civic Field

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	4,201,738		

Address 1

Lakeway Drive

Address 2

Civic Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Civic Field

System Description

System Name	Description
D5022 - Lighting Equipment-Outdoor Stadium Lighting - Professional/College Arena	The stadium includes outdoor lighting for night games.
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G2041 - Fences and Gates-Fences - Chain Link	The site includes fencing. Chain link fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

System Name	Description
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Outdoor Stadium Lighting - Professional/College Arena	30	125	2006	2036	593,673	474,938
G2010 - Roadways	Roadways	30	62	2006	2036	164,592	263,347
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	2006	2036	1,716,520	2,746,432
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2006	2036	18,560	29,696
G2041 - Fences and Gates	Fences - Chain Link	30	125	2006	2036	161,700	129,360
G3010 - Water Supply	Site - Domestic Water Supply	50	112	2006	2056	67,889	60,346
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	2006	2056	78,822	70,064
G4020 - Site Lighting	Site - Pole Lights	30	125	2006	2036	534,444	427,555
Subtotal							4,201,738
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							4,201,738



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Downer Field

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	13,041		

Address 1

1301 Orleans Street

Address 2

Downer Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Downer Field

System Description

System Name	Description
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G3010 - Water Supply	Site - Domestic Water Supply	50	112	2006	2056	6,789	6,035
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	2006	2056	7,882	7,006
Subtotal							13,041
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							13,041



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Geri Field 1 - 2 - 3

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	302,483	FCI:	0.49
RI Cost:	302,483	RI:	0.49
Total Requirement Cost:	302,483	Size:	1 Each
Current Replacement Value:	611,271		

Address 1
City 1300 Fraser Street
Bellingham

Address 2
State/Province/Region Geri Field
WA



Asset Overview Report

By Asset Name

Photo



Site - Geri Field 1 - 2 - 3

System Description

System Name	Description
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G2041 - Fences and Gates-Fences - Chain Link	The site includes fencing. Chain link fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

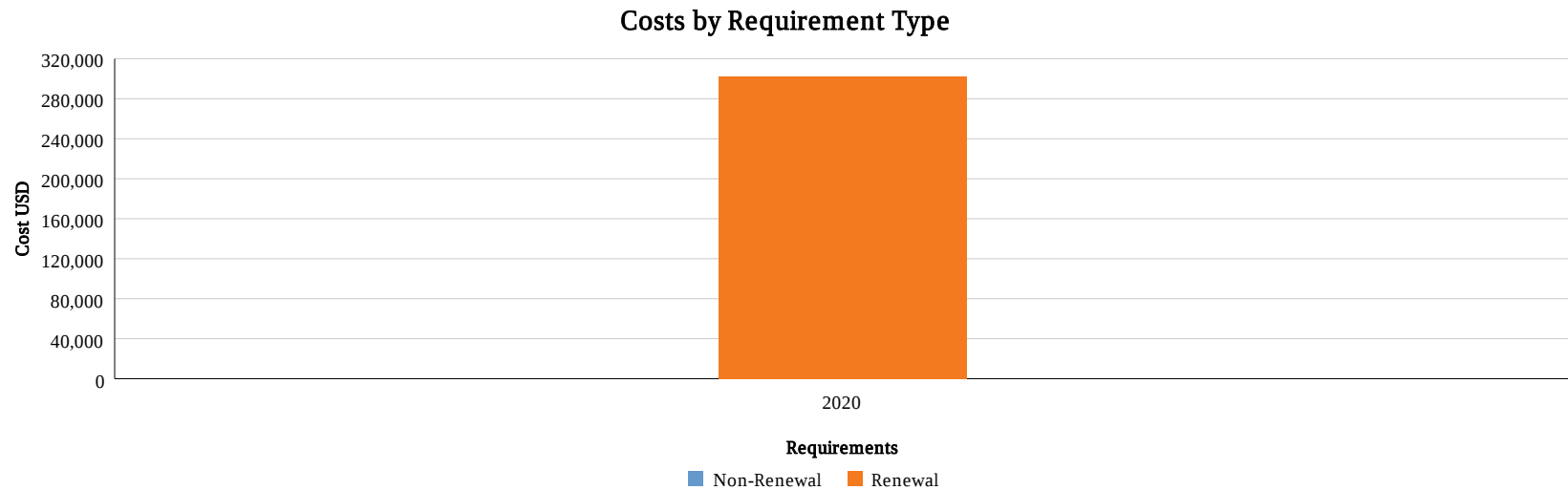
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1990	2020	274,643	439,429
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1990	2020	27,840	44,544
G2041 - Fences and Gates	Fences - Chain Link	30	125	2000	2030	77,616	62,093
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1990	2040	33,944	30,173
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1990	2040	39,411	35,032
Subtotal							611,271
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							611,271



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	274,643
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	27,840
Total						302,483



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Geri Field 4

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	134,789	FCI:	0.28
RI Cost:	134,789	RI:	0.28
Total Requirement Cost:	134,789	Size:	1 Each
Current Replacement Value:	484,713		

Address 1
City 1555 Puget Street
Bellingham

Address 2
State/Province/Region Geri Field
WA



Asset Overview Report

By Asset Name

Photo



Site - Geri Field 4

System Description

System Name	Description
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	Sidewalk, asphaltic concrete, 2-1/2" thick with 2" sand bedding.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G2041 - Fences and Gates-Fences - Chain Link	The site includes fencing. Chain link fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

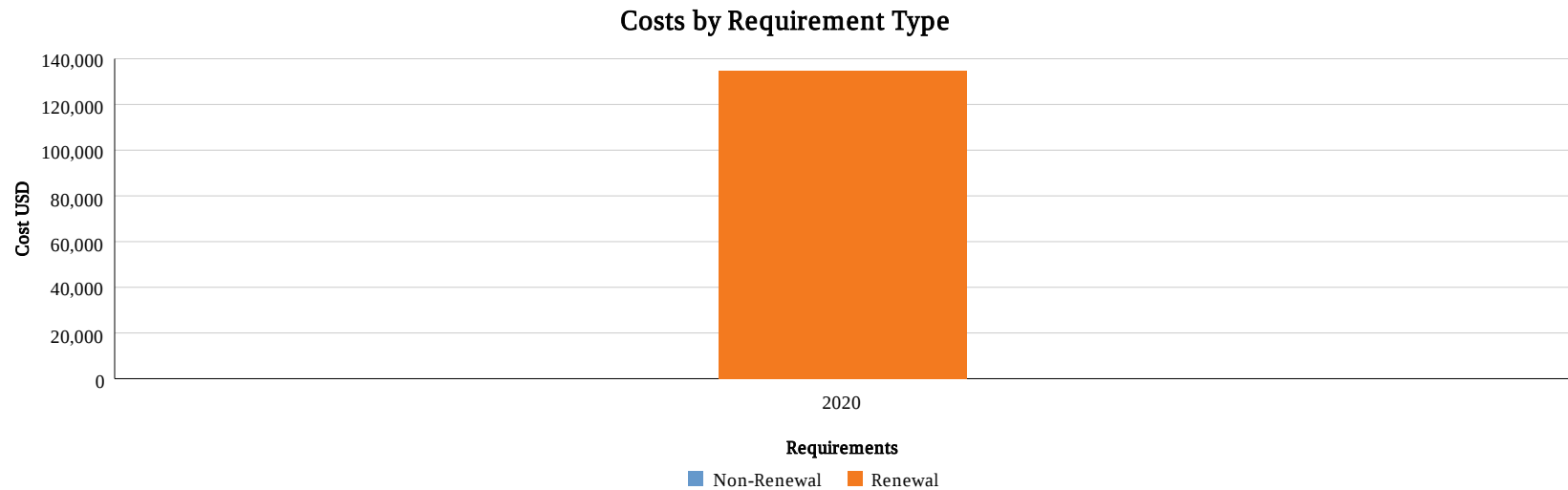
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1990	2020	123,589	197,743
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	1990	2020	11,200	17,920
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2000	2030	5,800	9,280
G2041 - Fences and Gates	Fences - Chain Link	30	125	2006	2036	161,700	129,360
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1990	2040	67,889	60,346
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1990	2040	78,822	70,064
Subtotal							484,713
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							484,713



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	123,589
Pedestrian Pavement - Bituminous Asphalt Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	11,200
Total						134,789



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Joe Martin Field

Campus: Civic Complex

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	977,581		

Address 1

Lakeway Drive

Address 2

Joe Martin Field

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Joe Martin Field

System Description

System Name	Description
D5022 - Lighting Equipment-Outdoor Stadium Lighting - Professional/College Arena	The stadium includes outdoor lighting for night games.
G2041 - Fences and Gates-Fences - Chain Link	The site includes fencing. Chain link fencing utilized as standard for budget purposes.
G2041 - Fences and Gates-Fences - Metal	The site includes fencing. A 6ft. high metal fencing.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Outdoor Stadium Lighting - Professional/College Arena	30	125	2006	2036	1,038,928	831,142
G2041 - Fences and Gates	Fences - Chain Link	30	125	2006	2036	77,616	62,093
G2041 - Fences and Gates	Fences - Metal	30	125	2006	2036	72,830	58,264
G3010 - Water Supply	Site - Domestic Water Supply	50	112	2006	2056	13,578	12,069
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	2006	2056	15,764	14,013
Subtotal							977,581
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							977,581



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Cornwall Park North Administration
Building

Campus: Cornwall Park

Asset Number: 0

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	212,615	FCI:	0.28
RI Cost:	212,615	RI:	0.28
Total Requirement Cost:	212,616	Size:	2,654 SF
Current Replacement Value:	748,948		

Address 1
City

3425 Meridian Street
Bellingham

Address 2
State/Province/Region

Cornwall Park
WA



Asset Overview Report

By Asset Name

Photo



Cornwall Park North Administration Building

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - (Addition)	Basic foundation for building with crawlspace - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building with crawlspace - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1031 - Standard Slab on Grade-Porches - Concrete	The building contains exterior porches with reinforced concrete at exterior front and side entrance doors.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B1010 - Floor Construction-Wood-Frame Floor - (Addition)	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns.
B1013 - Balcony Floors Construction-Deck - Wood	A wood deck is provided at the rear entrance.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1020 - Roof Construction-Wood-Frame Roof - (Addition)	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes double-glazed vinyl window assemblies.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include aluminum-clad single and double-leaf doors, set in aluminum frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$500 per restroom.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics.
C20 - Stairs-Stairs	The building contains a set of interior stairs with landing and railings. The stairs are in average condition and thus years have been extended. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3011 - Wall Finishes to Inside Exterior Walls- Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes. Installation date not verified.
C3020 - Floor Finishes-Vinyl Sheet Goods	The building floor finishes include areas of sheet vinyl and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3032 - Direct Expansion Systems-AC Unit w/Gas Heat - Wall Mounted	HVAC systems includes a wall mounted HVAC unit with gas heat for the addition.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating.
D3060 - Controls and Instrumentation-Electric	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.



Asset Overview Report

By Asset Name

System Name	Description
Controls - Average	
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5038 - Security and Detection Systems-Security System	The building is equipped with an average density security system. The security system includes an alarm panel, door contacts, motion detectors, conduit and wiring.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes exit signs at the exterior doors.
E2010 - Fixed Furnishings-Casework - Cabinets and Counter Tops	Building includes built-in cabinets in the lobby area, restrooms, kitchenette.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1996	2070	3,198	51,174
A1011 - Wall Foundations	Foundation Wall and Footings - (Addition)	75	6	1996	2071	2,399	38,381
A1031 - Standard Slab on Grade	Porches - Concrete	75	6	1996	2071	191	3,053
B1010 - Floor Construction	Wood-Frame Floor	75	6	1938	2019	1,394	22,298



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B1010 - Floor Construction	Wood-Frame Floor - (Addition)	75	6	1996	2071	920	14,716
B1013 - Balcony Floors Construction	Deck - Wood	75	125	1996	2071	3,254	2,603
B1020 - Roof Construction	Wood-Frame Roof	75	6	1938	2019	2,497	39,951
B1020 - Roof Construction	Wood-Frame Roof - (Addition)	75	6	1996	2071	1,665	26,634
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1970	2045	84,360	67,488
B2010 - Exterior Walls	Paint (Exterior)	10	125	2011	2021	10,080	8,064
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	1996	2026	36,618	29,294
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1996	2026	41,936	33,549
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	1996	2019	22,740	18,192
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1996	2056	3,413	2,730
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1996	2046	24,115	38,584
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1996	2046	71,010	56,808
C1030 - Fittings	Restroom Accessories	20	125	1996	2019	2,197	1,758
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	1996	2014	5,959	4,767
C20 - Stairs	Stairs	75	38	1938	2019	1,964	5,238
C3010 - Wall Finishes	Paint (Walls)	10	125	2011	2021	9,794	7,835
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1996	2046	1,061	8,486
C3020 - Floor Finishes	Carpeting	10	125	1996	2016	24,830	19,864
C3020 - Floor Finishes	Vinyl Sheet Goods	15	125	1996	2019	16,249	12,999



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1996	2026	19,104	15,283
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2007	2019	7,456	5,965
C3030 - Ceiling Finishes	Acoustic Ceiling Tile	20	125	1996	2019	16,695	13,356
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1996	2026	9,145	7,316
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1996	2026	14,793	11,834
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2007	2019	6,992	6,243
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1996	2026	16,748	14,887
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1996	2046	14,072	11,257
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1996	2036	11,559	9,247
D3032 - Direct Expansion Systems	AC Unit w/Gas Heat - Wall Mounted	15	125	2002	2019	13,955	11,164
D3040 - Distribution Systems	HVAC Ductwork	50	125	1996	2046	20,436	16,349
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1996	2026	11,784	10,522
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1996	2021	2,336	1,868
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1996	2019	7,729	6,183
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1996	2026	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1996	2019	5,904	4,723
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1996	2026	16,649	13,319
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2011	2031	25,923	20,739
D5033 - Telephone Systems	Telephone System	15	106	2007	2022	5,617	5,287
D5038 - Security and Detection Systems	Security System	15	125	2007	2022	9,885	7,908
D5039 - Local Area Networks	LAN System	15	106	2007	2022	2,860	2,692



Asset Overview Report

By Asset Name

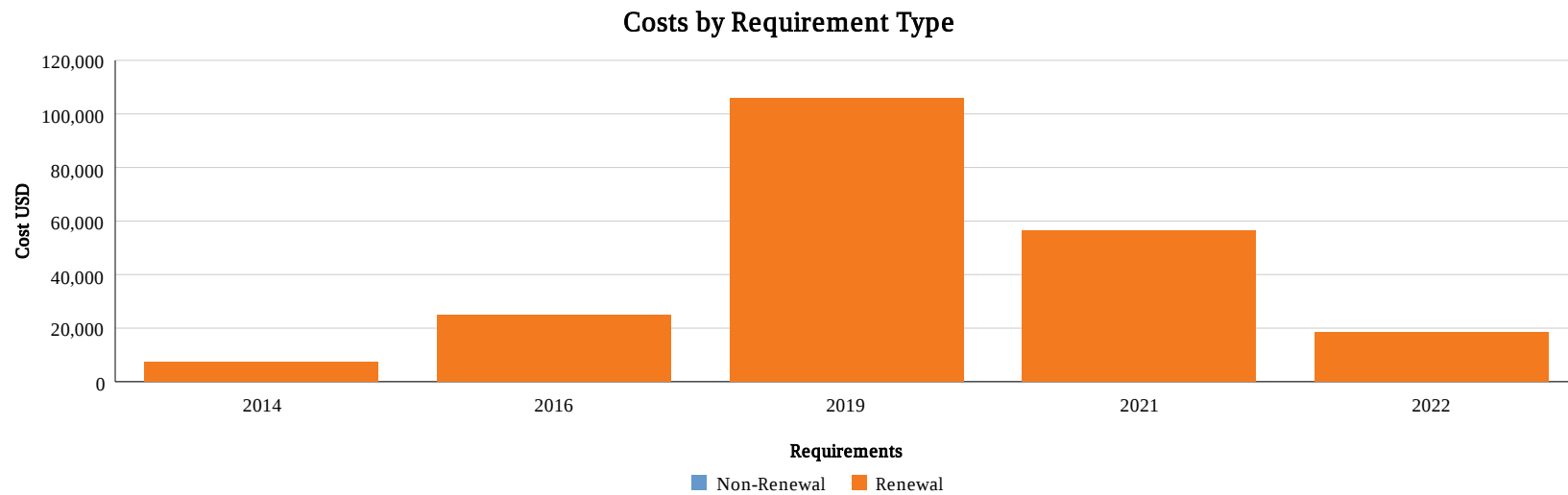
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5092 - Emergency Light and Power Systems	Exit Signs	20	125	1990	2014	1,293	1,034
E2010 - Fixed Furnishings	Casework - Cabinets and Counter Tops	25	125	1996	2021	34,190	27,352
					Subtotal		748,948
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		748,948

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
AC Unit w/Gas Heat - Wall Mounted Renewal	Yes	D3032 - Direct Expansion Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,955
Acoustic Ceiling Tile Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	16,695
Asphalt Shingled Roofing Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	22,740
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2016	24,830
Casework - Cabinets and Counter Tops Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	34,190
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,729
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,336
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	1,293
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	2,860



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,904
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,456
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	10,080
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	9,794
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Security System Renewal	Yes	D5038 - Security and Detection Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	9,885
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	5,959
Stairs Renewal	Yes	C20 - Stairs	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,964
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	5,617
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	16,249
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,992
Wood-Frame Floor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,394
Wood-Frame Roof Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,497
Total						212,616



Asset Overview Report

By Asset Name

Region: Parks

Asset: Cornwall Park North Shelter and Restroom

Campus: Cornwall Park

Asset Number: 0

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	149,546	FCI:	0.57
RI Cost:	149,546	RI:	0.57
Total Requirement Cost:	149,546	Size:	2,160 SF
Current Replacement Value:	263,646		

Address 1
City

3428 Meridian Street
Bellingham

Address 2
State/Province/Region

Cornwall Park
WA



Asset Overview Report

By Asset Name

Photo



Cornwall Park North Shelter and Restroom

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2020 - Exterior Windows-Wood Windows -	The building includes double-glazed wood window assemblies for the restrooms.



Asset Overview Report

By Asset Name

System Name	Description
Double Glazed	
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include aluminum-clad single and double-leaf doors, set in aluminum frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes in the restrooms include embossed, fiberglass reinforced plastic (FRP) paneling.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard in the restrooms and utility room. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water cooler. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals	The restroom fixtures include stainless steel urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include stainless steel water closets.
D2010 - Plumbing Fixtures-Sinks	Plumbing fixtures include counter mounted stainless steel sink.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.



Asset Overview Report

By Asset Name

System Name	Description
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by electric unit heaters in the restrooms and utility room. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 125A 208Y/120V	The building includes a typical 125A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Counter Tops - Concrete	Building includes a concrete counter top with sink in the covered porch area.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1970	2045	953	15,242
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1970	2045	1,374	21,980
B1020 - Roof Construction	Wood-Frame Roof	75	6	1970	2045	2,534	40,546
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1970	2045	28,224	22,579
B2010 - Exterior Walls	Paint (Exterior)	10	125	2010	2020	5,376	4,301
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1990	2020	2,528	2,022
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1990	2020	25,158	20,126



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B30 - Roofing	Metal Roofing	50	125	1990	2040	48,384	38,707
C1030 - Fittings	Restroom Partitions	40	125	1990	2030	6,633	5,307
C1030 - Fittings	Restroom Accessories	20	125	1990	2019	2,197	1,758
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	1990	2019	449	359
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	1990	2019	14,760	11,808
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1990	2019	8,358	6,686
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2010	2020	3,262	2,610
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1990	2020	12,964	10,372
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	1990	2020	6,868	5,495
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1990	2020	6,034	4,827
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1990	2019	4,067	3,254
D2010 - Plumbing Fixtures	Sinks	20	125	2000	2020	3,298	2,638
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1970	2019	6,310	5,609
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1970	2020	5,302	4,242
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1990	2019	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1990	2019	1,458	1,302
D5012 - Low Tension Service and Dist.	Main Electrical Service - 125A 208Y/120V	30	125	1990	2020	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1990	2019	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1990	2019	13,420	10,736
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1990	2019	8,183	6,546
E2010 - Fixed Furnishings	Counter Tops - Concrete	30	125	2000	2030	1,500	1,200



Asset Overview Report

By Asset Name

Subtotal	263,646
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Overhead:	0
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Subtotal	0
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Total Replacement Value Based on System Costs with Overheads	263,646
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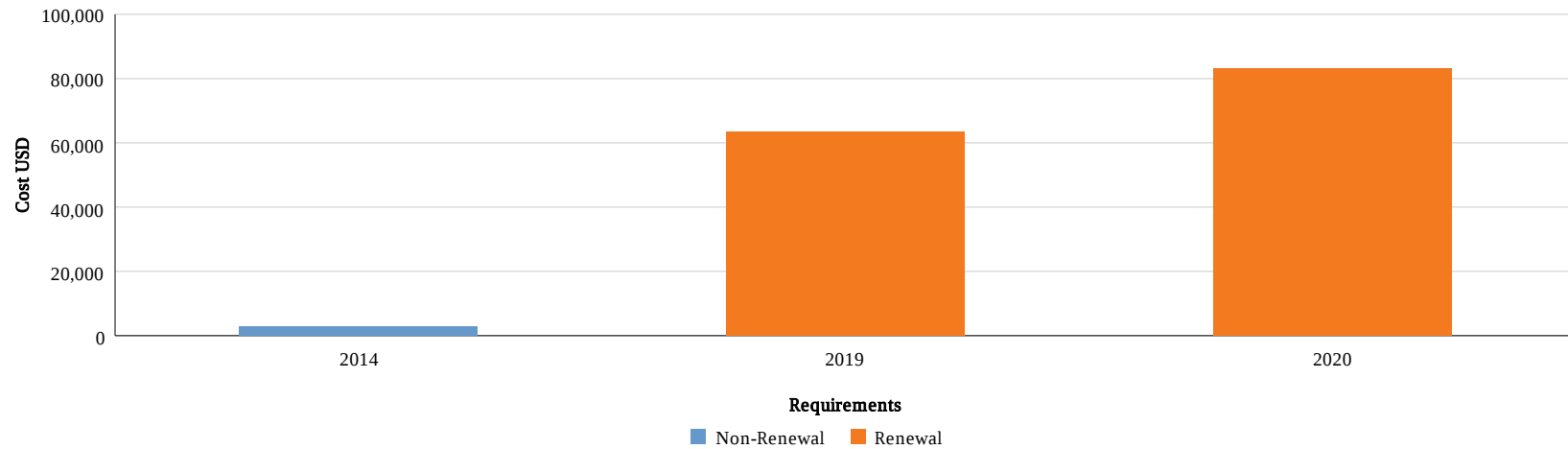
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices GFCI Protection Lacking	No	D5021 - Branch Wiring Devices	Building Code	2- Potentially Critical	Oct 15, 2014	2,810
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,420
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,310
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,067
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,760
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,358
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,183



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Main Electrical Service - 125A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	12,440
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,262
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,376
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,034
Restroom Fixtures - Urinals Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,868
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	12,964
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,302
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	449
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,298
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	25,158
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,458
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	2,528
Total						149,546



Asset Overview Report

By Asset Name

Region: Parks

Asset: Cornwall Park South Picnic Shelter

Campus: Cornwall Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1,152 SF
Current Replacement Value:	53,720		

Address 1

3427 Meridian

Address 2

Cornwall Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Cornwall Park South Picnic Shelter

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building without crawlspace - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade. The slab (24x48) is larger than the roofing system.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing columns. System includes sheathing/battens and an allowance for columns. Roof structure (20x40) is slightly smaller than building slab.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum. Roof structure is slightly smaller than building slab.
B3016 - Gutters and Downspouts-Gutters	Aluminum gutters and down-spouts are located at the lowest edges of the roof.



Asset Overview Report

By Asset Name

System Name	Description
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and Downspouts	
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Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1990	2065	714	11,431
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1990	2065	733	11,723
B1020 - Roof Construction	Wood-Frame Roof	75	6	1990	2065	939	15,017
B30 - Roofing	Metal Roofing	50	125	1990	2040	17,920	14,336
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1990	2050	1,517	1,213
Subtotal							53,720
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							53,720



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Cornwall Park South Restrooms

Campus: Cornwall Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	283,462	FCI:	0.79
RI Cost:	283,462	RI:	0.79
Total Requirement Cost:	283,464	Size:	2,048 SF
Current Replacement Value:	359,160		

Address 1

3424 Meridian

Address 2

Cornwall Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Cornwall Park South Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Fiber Cement Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include (Hardiplank),a fiber cement siding, with a wood-frame stud backup assembly.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2020 - Exterior Windows-Wood Windows -	The building includes double-glazed wood window assemblies for the restrooms. Overall the system condition is reasonable; the Observed Years Remaining has been



Asset Overview Report

By Asset Name

System Name	Description
Double Glazed	adjusted accordingly.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead aluminum door.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes in the restrooms include embossed, fiberglass reinforced plastic (FRP) paneling.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3012 - Wall Finishes to Interior Walls-Wood - (Partition)	The building interior includes T&G wood partitions with no insulation.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard in the restrooms and utility room. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3031 - Ceiling Finishes -Wood Ceilings	The building interior includes T&G wood ceilings with no insulation.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include a fiberglass utility sink.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water cooler. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures -	The restroom fixtures include stainless steel urinals.



Asset Overview Report

By Asset Name

System Name	Description
Urinals	
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by a 4 gallon electric water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating in the pipe chase area.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by electric unit heaters in the restrooms and utility room. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of 2 wall mounted fixtures and 2 overhang pole fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1970	2045	857	13,717
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1970	2045	1,303	20,840
B1020 - Roof Construction	Wood-Frame Roof	75	6	1970	2045	2,581	41,297
B2010 - Exterior Walls	Paint (Exterior)	10	125	2010	2020	7,392	5,914
B2010 - Exterior Walls	Fiber Cement Siding (Exterior) - Wood-Frame Backup	75	125	1970	2045	38,808	31,046
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1970	2019	3,370	2,696
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1990	2020	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1990	2020	25,158	20,126
B30 - Roofing	Metal Roofing	50	125	1970	2022	48,384	38,707
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1970	2020	8,268	13,229
C1030 - Fittings	Restroom Accessories	20	125	1970	2019	2,197	1,758
C1030 - Fittings	Restroom Partitions	40	125	1990	2030	13,267	10,614
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	1990	2019	449	359
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	1990	2019	14,760	11,808
C3010 - Wall Finishes	Paint (Walls)	10	125	2010	2020	3,320	2,656
C3012 - Wall Finishes to Interior Walls	Wood - (Partition)	50	62	1970	2020	5,264	8,422
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1970	2019	17,910	14,328
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1970	2019	9,320	7,456
C3031 - Ceiling Finishes	Wood Ceilings	50	62	1970	2020	3,290	5,264
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1990	2020	25,929	20,743



Asset Overview Report

By Asset Name

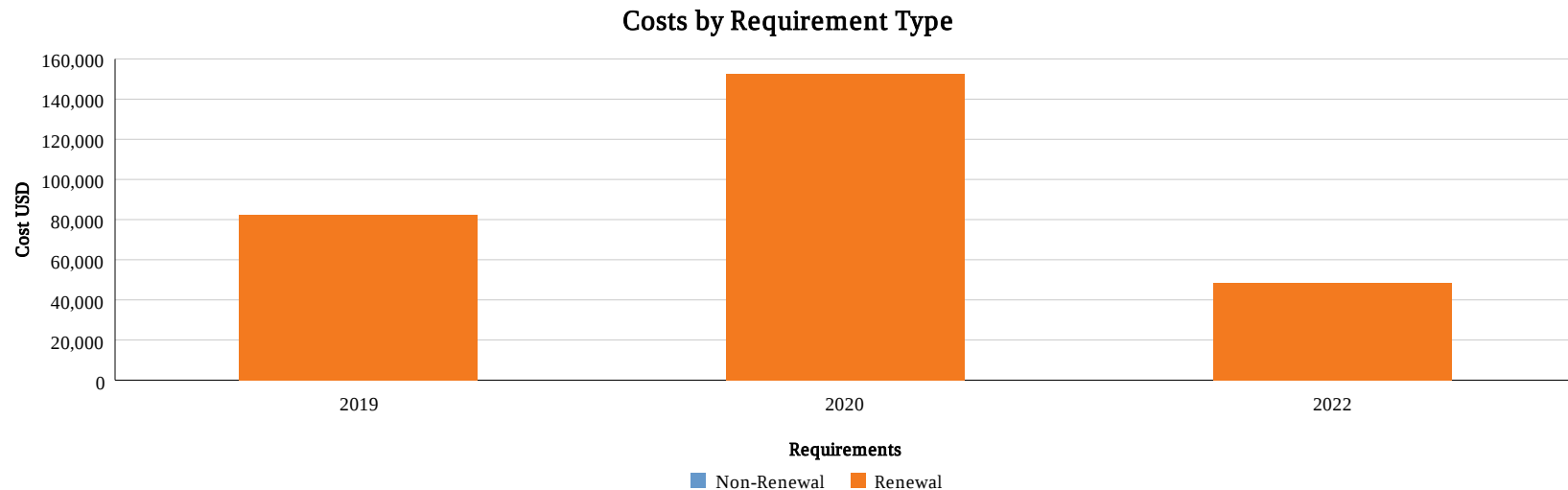
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	1990	2020	6,868	5,495
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1990	2020	12,069	9,655
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1990	2019	4,067	3,254
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	1990	2020	7,003	5,603
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1970	2019	12,924	11,488
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2000	2019	1,193	1,065
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1970	2020	10,859	8,687
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1990	2019	2,336	1,868
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1990	2019	737	658
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1990	2019	972	868
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1990	2020	10,354	8,283
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1990	2019	3,936	3,149
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1990	2020	13,420	10,736
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1990	2019	8,183	6,546
Subtotal							359,160
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							359,160



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	13,420
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	7,003
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,924
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,067
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,760
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	17,910



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Gypsum Wallboard (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	8,268
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,936
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,183
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	10,354
Metal Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	48,384
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,320
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	7,392
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,320
Perimeter Heat - Electric Baseboard Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	737
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	12,069
Restroom Fixtures - Urinals Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,868
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	25,929
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	10,859
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	449
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	25,158
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	972
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,193
Wood - (Partition) Renewal	Yes	C3012 - Wall Finishes to Interior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,264
Wood Ceilings Renewal	Yes	C3031 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,290
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,370
Total						283,464



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Cornwall Park

Campus: Cornwall Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	950,760	FCI:	0.75
RI Cost:	950,760	RI:	0.75
Total Requirement Cost:	950,760	Size:	1 Each
Current Replacement Value:	1,267,064		

Address 1

3426 Meridian

Address 2

Cornwall Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Cornwall Park

System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	Sidewalk, asphaltic concrete, 2-1/2" thick with 2" sand bedding.
G2041 - Fences and Gates-Driveway Gates	A gate provides for security at the entrance to the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

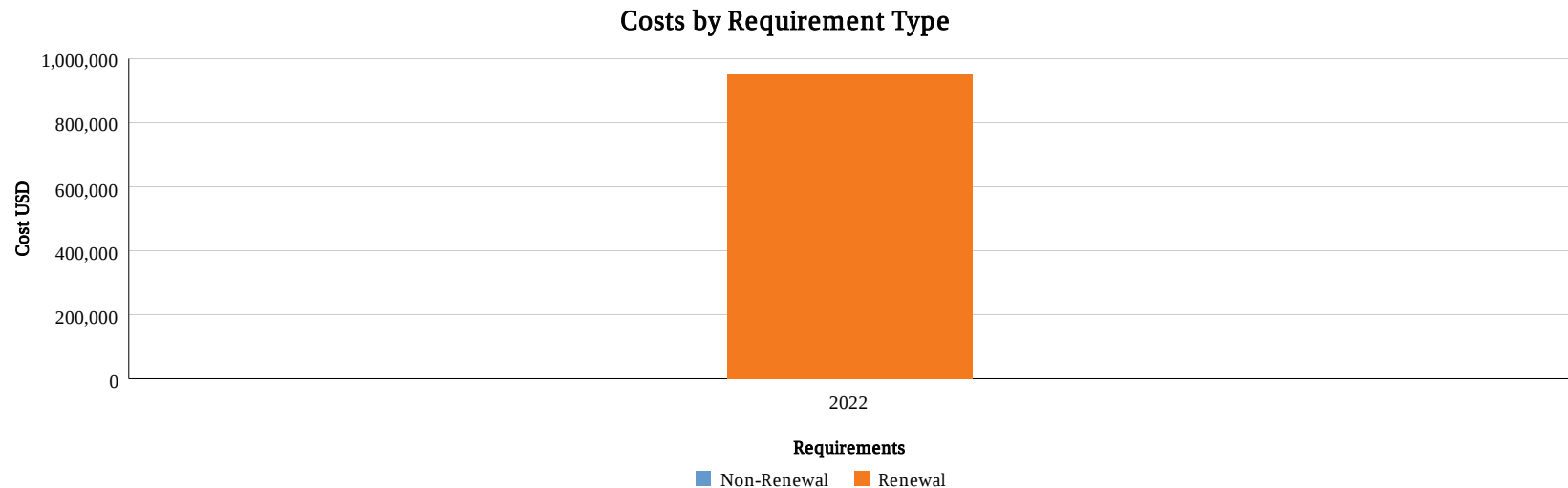
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	62	1970	2022	514,350	822,960
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1970	2022	102,991	164,786
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	1970	2022	2,688	4,301
G2041 - Fences and Gates	Driveway Gates	30	125	1970	2022	198,093	158,474
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1970	2022	54,311	48,277
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1970	2022	63,057	56,051
G4020 - Site Lighting	Site - Pole Lights	30	125	1970	2022	15,270	12,216
Subtotal							1,267,064
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							1,267,064



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Driveway Gates Renewal	Yes	G2041 - Fences and Gates	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	198,093
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	102,991
Pedestrian Pavement - Bituminous Asphalt Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	2,688
Roadways Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	514,350
Site - Domestic Water Supply Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	54,311
Site - Pole Lights Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	15,270
Site - Sanitary Sewer Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	63,057



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Total						950,760



Asset Overview Report

By Asset Name

Region: Parks

Asset: Elizabeth Park Gazebo

Campus: Elizabeth Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	38,509	FCI:	0.84
RI Cost:	38,509	RI:	0.84
Total Requirement Cost:	38,509	Size:	523 Each
Current Replacement Value:	45,831		

Address 1

2205 Elizabeth Street

Address 2

Elizabeth Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Elizabeth Park Gazebo

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete pier footings.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on posts/columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wood finishes are of standard exterior paint. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
G2049 - Miscellaneous Structures-Wood Deck - Treated	Wood deck, including pressure-treated framing, decking, posts, railings, stairs, and handicap ramp. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

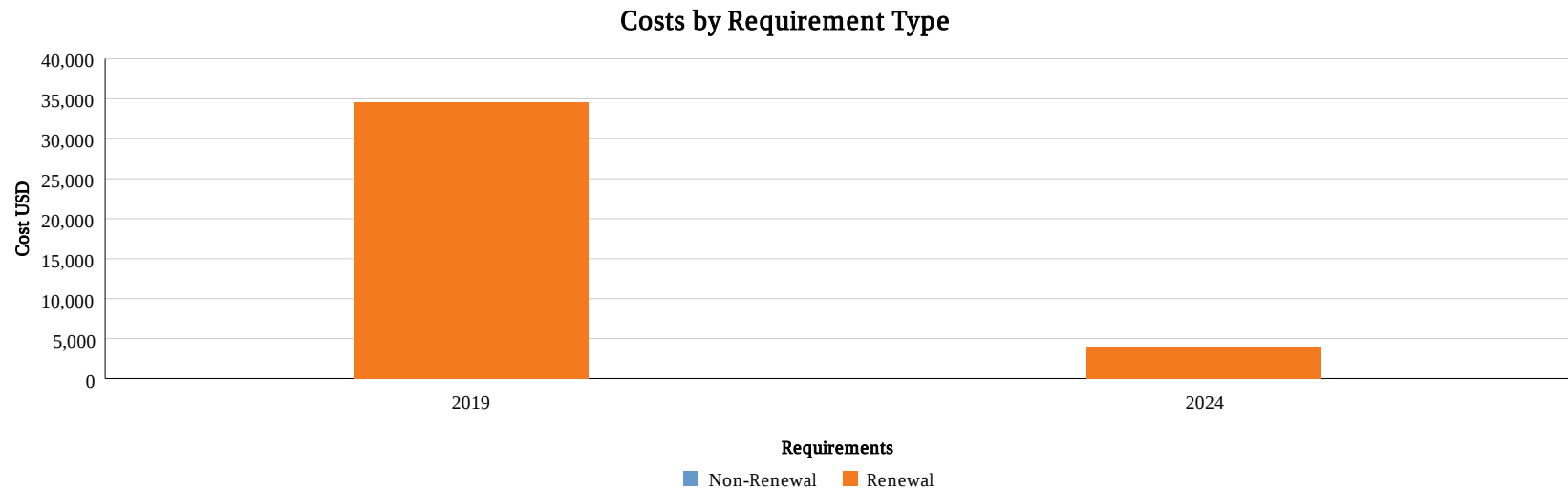
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Concrete Footings - Pier	75	6	1984	2059	214	3,416
B1020 - Roof Construction	Wood-Frame Roof	75	6	1984	2059	726	11,608
B2010 - Exterior Walls	Paint (Exterior)	10	125	2004	2019	3,360	2,688
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	2004	2024	3,964	3,171
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1984	2019	3,281	2,625
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	1984	2019	27,904	22,323
Subtotal							45,831
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							45,831



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Shingled Roofing Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	3,964
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,281
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,360
Wood Deck - Treated Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	27,904
Total						38,509



Asset Overview Report

By Asset Name

Region: Parks

Asset: Elizabeth Park Restrooms

Campus: Elizabeth Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	103,752	FCI:	0.49
RI Cost:	103,752	RI:	0.49
Total Requirement Cost:	103,752	Size:	1,054 SF
Current Replacement Value:	211,518		

Address 1

2205 Elizabeth Street

Address 2

Elizabeth Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Elizabeth Park Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1010 - Partitions-CMU Block Walls - Painted	The interior walls are of painted concrete block.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	657	10,515
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	713	11,405
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	1,462	23,394
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1980	2055	5,708	45,663
B2010 - Exterior Walls	Paint (Exterior)	10	125	2010	2020	5,100	4,080
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1980	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1980	2030	18,032	14,425
C1010 - Partitions	CMU Block Walls - Painted	75	12	1980	2055	2,256	18,051
C1030 - Fittings	Restroom Accessories	20	125	1980	2019	2,197	1,758
C3010 - Wall Finishes	Paint (Walls)	10	125	2010	2020	996	797
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1980	2019	1,398	1,118
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1980	2019	3,582	2,866
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1980	2019	6,868	5,495



Asset Overview Report

By Asset Name

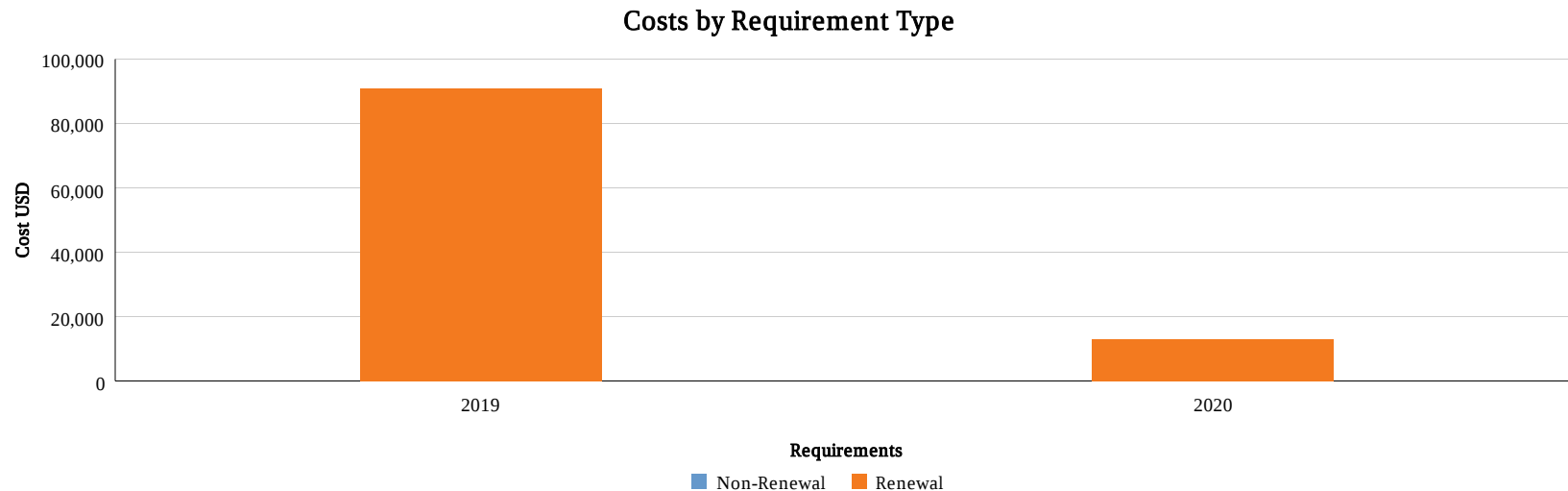
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1980	2019	22,863	18,291
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1980	2019	6,153	4,923
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2019	6,651	5,912
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1980	2030	5,588	4,471
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1980	2020	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	6,612	5,289
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2019	6,434	5,148
Subtotal							211,518
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							211,518



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,612
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,651
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,582
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,434
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,819
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,398
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,100
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	996
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	22,863
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Total						103,752



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Elizabeth Park

Campus: Elizabeth Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	28,000	FCI:	0.48
RI Cost:	28,000	RI:	0.48
Total Requirement Cost:	28,000	Size:	1 Each
Current Replacement Value:	57,841		

Address 1

2205 Elizabeth Street

Address 2

Elizabeth Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Elizabeth Park

System Description

System Name	Description
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	Sidewalk, asphaltic concrete, 2-1/2" thick with 2" sand bedding.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

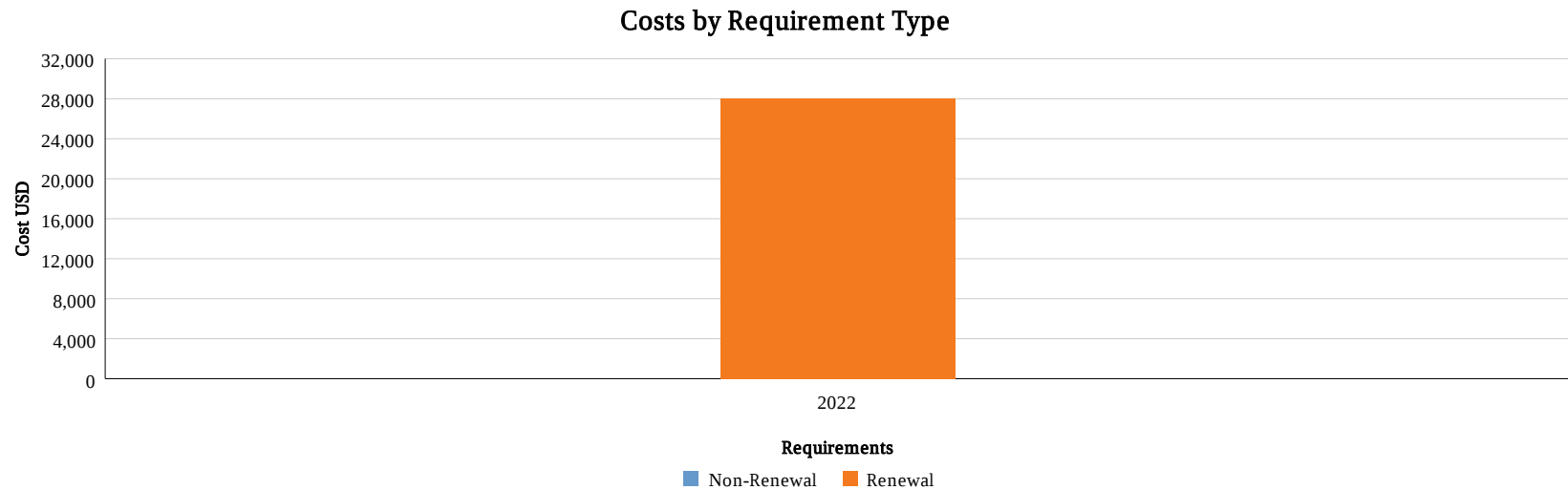
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	1980	2022	28,000	44,800
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1980	2030	6,789	6,035
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1980	2030	7,882	7,006
Subtotal							57,841
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							57,841



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Pedestrian Pavement - Bituminous Asphalt Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	28,000
Total						28,000



Asset Overview Report

By Asset Name

Region: Parks

Asset: Fairhaven Park Pavilion

Campus: Fairhaven Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	222,747	FCI:	0.72
RI Cost:	225,420	RI:	0.72
Total Requirement Cost:	225,422	Size:	1,033 SF
Current Replacement Value:	311,218		

Address 1

107 North Chuckanut Drive

Address 2

Fairhaven Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Fairhaven Park Pavilion

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Wood Siding	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
(Exterior) - Wood-Frame Backup	
B2020 - Exterior Windows-Wood Windows - Double Glazed	The building fenestration includes double-glazed wood window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling, in the restrooms and kitchen area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Raised Wood Paneling	Interior wall finishes include raised wood paneling. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile (Suspended)	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter and Sink	The plumbing fixtures include kitchenette cabinet, counter and sink units. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by an 40-gallon natural gas water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a gas fired warm air furnace.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1982	2057	651	10,410
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1982	2057	699	11,178
B1020 - Roof Construction	Wood-Frame Roof	75	6	1982	2057	1,433	22,928
B2010 - Exterior Walls	Paint (Exterior)	10	125	1982	2019	5,040	4,032
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1982	2057	25,440	20,352
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1982	2019	12,638	10,110
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1982	2019	12,579	10,063
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	1982	2019	12,066	9,653
B30 - Roofing	Metal Roofing	50	125	1982	2032	17,673	14,138
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1982	2032	17,752	14,202
C1030 - Fittings	Restroom Accessories	20	125	1982	2019	2,197	1,758
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	1982	2019	7,380	5,904
C3010 - Wall Finishes	Raised Wood Paneling	25	81	1982	2019	49,530	60,960
C3020 - Floor Finishes	VCT - Average	10	125	1982	2019	8,889	7,111
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1982	2019	1,398	1,118
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1982	2019	3,582	2,866
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	2002	2022	11,611	9,289
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1982	2019	9,145	7,316
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1982	2019	14,793	11,834



Asset Overview Report

By Asset Name

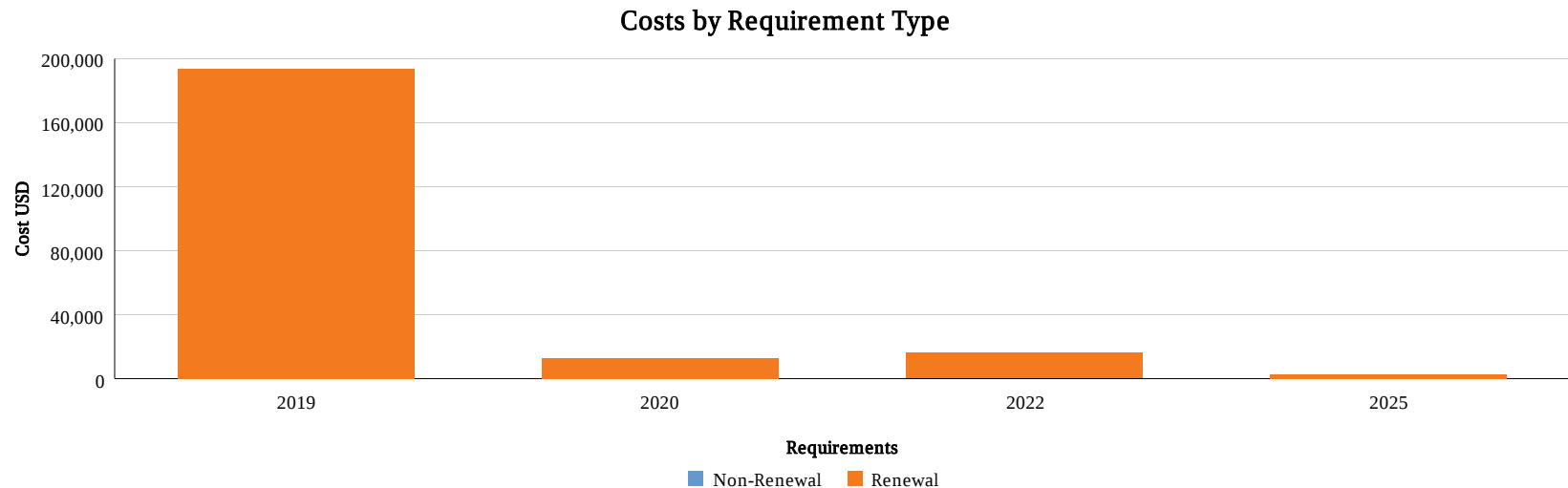
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1982	2019	2,862	2,289
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	1982	2019	12,047	9,637
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1982	2019	6,519	5,794
D2020 - Domestic Water Distribution	Water Heater - Gas	10	112	2005	2019	8,668	7,739
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1982	2032	5,477	4,382
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1982	2022	4,499	3,599
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1982	2019	2,336	1,868
D3040 - Distribution Systems	HVAC Ductwork	50	125	2000	2050	13,216	10,572
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	2000	2025	2,673	2,138
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2000	2020	3,008	2,407
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1982	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1982	2019	2,952	2,361
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1982	2019	6,480	5,184
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2000	2020	10,090	8,072
Subtotal							311,218
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							311,218



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	11,611
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,480
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,519
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,008
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,380
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	2,673



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,582
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,047
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,952
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	10,090
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	4,499
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,398
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,040
Raised Wood Paneling Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	49,530
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,793
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,145
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Swinging Doors - 6 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,066
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,862
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,889
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,668
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,638
Total						225,422



Asset Overview Report

By Asset Name

Region: Parks

Asset: Fairhaven Park Rose Garden House

Campus: Fairhaven Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	296,272	FCI:	0.74
RI Cost:	296,272	RI:	0.74
Total Requirement Cost:	296,274	Size:	1,566 SF
Current Replacement Value:	402,836		

Address 1
City 14th Street
Bellingham

Address 2
State/Province/Region Fairhaven Park
WA



Asset Overview Report

By Asset Name

Photo



Fairhaven Park Rose Garden House

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade at the basement. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor	Floor assembly includes wood floor joists and wood subfloor. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B1015 - Exterior Stairs and Fire Escapes-Access Stairs - Wood (Exterior)	Wood-frame stairways provide for access between the basement level and the main floor and from grade level to main entry porch. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a prefabricated, sloped roof truss assembly with plywood roof sheathing. System includes blanket insulation. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Fascia - Painted Wood	The building has a wood fascia around the entire perimeter of the building at the edge of the roof. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board and includes the ceiling at the entry porch. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Swinging Single-Leaf (Exterior)	The exterior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish.
C1010 - Partitions-Plaster - Wood Stud Back-up (Partition)	The building interior includes partitions of plaster on wood-stud framing, with no insulation. Refer to separate system for wall finishes. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1020 - Interior Doors-Swinging Single-Leaf (Interior)	The interior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, mirrors and soap and toilet tissue dispensers.
C2010 - Stair Construction-Access Stairs - Wood (Interior)	Wood-frame stairways provide for access between all floors; basement to attic. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (Plaster and Beadboard)	The finish to the interior of the exterior walls includes plaster on a wood-frame stud substrate. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Vinyl Sheet Goods	The floor finishes include vinyl sheet goods. Installation date not verified.
C3020 - Floor Finishes-Wood Strip Flooring	Floor finishes include finished maple strip flooring. Includes finished wood base. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3030 - Ceiling Finishes-Plaster (Ceiling)	The ceiling system appears to consist of painted plaster on metal lath. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Tub/Showers	The restroom fixtures includes a Tub/shower.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Gas	The domestic hot water is provided by an 80-gallon natural gas water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a gas fired warm air furnace.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
E2010 - Fixed Furnishings-Architectural Millwork	The building includes typical architectural millwork for the building era, such as wood trim at interior doors, ceiling moldings, wainscoting and other miscellaneous wood details such as wood hand and guard rails. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Casework - Kitchens and Built-In Units	Building includes built-in cabinets and counters throughout. System also includes built-in storage units.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	1920	2017	2,398	38,366
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1920	2017	446	7,141
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor	75	6	1920	2015	658	10,524
B1015 - Exterior Stairs and Fire Escapes	Access Stairs - Wood (Exterior)	50	38	1920	2013	2,576	6,870
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1920	2022	1,330	21,279
B2010 - Exterior Walls	Fascia - Painted Wood	20	125	1920	2013	3,727	2,981
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	1920	2013	4,343	3,474
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1920	2013	1,580	12,640
B2016 - Exterior Soffits	Board (Soffit)	30	125	1920	2013	876	701
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1920	2013	33,071	26,456
B2030 - Exterior Doors	Swinging Single-Leaf (Exterior)	30	125	1920	2013	7,167	5,734
B3010 - Roof Coverings	Asphalt Shingles	20	125	2012	2032	12,365	9,892
C1010 - Partitions	Plaster - Wood Stud Back-up (Partition)	50	62	1920	2013	40,470	64,752
C1020 - Interior Doors	Swinging Single-Leaf (Interior)	50	125	1920	2013	18,330	14,664
C1030 - Fittings	Restroom Accessories	20	125	1920	2013	1,871	1,496
C2010 - Stair Construction	Access Stairs - Wood (Interior)	50	38	1920	2013	3,306	8,815
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	1920	2013	4,980	3,984



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (Plaster and Beadboard)	75	6	1920	2013	1,661	26,582
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	1920	2013	4,804	3,843
C3020 - Floor Finishes	Wood Strip Flooring	25	125	1920	2013	20,059	16,047
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1920	2013	1,983	1,586
C3030 - Ceiling Finishes	Plaster (Ceiling)	30	125	1920	2013	16,380	13,104
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1970	2013	4,573	3,658
D2010 - Plumbing Fixtures	Restroom Fixtures - Tub/showers	30	125	1970	2013	3,602	2,881
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1970	2013	7,396	5,917
D2020 - Domestic Water Distribution	Water Heater - Gas	10	112	1970	2012	12,391	11,063
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1920	2013	9,882	8,784
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1920	2013	8,303	6,642
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1960	2013	6,820	5,456
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	1970	2013	2,673	2,138
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1970	2013	4,561	3,649
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1990	2020	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1970	2013	984	787
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1970	2013	15,296	12,237
D5033 - Telephone Systems	Telephone System	15	106	2005	2021	3,314	3,119
E2010 - Fixed Furnishings	Casework - Kitchens and Built-In Units	25	125	1920	2015	23,999	19,199
E2010 - Fixed Furnishings	Architectural Millwork	30	125	1920	2013	8,024	6,420
Subtotal							402,836



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

Total Replacement Value Based on System Costs with Overheads	402,836
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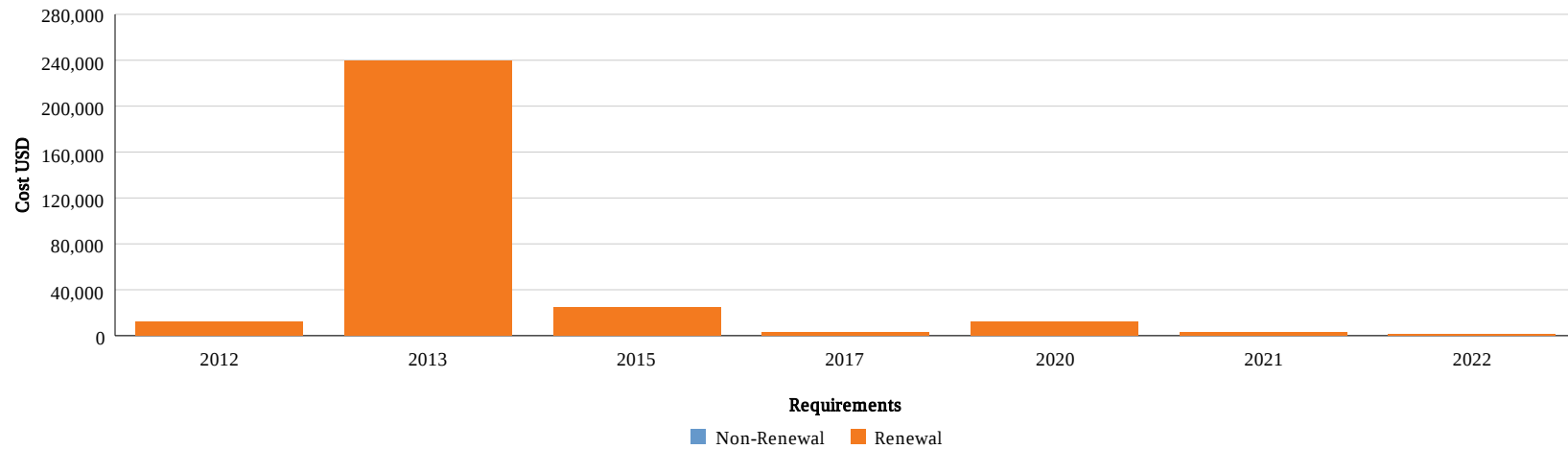
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Access Stairs - Wood (Exterior) Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	2,576
Access Stairs - Wood (Interior) Renewal	Yes	C2010 - Stair Construction	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	3,306
Architectural Millwork Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	8,024
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	876
Casework - Kitchens and Built-In Units Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	23,999
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2017	446
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	9,882
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	4,561
Fascia - Painted Wood Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	3,727



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Finish to Inside of Exterior Walls (Plaster and Beadboard) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	1,661
Floor Assemblies - Wood Joists and Subfloor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	658
Foundation Wall and Footings - Perimeter (Basement) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2017	2,398
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	2,673
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	984
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	15,296
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	12,440
Natural Gas Supply for Bldg - 2" Feed (SF) Renewal	Yes	D2090 - Other Plumbing Systems	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	6,820
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	1,983
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	4,343
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	4,980
Plaster (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	16,380
Plaster - Wood Stud Back-up (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	40,470
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	1,871
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	7,396
Restroom Fixtures - Tub/Shower Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	3,602
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	4,573
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	8,303
Sloped Roof Assembly - Wood Trusses and Sheathing Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,330
Swinging Single-Leaf (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	7,167
Swinging Single-Leaf (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	18,330
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	3,314
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	4,804
Water Heater - Gas Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 15, 2012	12,391



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	1,580
Wood Strip Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	20,059
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	33,071
Total						296,274



Asset Overview Report

By Asset Name

Region: Parks

Asset: Fairhaven Park Shelter

Campus: Fairhaven Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	169,706	FCI:	0.58
RI Cost:	169,706	RI:	0.58
Total Requirement Cost:	169,705	Size:	1,984 SF
Current Replacement Value:	292,337		

Address 1

107 North Cuckanut Drive

Address 2

Fairhaven Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Fairhaven Park Shelter

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Wood Siding	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.



Asset Overview Report

By Asset Name

System Name	Description
T1-11 (Exterior) - Wood-Frame Backup	
B2020 - Exterior Windows-Wood Windows - Fixed	The building includes fixed plexiglass window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (T1-11)	The finish to the interior of the exterior walls typically includes T1-11 Sheathing on the exterior wall back-up assembly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wood Ceiling - Painted or Stained	Ceiling system of painted or stained wood. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Sinks	Plumbing fixtures include counter mounted stainless steel sink.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by electric unit heaters in the restrooms. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.- Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures with acrylic covers. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Counter Tops - Concrete	Building includes a concrete counter top with sink in the covered porch area.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1982	2057	902	14,426
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1982	2057	1,262	20,189
B1020 - Roof Construction	Wood-Frame Roof	75	6	1982	2057	2,328	37,242
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1982	2057	41,595	33,276
B2010 - Exterior Walls	Paint (Exterior)	10	125	1982	2019	6,997	5,597
B2020 - Exterior Windows	Wood Windows - Fixed	30	125	1982	2019	10,053	8,042
B30 - Roofing	Metal Roofing	50	125	1982	2032	35,927	28,741
C1030 - Fittings	Restroom Partitions	40	125	1982	2022	6,633	5,307
C1030 - Fittings	Restroom Accessories	20	125	1982	2019	2,197	1,758



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3010 - Wall Finishes	Paint (Walls)	10	125	1982	2019	2,656	2,125
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	1982	2019	9,840	7,872
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (T1-11)	50	12	1982	2032	1,411	11,290
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1982	2019	9,245	7,396
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	125	1982	2019	48,489	38,791
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1982	2019	6,868	5,495
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1982	2019	12,964	10,372
D2010 - Plumbing Fixtures	Sinks	20	125	2000	2020	3,298	2,638
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1982	2019	6,153	4,923
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1982	2019	12,520	11,129
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1982	2032	10,519	8,416
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1982	2019	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1982	2019	847	757
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1982	2019	6,819	5,455
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1982	2019	12,327	9,862
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1982	2019	9,463	7,570
E2010 - Fixed Furnishings	Counter Tops - Concrete	30	125	2000	2030	2,250	1,800
Subtotal							292,337



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

Total Replacement Value Based on System Costs with Overheads	292,337
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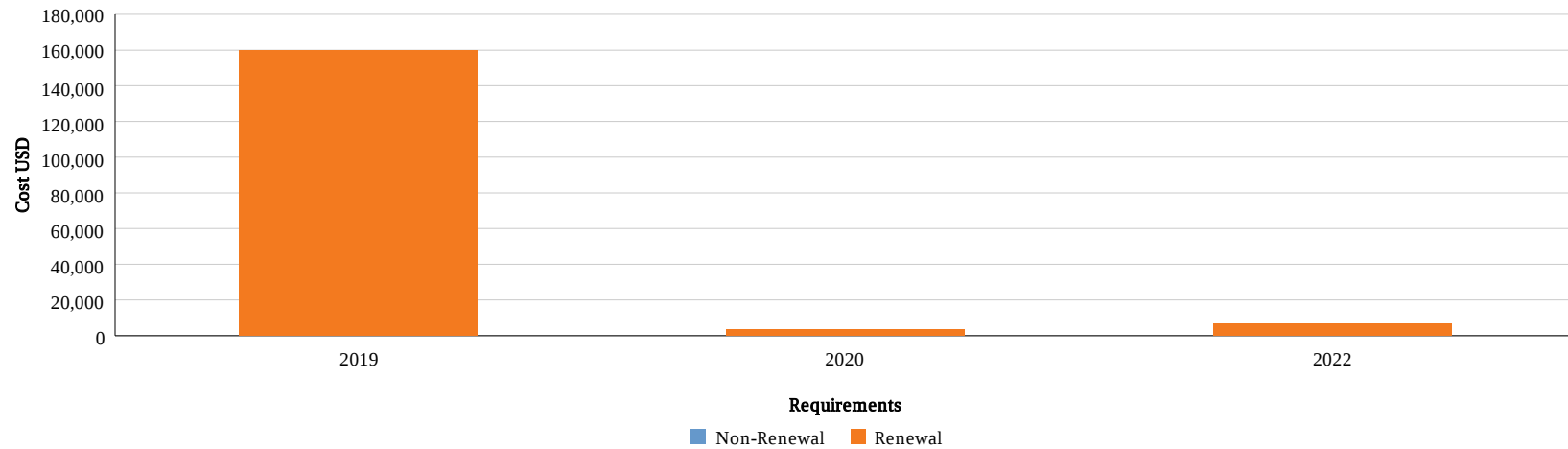
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,327
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,520
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,840
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,463
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,819
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,245
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,997
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,656



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,964
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	6,633
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,298
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	847
Wood Ceiling - Painted or Stained Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	48,489
Wood Windows - Fixed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,053
Total						169,705



Asset Overview Report

By Asset Name

Region: Parks

Asset: Fairhaven Park Storage

Campus: Fairhaven Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	23,649	FCI:	0.28
RI Cost:	23,649	RI:	0.28
Total Requirement Cost:	23,649	Size:	594 SF
Current Replacement Value:	85,280		

Address 1

14th Street

Address 2

Fairhaven Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Fairhaven Park Storage

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior)	The exterior wall assemblies includes both wood lap siding and Hardiplank siding with a wood-frame stud backup assembly. Refer to separate system for interior wall



Asset Overview Report

By Asset Name

System Name	Description
- Wood-Frame Backup	finishes such as GWB and paint.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (OSB)	The finish to the interior of the exterior walls typically includes OSB Sheathing on the exterior wall back-up assembly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 50A 208Y/120V	The building includes a typical 50A 120/208V electrical service, which includes incoming feeders and main panel.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	493	7,894
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	402	6,428
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	832	13,317



Asset Overview Report

By Asset Name

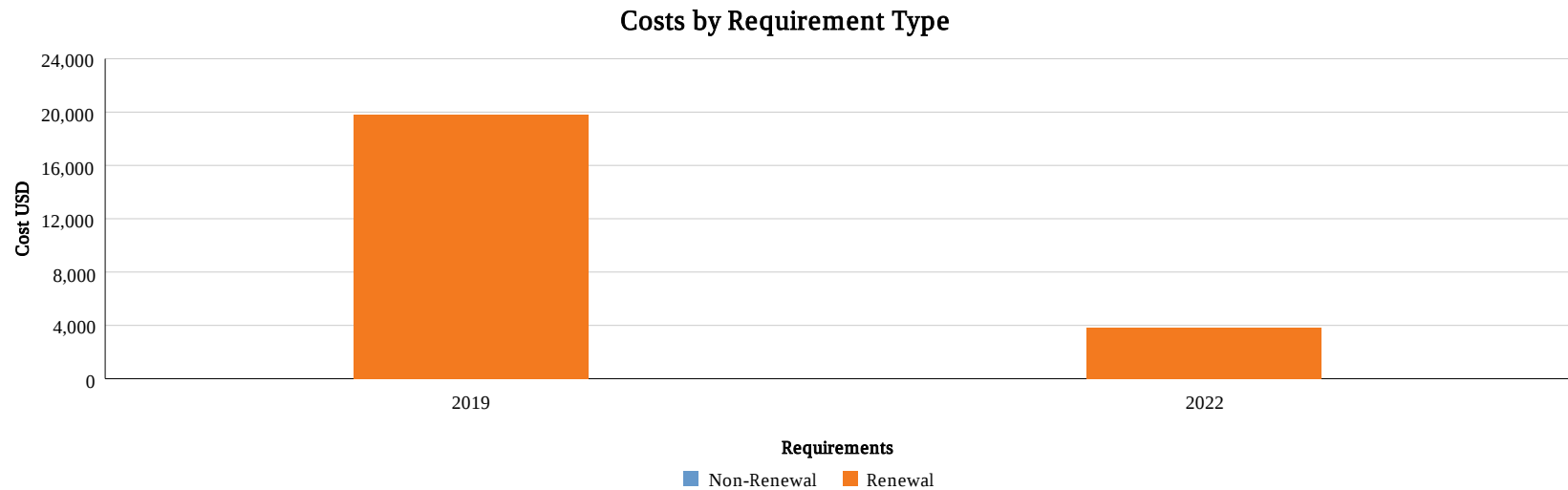
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1980	2055	19,324	15,459
B2010 - Exterior Walls	Paint (Exterior)	10	125	2012	2022	3,828	3,063
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	6,289	5,032
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1980	2019	13,532	10,825
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	2013	2032	4,548	3,638
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (OSB)	50	12	2012	2062	230	1,843
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2012	2042	7,092	5,674
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2012	2027	424	378
D5012 - Low Tension Service and Dist.	Main Electrical Service - 50A 208Y/120V	30	125	2012	2042	5,133	4,107
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2012	2042	3,726	2,981
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2012	2032	5,802	4,642
Subtotal							85,280
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							85,280



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,828
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,289
Total						23,649



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Fairhaven Park

Campus: Fairhaven Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	570,821	FCI:	0.57
RI Cost:	570,821	RI:	0.57
Total Requirement Cost:	570,820	Size:	1 Each
Current Replacement Value:	996,841		

Address 1
City 14th Street
Bellingham

Address 2
State/Province/Region Fairhaven Park
WA



Asset Overview Report

By Asset Name

Photo



Site - Fairhaven Park

System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G2041 - Fences and Gates-Fences - Wood	The site includes fencing. Wood fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

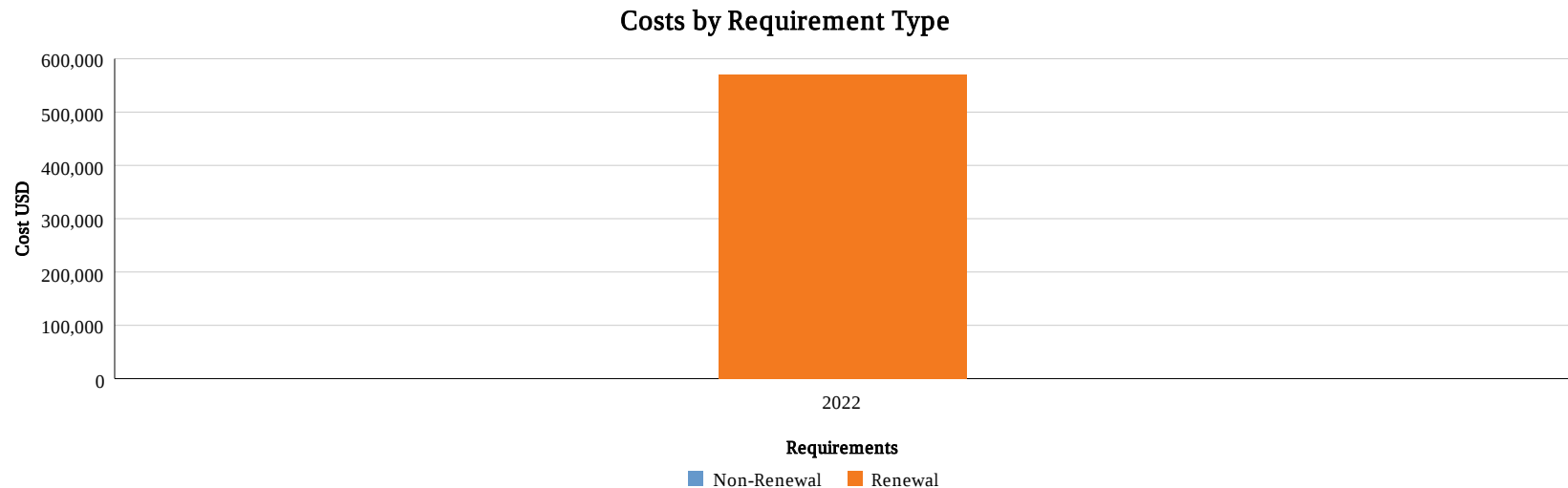
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	62	1980	2022	246,888	395,021
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1980	2022	274,643	439,429
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1980	2022	3,480	5,568
G2041 - Fences and Gates	Fences - Wood	30	125	2012	2042	27,960	22,368
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1980	2030	50,917	45,259
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1980	2030	59,116	52,548
G4020 - Site Lighting	Site - Pole Lights	30	125	1980	2022	45,809	36,648
Subtotal							996,841
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							996,841



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	274,643
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,480
Roadways Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	246,888
Site - Pole Lights Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	45,809
Total						570,820



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Golf Course Clubhouse

Campus: Lake Padden Golf Course

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	684,149	FCI:	0.32
RI Cost:	684,149	RI:	0.32
Total Requirement Cost:	684,149	Size:	7,600 SF
Current Replacement Value:	2,117,844		

Address 1
City

Lake Padden
Bellingham

Address 2
State/Province/Region

Lake Padden Golf
WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Golf Course Clubhouse

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Addition)	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
A1030 - Slab on Grade-Concrete Slab-On-Grade (Addition)	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.



Asset Overview Report

By Asset Name

System Name	Description
A1031 - Standard Slab on Grade-Porches - Concrete	The building contains exterior porches with reinforced concrete at exterior front and side entrance doors.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs (6' wide x 5 risers) with railing.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof (Addition)	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Fiber Cement Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2016 - Exterior Soffits-Soffits - Wood Paneling	The building has a wood soffit around the perimeter.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes a combination of double-glazed vinyl/wood window assemblies.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Storefront	The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Storefront	The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B30 - Roofing-Single-Ply Membrane - Fully Adhered	The roof covering is of a single-ply fully adhered membrane with insulation.
B30 - Roofing-Single-Ply Membrane - TPO (Addition)	The roof covering is of a single-ply fully adhered membrane (TPO) with insulation on newer addition. (Pro Shop)
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
B3021 - Glazed Roof Openings-Skylights - Dome Types	Skylights, plastic domes, insulated curbs, double glazing.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet



Asset Overview Report

By Asset Name

System Name	Description
C1030 - Fittings-Restroom Partitions	tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C20 - Stairs-Stairs	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Wood or laminate partitions utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	The building contains a set of interior stairs with landing and railings.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-Quarry Tile	The building floor finishes include porcelain type ceramic tile installed in restrooms.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile (Suspended)	Floor finishes include mudset quarry or ceramic tile. in the kitchen area.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include wall hung urinals.
D2010 - Plumbing Fixtures-Sinks	The restroom fixtures include vitreous china water closets.
D2010 - Plumbing Fixtures-Utility Sinks	Plumbing fixtures include counter mounted stainless steel sink in the kitchen area.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The plumbing fixtures include a utility sink in storage area.
D2020 - Domestic Water Distribution-Water Heater - Gas - Comm	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The domestic hot water is provided by a gas-fired, 100 MBH, commercial- grade water heater, with recirculation pump. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2040 - Rain Water Drainage-Roof Drainage - Gravity - Economy	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
	The rain water drainage includes 4-inch vertical roof drains, 6 and 8-inch horizontal piping with gravity discharge.



Asset Overview Report

By Asset Name

System Name	Description
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3032 - Direct Expansion Systems-AC Unit w/Gas Heat - Rooftop	HVAC systems includes (2) roof mounted HVAC unit with gas heat. Units rated at 4 & 5 tons each.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes exhaust fans with ducting providing service to the restrooms and for general building service.
D3040 - Distribution Systems-Exhaust System - Kitchen - Commercial	The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-Evaporative Cooler	The HVAC system includes an evaporative cooler for the kitchen area.
D3050 - Terminal and Package Units-Furnace W/Electric Heat	The HVAC system includes a fired warm air furnace in the basement storage area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units-Furnace w/Gas Heat	The HVAC system includes a gas fired warm air furnace located in the basement area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D40 - Fire Protection-Kitchen Hood Suppression	System includes a R-102 chemical fire suppression system for a typical commercial kitchen. Fire suppression includes fusible links, manual pull stations, 3 gallon tanks, nozzles, and control panels. Hood not included.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 600A 480Y/277V & 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 600A 208Y/120V	The building includes a typical 600A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5038 - Security and Detection Systems-Security System	The building is equipped with an average density security system. The security system includes an alarm panel, door contacts, motion detectors, conduit and wiring. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5092 - Emergency Light and Power Systems-Emergency Battery Pack Lights	The emergency lighting system includes self-contained battery packs and lights. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5092 - Emergency Light and Power Systems-Exit Signs	The emergency lighting system includes the installation LED and fluorescent exit signs. Installation includes single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E - Equipment and Furnishings-Kitchen Equipment - Average	Equipment and furnishings includes kitchen equipment of average quantity and quality.
E2010 - Fixed Furnishings-Casework - Cabinets and Counter Tops	Building includes built-in cabinets in the lobby area, restrooms, kitchenette.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1972	2047	3,348	53,568
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	2001	2076	5,457	87,304
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Addition)	75	6	2001	2076	3,348	53,568
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1972	2047	4,396	70,337
A1030 - Slab on Grade	Concrete Slab-On-Grade (Addition)	75	6	2001	2076	406	6,493
A1031 - Standard Slab on Grade	Porches - Concrete	75	6	2001	2076	1,018	16,282
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	2001	2051	6,511	5,209
B1020 - Roof Construction	Wood-Frame Roof	75	6	1972	2047	9,988	159,805
B1020 - Roof Construction	Wood-Frame Roof (Addition)	75	6	2001	2076	832	13,317



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Fiber Cement Siding (Exterior) - Wood-Frame Backup	75	125	2001	2076	101,672	81,338
B2010 - Exterior Walls	Paint (Exterior)	10	125	2001	2019	19,366	15,493
B2016 - Exterior Soffits	Soffits - Wood Paneling	50	125	2001	2051	10,899	8,719
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	2001	2031	45,234	36,187
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Storefront	30	125	2001	2031	11,396	9,117
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	2001	2031	12,066	9,653
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2001	2031	12,579	10,063
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Storefront	30	125	2001	2031	68,378	54,702
B30 - Roofing	Metal Roofing	50	125	2001	2051	36,782	29,426
B30 - Roofing	Single-Ply Membrane - TPO (Addition)	25	125	2001	2026	275,476	220,381
B30 - Roofing	Single-Ply Membrane - Fully Adhered	25	125	1972	2014	104,656	83,725
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2001	2061	2,654	2,124
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	125	2001	2026	11,748	9,398
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2001	2051	41,340	66,144
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	2001	2051	53,257	42,606
C1030 - Fittings	Restroom Accessories	20	125	2001	2021	2,197	1,758
C1030 - Fittings	Restroom Partitions	40	125	2001	2041	13,267	10,614
C20 - Stairs	Stairs	75	38	2001	2076	13,168	35,114
C3010 - Wall Finishes	Paint (Walls)	10	125	2001	2019	14,940	11,952



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	2001	2051	1,326	10,608
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	2001	2026	9,990	7,992
C3020 - Floor Finishes	Quarry Tile	25	125	2001	2026	14,056	11,245
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	2001	2021	79,200	63,360
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2001	2031	31,044	24,835
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2001	2019	12,116	9,693
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2001	2031	7,003	5,603
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2001	2031	22,863	18,291
D2010 - Plumbing Fixtures	Utility Sinks	30	125	2001	2031	2,862	2,289
D2010 - Plumbing Fixtures	Sinks	20	125	2001	2021	3,298	2,638
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	2001	2031	9,672	7,738
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2001	2031	29,585	23,668
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2001	2021	3,990	3,192
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2001	2031	47,959	42,630
D2020 - Domestic Water Distribution	Water Heater - Gas - Comm	15	112	2001	2019	14,050	12,544
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1972	2022	40,296	32,237
D2040 - Rain Water Drainage	Roof Drainage - Gravity - Economy	50	125	1972	2022	10,259	8,207
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	2001	2041	33,099	26,479
D3032 - Direct Expansion Systems	AC Unit w/Gas Heat - Rooftop	15	125	2001	2016	33,994	27,195
D3040 - Distribution Systems	Exhaust System - Kitchen - Commercial	15	125	2001	2019	105,113	84,090
D3040 - Distribution Systems	Exhaust System - General Building	25	125	2001	2026	18,924	15,139



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2001	2026	2,336	1,868
D3040 - Distribution Systems	HVAC Ductwork	50	125	2001	2051	147,358	117,887
D3050 - Terminal and Package Units	Furnace w/Gas Heat	15	125	2001	2019	6,439	5,151
D3050 - Terminal and Package Units	Evaporative Cooler	20	125	2001	2021	3,515	2,812
D3050 - Terminal and Package Units	Furnace W/Electric Heat	15	125	2001	2019	6,439	5,151
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2001	2021	22,133	17,707
D40 - Fire Protection	Kitchen Hood Suppression	20	125	2001	2021	14,720	11,776
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 600A 480Y/277V & 208Y/120V	30	125	2001	2031	74,105	59,284
D5012 - Low Tension Service and Dist.	Main Electrical Service - 600A 208Y/120V	30	125	2001	2031	29,385	23,508
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2001	2021	4,920	3,936
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2001	2031	47,675	38,140
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2001	2021	74,234	59,387
D5033 - Telephone Systems	Telephone System	15	106	2001	2021	16,085	15,139
D5038 - Security and Detection Systems	Security System	15	125	2001	2019	28,307	22,645
D5039 - Local Area Networks	LAN System	15	106	2001	2021	8,191	7,709
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	2001	2019	1,484	1,187
D5092 - Emergency Light and Power Systems	Exit Signs	20	125	2001	2021	1,616	1,293
E - Equipment and Furnishings	Kitchen Equipment - Average	20	125	2001	2021	52,591	42,073
E2010 - Fixed Furnishings	Casework - Cabinets and Counter Tops	25	125	2001	2026	46,400	37,120
Subtotal							2,117,844



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

Total Replacement Value Based on System Costs with Overheads	2,117,844
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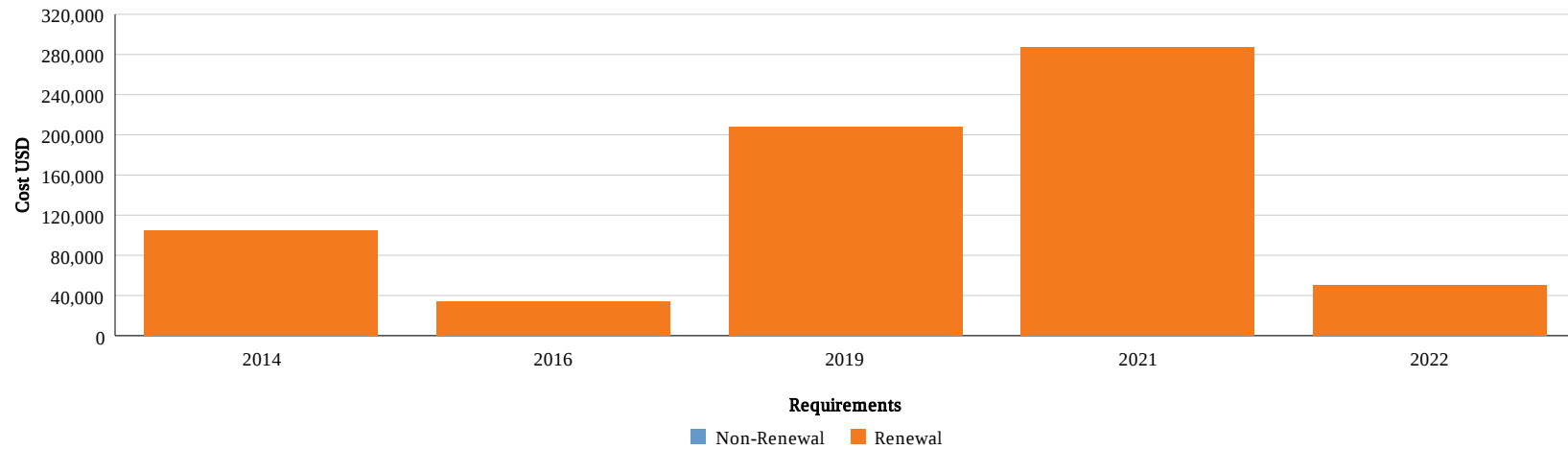
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
AC Unit w/Gas Heat - Rooftop Renewal	Yes	D3032 - Direct Expansion Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2016	33,994
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	79,200
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	3,990
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	22,133
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,484
Evaporative Cooler Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	3,515
Exhaust System - Kitchen - Commercial Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	105,113
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,616
Furnace W/Electric Heat Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,439



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Furnace w/Gas Heat Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,439
Kitchen Equipment - Average Renewal	Yes	E - Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	52,591
Kitchen Hood Suppression Renewal	Yes	D40 - Fire Protection	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	14,720
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	8,191
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	4,920
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	74,234
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,116
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	19,366
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,940
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,197
Roof Drainage - Gravity - Economy Renewal	Yes	D2040 - Rain Water Drainage	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	10,259
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	40,296
Security System Renewal	Yes	D5038 - Security and Detection Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	28,307
Single-Ply Membrane - Fully Adhered Renewal	Yes	B30 - Roofing	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	104,656
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	3,298
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	16,085
Water Heater - Gas - Comm Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,050
Total						684,149



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Golf Course Restrooms

Campus: Lake Padden Golf Course

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	90,024	FCI:	0.78
RI Cost:	90,024	RI:	0.78
Total Requirement Cost:	90,024	Size:	352 SF
Current Replacement Value:	114,837		

Address 1
City

Lake Padden
Bellingham

Address 2
State/Province/Region

Lake Padden Golf
WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Golf Course Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
B3021 - Glazed Roof Openings-Skylights - Dome Types	The building includes (3) skylights 2 x 2 dimensions. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-Rubber Tile (Raised Pattern)	Floor finishes include rubber tile flooring, with a square raised pattern, installed in the exercise room. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater.



Asset Overview Report

By Asset Name

System Name	Description
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to a septic system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1993	2068	380	6,077
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1993	2068	238	3,809
B1020 - Roof Construction	Wood-Frame Roof	75	6	1993	2068	488	7,813
B2010 - Exterior Walls	Paint (Exterior)	10	125	1993	2015	2,554	2,043
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1993	2068	15,181	12,145
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1993	2023	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1993	2043	6,022	4,818
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1993	2053	1,706	1,365
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	125	1993	2019	4,405	3,524
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1993	2043	1,102	1,764



Asset Overview Report

By Asset Name

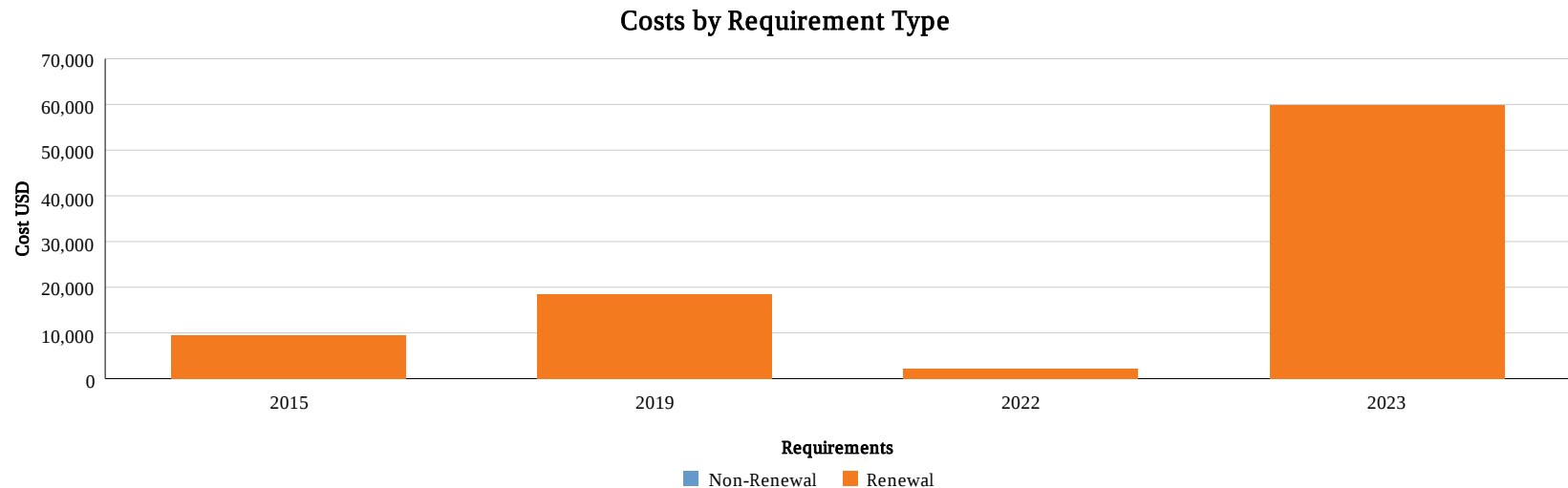
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1030 - Fittings	Restroom Accessories	20	125	1993	2019	2,197	1,758
C3010 - Wall Finishes	Paint (Walls)	10	125	1993	2019	1,527	1,222
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1993	2043	336	2,687
C3020 - Floor Finishes	Rubber Tile (Raised Pattern)	10	125	1993	2019	4,196	3,357
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1993	2023	2,388	1,910
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1993	2019	932	746
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1993	2023	14,793	11,834
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1993	2019	3,990	3,192
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1993	2023	9,145	7,316
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	1993	2015	6,992	6,243
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1993	2022	2,221	1,974
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1993	2042	1,866	1,493
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1993	2019	1,168	934
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1993	2023	12,440	9,952
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1993	2023	2,208	1,766
Subtotal							114,837
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							114,837



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	2,208
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	2,221
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,990
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,168
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	2,388
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	12,440
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	932



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	2,554
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,527
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	14,793
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	9,145
Rubber Tile (Raised Pattern) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,196
Skylights - Dome Types Renewal	Yes	B3021 - Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,405
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	18,868
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	6,992
Total						90,024



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Golf School Building

Campus: Lake Padden Golf Course

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	316,147	FCI:	0.56
RI Cost:	316,147	RI:	0.56
Total Requirement Cost:	316,148	Size:	2,380 SF
Current Replacement Value:	565,869		

Address 1
City

Lake Padden
Bellingham

Address 2
State/Province/Region

Lake Padden Golf
WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Golf School Building

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Addition)	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
A1030 - Slab on Grade-Concrete Slab-On-Grade (Addition)	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
A1031 - Standard Slab on Grade-Porches -	The building contains exterior porches with reinforced concrete at exterior front and side entrance doors.



Asset Overview Report

By Asset Name

System Name	Description
Concrete	
A1031 - Standard Slab on Grade-Porches - Concrete (Addition)	The building contains exterior porches with reinforced concrete at exterior front and side entrance doors.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof (Addition)	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup (Addition)	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes a combination of double-glazed vinyl/wood window assemblies.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to the swing training section.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Wood (Exterior)	Exterior door assemblies include wood single and double-leaf doors, set in aluminum or wood frames, and have standard hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls- Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes. Installation date not verified. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring in the kitchen area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Kitchen - Cabinet, Counter and Sink	The plumbing fixtures include kitchen cabinets, counter and sink units.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Prefab Individual Shower	The building includes one shower stall.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes a sanitary waste system, which is gravity fed to a lift station in the park near the irrigation pump house and then pumped to the municipal system on Samish.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting -	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
Exterior	
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5038 - Security and Detection Systems-Security System	The building is equipped with an average density security system. The security system includes an alarm panel, door contacts, motion detectors, conduit and wiring. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
G2049 - Miscellaneous Structures-Wood Deck - Treated	Wood deck, including pressure-treated framing, decking, posts, railings, stairs, and handicap ramp.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1971	2046	2,734	43,747
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Addition)	75	6	1993	2068	1,534	24,552
A1030 - Slab on Grade	Concrete Slab-On-Grade (Addition)	75	6	1993	2068	390	6,233
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1971	2046	1,136	18,179
A1031 - Standard Slab on Grade	Porches - Concrete (Addition)	75	6	1993	2068	76	1,221
A1031 - Standard Slab on Grade	Porches - Concrete	75	6	1971	2046	229	3,663
B1020 - Roof Construction	Wood-Frame Roof (Addition)	75	6	1993	2068	999	15,981



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B1020 - Roof Construction	Wood-Frame Roof	75	6	1971	2046	2,913	46,610
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup (Addition)	75	125	1993	2068	23,970	19,176
B2010 - Exterior Walls	Paint (Exterior)	10	125	2005	2019	7,663	6,131
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1971	2045	35,955	28,764
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	1993	2023	15,078	12,062
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Wood (Exterior)	30	125	1993	2023	5,245	4,196
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1993	2023	12,579	10,063
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1993	2023	13,532	10,825
B30 - Roofing	Metal Roofing	50	125	1993	2043	48,245	38,596
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1993	2053	4,171	3,337
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1993	2043	5,512	8,819
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1993	2043	35,505	28,404
C1030 - Fittings	Restroom Accessories	20	125	1993	2019	1,098	879
C3010 - Wall Finishes	Paint (Walls)	10	125	1993	2019	6,640	5,312
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1993	2043	1,414	11,315
C3020 - Floor Finishes	VCT - Average	10	125	1993	2019	1,256	1,005
C3020 - Floor Finishes	Carpeting	10	125	1993	2019	21,106	16,884
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1993	2023	28,656	22,925
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2005	2019	11,184	8,947



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1993	2023	4,573	3,658
D2010 - Plumbing Fixtures	Restroom Fixtures - Prefab Individual Shower	30	125	1993	2023	3,602	2,881
D2010 - Plumbing Fixtures	Kitchen - Cabinet, Counter and Sink	30	125	1993	2023	14,389	11,511
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1993	2023	7,396	5,917
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1993	2023	15,019	13,350
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	1993	2019	6,992	6,243
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1993	2043	12,619	10,095
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1993	2023	17,529	15,651
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1993	2019	6,931	5,545
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1993	2019	2,952	2,361
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1993	2023	14,930	11,944
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1993	2019	23,247	18,598
D5033 - Telephone Systems	Telephone System	15	106	2005	2021	2,015	1,896
D5038 - Security and Detection Systems	Security System	15	125	1993	2019	5,947	4,757
D5039 - Local Area Networks	LAN System	15	106	2005	2021	2,565	2,414
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	1993	2019	64,024	51,219
Subtotal							565,869
Overhead:							0
Total Replacement Value Based on System Costs with Overheads							565,869



Asset Overview Report

By Asset Name

Subtotal	0
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Total Replacement Value Based on System Costs with Overheads	565,869
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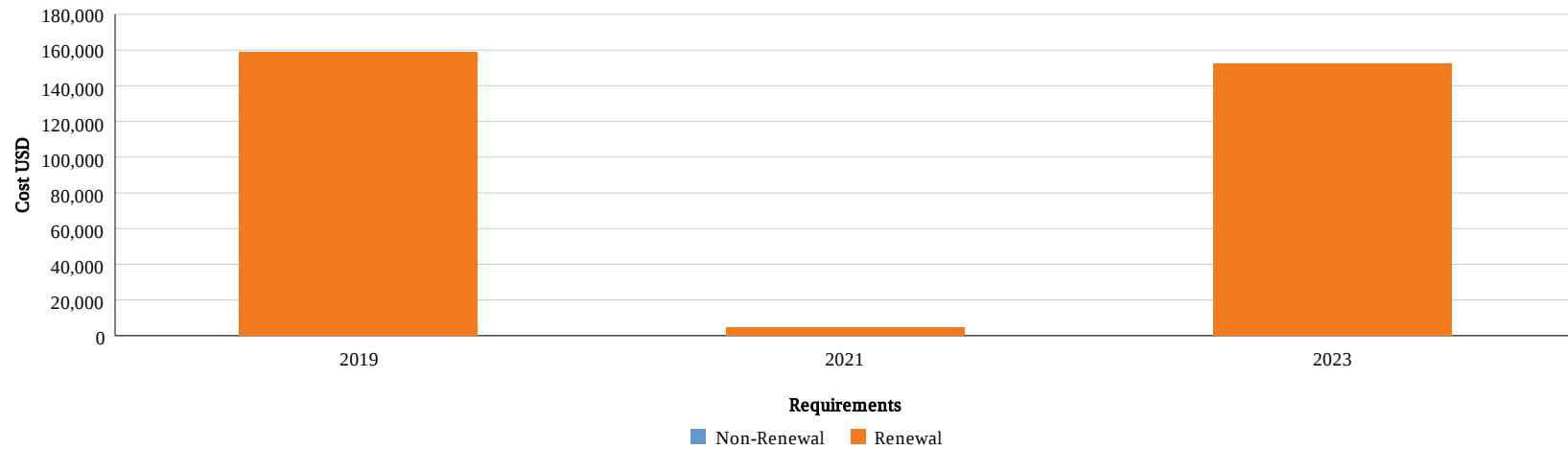
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	14,930
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	21,106
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	15,019
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,931
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	28,656
Kitchen - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	14,389
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,565
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,952
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	23,247



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,184
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,663
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,640
Perimeter Heat - Electric Baseboard Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	17,529
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,098
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	7,396
Restroom Fixtures - Prefab Individual Shower Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	3,602
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	4,573
Security System Renewal	Yes	D5038 - Security and Detection Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,947
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	12,579
Swinging Doors - 3 x 7 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	5,245
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,015
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,256
Vinyl Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	15,078
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,992
Wood Deck - Treated Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	64,024
Total						316,148



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Maintenance

Campus: Lake Padden Golf Course

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	212,291	FCI:	0.61
RI Cost:	212,291	RI:	0.61
Total Requirement Cost:	212,292	Size:	3,060 SF
Current Replacement Value:	345,828		

Address 1

Lake Padden

Address 2

Lake Padden

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Maintenance

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding T1-11	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.



Asset Overview Report

By Asset Name

System Name	Description
(Exterior) - Wood-Frame Backup	
B2020 - Exterior Windows-Aluminum Windows - Single Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead wood door at the entrance to one of the bays. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Sliding Doors - Wood (Barn Type)	Exterior door assemblies include a sliding wood door with hardware. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Wood (Exterior)	Exterior door assemblies include wood single and double-leaf doors, set in aluminum or wood frames, and have standard hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3031 - Ceiling Finishes -Wood Ceilings	The building interior includes T&G wood ceilings with no insulation.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been



Asset Overview Report

By Asset Name

System Name	Description
Domestic Water Distribution	adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to a septic system.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1973	2048	1,120	17,916
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1973	2048	2,070	33,113
B1020 - Roof Construction	Wood-Frame Roof	75	6	1973	2048	4,245	67,917
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1973	2048	51,658	41,326
B2010 - Exterior Walls	Paint (Exterior)	10	125	1990	2014	2,554	2,043



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2020 - Exterior Windows	Aluminum Windows - Single Glazed	30	125	1973	2019	14,630	11,704
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1973	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Wood (Exterior)	30	125	1973	2019	5,245	4,196
B2030 - Exterior Doors	Sliding Doors - Wood (Barn Type)	30	125	1973	2019	6,533	5,226
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	1973	2014	23,195	18,556
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1973	2033	3,982	3,185
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1973	2023	5,512	8,819
C3010 - Wall Finishes	Paint (Walls)	10	125	1973	2019	2,656	2,125
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1973	2023	354	2,829
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1973	2019	3,262	2,610
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1973	2019	3,582	2,866
C3031 - Ceiling Finishes	Wood Ceilings	50	62	1973	2023	2,632	4,211
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1973	2015	4,573	3,658
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1973	2015	7,396	5,917
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1973	2015	3,990	3,192
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1973	2019	19,310	17,164
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	1990	2016	6,992	6,243
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1973	2023	16,224	12,980
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2000	2019	2,118	1,892
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1973	2019	12,440	9,952
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1973	2019	19,196	15,356



Asset Overview Report

By Asset Name

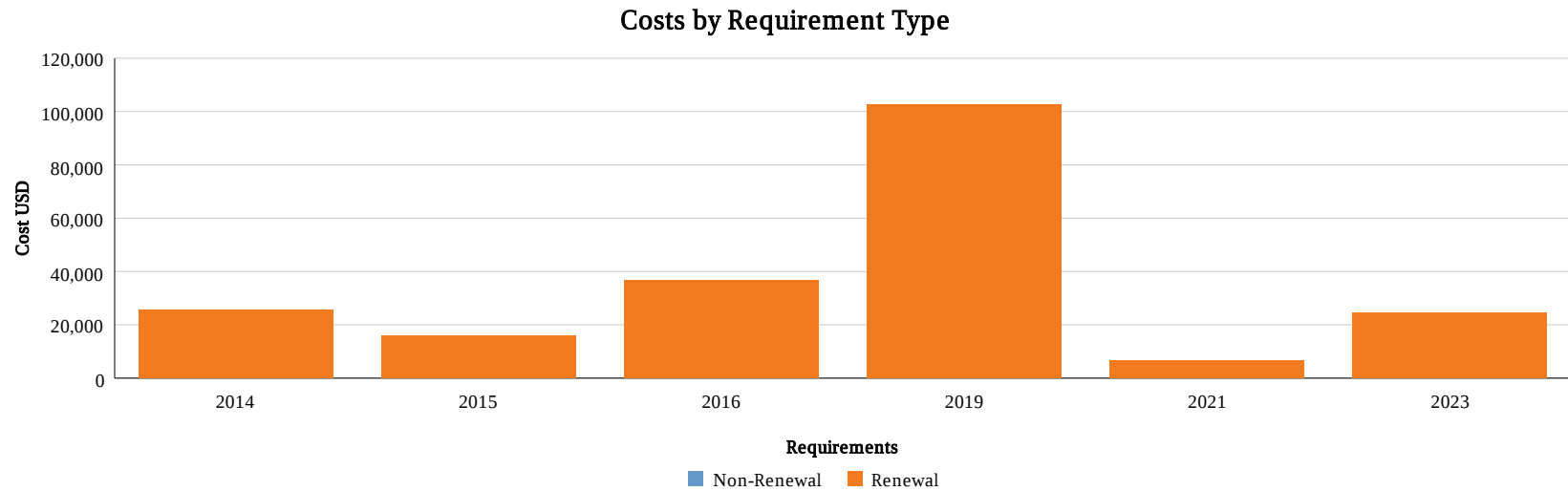
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1973	2016	29,889	23,911
D5033 - Telephone Systems	Telephone System	15	106	2005	2021	6,476	6,096
Subtotal							345,828
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							345,828

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Aluminum Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,630
Asphalt Shingled Roofing Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	23,195
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	19,196
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	19,310
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	3,990
Exterior Walls - Finish to Inside (GWB) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	354
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,582
Gypsum Wallboard (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	5,512
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2016	29,889



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,262
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	2,554
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,656
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	7,396
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	4,573
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	16,224
Sliding Doors - Wood (Barn Type) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,533
Swinging Doors - 3 x 7 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,245
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	6,476
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,119
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2016	6,992
Wood Ceilings Renewal	Yes	C3031 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	2,632
Total						212,292



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Lake Padden Golf Course

Campus: Lake Padden Golf Course

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	807,511	FCI:	0.23
RI Cost:	807,511	RI:	0.23
Total Requirement Cost:	807,511	Size:	1 Each
Current Replacement Value:	3,530,831		

Address 1
City

Lake Padden
Bellingham

Address 2
State/Province/Region

Lake Padden Golf
WA



Asset Overview Report

By Asset Name

Photo



Site - Lake Padden Golf Course

System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Cart Paths (Bituminous Asphalt)	Te site includes approximately 100,000 sqft of cart paths.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete parking lots provide for staff and public vehicular traffic and parking at the site.
G2041 - Fences and Gates-Fences - Wood	The site includes fencing. Wood fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

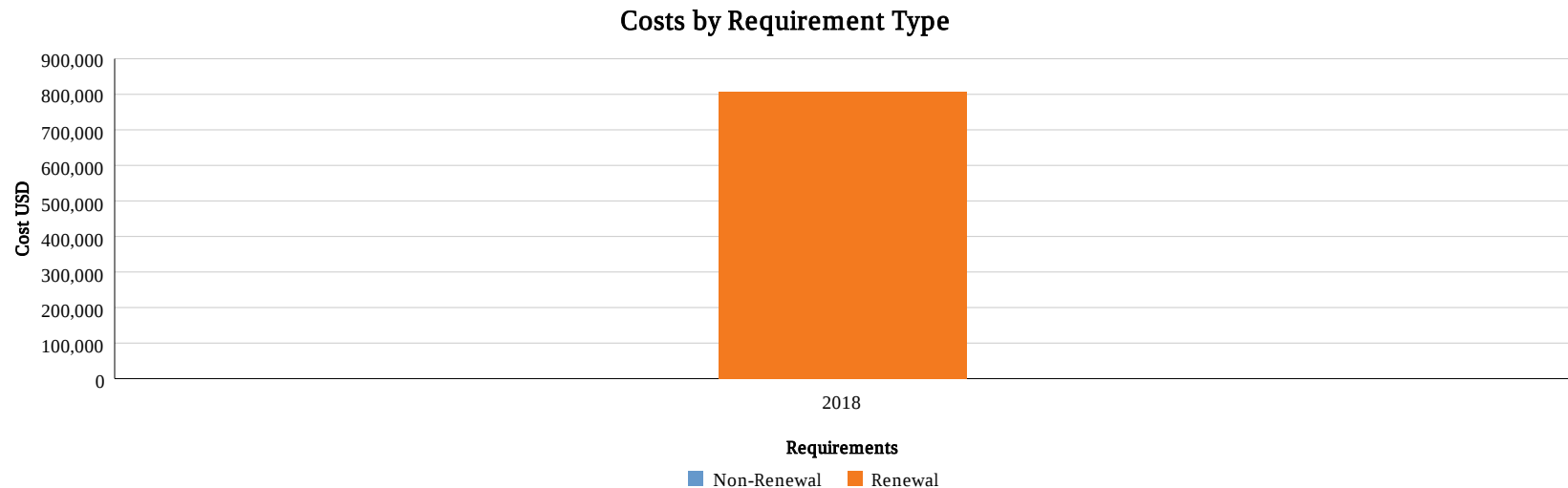
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	30	1980	2018	296,266	987,552
G2022 - Paving and Surfacing	Cart Paths (Bituminous Asphalt)	30	25	1980	2018	239,200	956,800
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	30	1980	2018	263,657	878,858
G2041 - Fences and Gates	Fences - Wood	30	125	1980	2018	8,388	6,710
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1980	2030	339,445	301,729
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1980	2030	394,108	350,318
G4020 - Site Lighting	Site - Pole Lights	30	125	2003	2033	61,079	48,863
Subtotal							3,530,831
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							3,530,831



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Cart Paths (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	239,200
Fences - Wood Renewal	Yes	G2041 - Fences and Gates	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	8,388
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	263,657
Roadways Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	296,266
Total						807,511



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Park Bathhouse Restroom

Campus: Lake Padden Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	367,271	FCI:	0.66
RI Cost:	367,271	RI:	0.66
Total Requirement Cost:	367,274	Size:	1,455 SF
Current Replacement Value:	559,507		

Address 1

Lake Padden

Address 2

Lake Padden Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Park Bathhouse Restroom

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Solid Brick Walls	The exterior walls consist of solid brick construction.
B2030 - Exterior Doors-Overhead Sectional	Exterior door systems include a sectional, overhead aluminum doors at the entrance to the storage area. Overall the system condition is reasonable; the Observed Years



Asset Overview Report

By Asset Name

System Name	Description
Units	Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3021 - Glazed Roof Openings-Skylights - Dome Types	The building has domed type skylights included in the building. There are (2) 8x8 and (1) 4x4 skylights in each restroom for a total of (4) 8x8 and (2) 4x4 units. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard in the 2 restrooms. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Showers (Stainless Steel)	The restroom fixtures include stainless steel showers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the storage room. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Electric (Commercial)	The domestic hot water is provided by (2) 119-gallon electric water heater heaters rated at 24KW each. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Lift Station	The building includes a lift station with 2 centrifugal pumps that pumps liquids to the municipal system and the solids are pumped out annually by a vendor



Asset Overview Report

By Asset Name

System Name	Description
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 225A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with wall and ceiling mounted fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	772	12,354
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	984	15,745
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	2,018	32,294
B2010 - Exterior Walls	Solid Brick Walls	75	12	1980	2055	21,345	170,757
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	25,158	20,126
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1980	2019	13,532	10,825



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B30 - Roofing	Metal Roofing	50	125	1980	2030	24,892	19,914
B3021 - Glazed Roof Openings	Skylights - Dome Types	25	125	1980	2019	107,199	85,759
C1030 - Fittings	Restroom Partitions	40	125	1980	2020	8,845	7,076
C1030 - Fittings	Restroom Accessories	20	125	1980	2019	4,394	3,515
C3010 - Wall Finishes	Paint (Walls)	10	125	2005	2019	797	637
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2005	2019	1,864	1,491
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1980	2019	4,776	3,821
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1980	2019	12,307	9,845
D2010 - Plumbing Fixtures	Restroom Fixtures - Showers (Stainless Steel)	30	125	1980	2019	2,756	2,205
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1980	2019	2,862	2,289
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1980	2019	34,572	27,657
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1980	2019	13,737	10,989
D2020 - Domestic Water Distribution	Water Heater - Electric (Commercial)	15	112	2004	2019	67,151	59,957
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2019	9,182	8,161
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1980	2030	7,715	6,172
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	13,836	12,354
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1980	2019	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1980	2019	1,271	1,135
D5012 - Low Tension Service and Dist.	Main Electrical Service - 225A 208Y/120V	30	125	1980	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	4,920	3,936



Asset Overview Report

By Asset Name

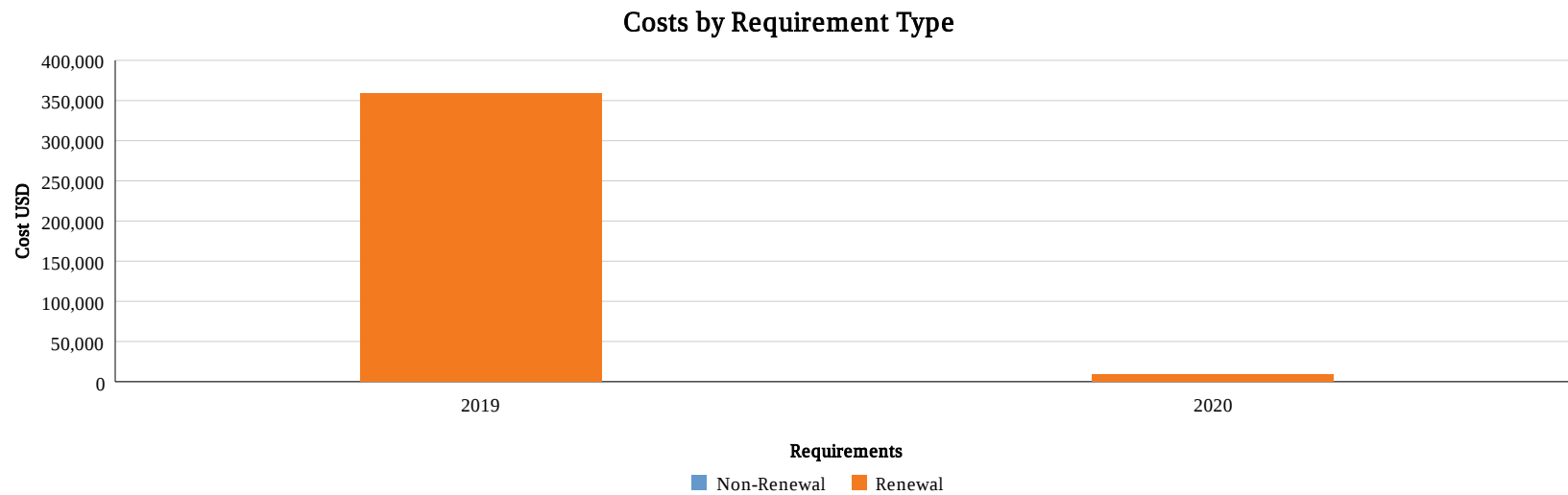
Unifomat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	9,127	7,302
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2019	14,212	11,370
Subtotal							559,507
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							559,507

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,127
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,182
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,776
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,836
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,920
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,212
Main Electrical Service - 225A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,864
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	797
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,394
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,307
Restroom Fixtures - Showers (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,756
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,737
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	34,572
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	8,845
Skylights - Dome Types Renewal	Yes	B3021 - Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	107,199
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	25,158
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,271
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,862
Water Heater - Electric (Commercial) Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	67,151
Total						367,274



Asset Overview Report

By Asset Name

Region: Parks
Asset: Lake Padden Park Dog Off Leash Restroom
Campus: Lake Padden Park
Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	149,841	FCI:	0.47
RI Cost:	149,841	RI:	0.47
Total Requirement Cost:	149,841	Size:	1,380 SF
Current Replacement Value:	319,056		

Address 1	Lake Padden	Address 2	Lake Padden Park
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Park Dog Off Leash Restroom

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1011 - Wall Foundations-Footings - Perimeter (Rear Porch)	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
A1030 - Slab on Grade-Concrete Slab-On-Grade (Rear Porch)	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof (Rear Porch)	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Solid Brick Walls	The exterior walls consist of solid brick construction.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead aluminum doors at the entrance to the storage area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B30 - Roofing-Metal Roofing (Rear Porch)	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard in the 2 restrooms. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the storage room. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D2030 - Sanitary Waste-Lift Station	The building includes a lift station with 2 – 4HP grinder pumps that pumps to the larger lift station in the park by the GC irrigation pump house and then is pumped to the municipal sewer system on Samish.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 225A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with wall and ceiling mounted fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter (Rear Porch)	75	6	2009	2084	286	4,572
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	572	9,145
A1030 - Slab on Grade	Concrete Slab-On-Grade (Rear Porch)	75	6	2009	2084	271	4,328
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	663	10,605
B1020 - Roof Construction	Wood-Frame Roof (Rear Porch)	75	6	2009	2084	555	8,878



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	1,359	21,751
B2010 - Exterior Walls	Solid Brick Walls	75	12	1980	2055	14,363	114,907
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1980	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1980	2030	16,766	13,413
B30 - Roofing	Metal Roofing (Rear Porch)	50	125	2009	2059	6,843	5,475
C1030 - Fittings	Restroom Accessories	20	125	1980	2019	2,197	1,758
C1030 - Fittings	Restroom Partitions	40	125	1980	2020	11,056	8,845
C3010 - Wall Finishes	Paint (Walls)	10	125	2002	2019	996	797
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2009	2019	4,567	3,653
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1980	2019	11,701	9,361
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1980	2019	6,868	5,495
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1980	2019	6,153	4,923
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1980	2019	2,862	2,289
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1980	2019	21,607	17,286
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2019	6,184	5,497
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1980	2030	5,196	4,157
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	13,836	12,354
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1980	2019	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1980	2019	1,271	1,135



Asset Overview Report

By Asset Name

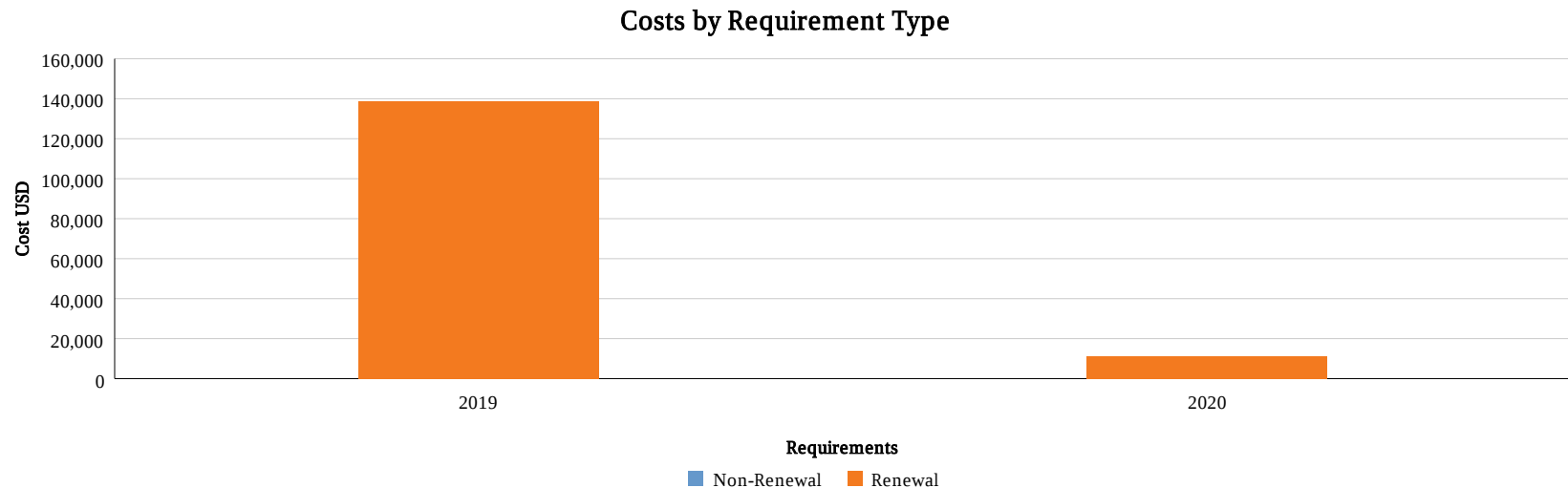
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5012 - Low Tension Service and Dist.	Main Electrical Service - 225A 208Y/120V	30	125	1980	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	3,936	3,149
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	6,148	4,918
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2019	9,572	7,658
Subtotal							319,056
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							319,056



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,148
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,184
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,701
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,836
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,936
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,572



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Main Electrical Service - 225A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,567
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	996
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	21,607
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	11,056
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,271
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,862
Total						149,841



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Park Large Shelter

Campus: Lake Padden Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1,020 SF
Current Replacement Value:	98,198		

Address 1

Lake Padden

Address 2

Lake Padden Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Park Large Shelter

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the shelter is a reinforced concrete slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and wood columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Solid Brick Walls	The exterior walls consist of solid brick construction.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	646	10,344
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	690	11,038
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	1,415	22,639
B2010 - Exterior Walls	Solid Brick Walls	75	12	1980	2055	5,027	40,218
B30 - Roofing	Metal Roofing	50	125	1980	2030	17,450	13,960
Subtotal							98,198
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							98,198



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks
Asset: Lake Padden Park Playground Restroom
Campus: Lake Padden Park
Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	132,803	FCI:	0.57
RI Cost:	132,803	RI:	0.57
Total Requirement Cost:	132,804	Size:	451 SF
Current Replacement Value:	232,821		

Address 1	Lake Padden	Address 2	Lake Padden Park
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Park Playground Restroom

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Solid Brick Walls	The exterior walls consist of solid brick construction.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead aluminum doors at the entrance to the storage area.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and



Asset Overview Report

By Asset Name

System Name	Description
Metal (Exterior)	frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard in the 2 restrooms. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the storage room.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Lift Station	The building includes a lift station with 2 – 4HP grinder pumps that pumps to the larger lift station in the park by the GC irrigation pump house and then is pumped to the municipal sewer system on Samish.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes a sanitary waste system, with gravity discharge to a lift station that pumps to the larger lift station in the park by the GC irrigation pump house and then is pumped to the municipal sewer system on Samish.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 225A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.



Asset Overview Report

By Asset Name

System Name	Description
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with wall and ceiling mounted fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	430	6,879
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	305	4,880
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	626	10,010
B2010 - Exterior Walls	Solid Brick Walls	75	12	1980	2055	11,884	95,068
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1980	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1980	2030	7,716	6,173
C1030 - Fittings	Restroom Accessories	20	125	1980	2019	4,394	3,515
C1030 - Fittings	Restroom Partitions	40	125	1980	2020	11,056	8,845
C3010 - Wall Finishes	Paint (Walls)	10	125	2005	2019	1,992	1,594
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1980	2019	4,776	3,821
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2005	2019	2,102	1,681
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1980	2019	6,153	4,923



Asset Overview Report

By Asset Name

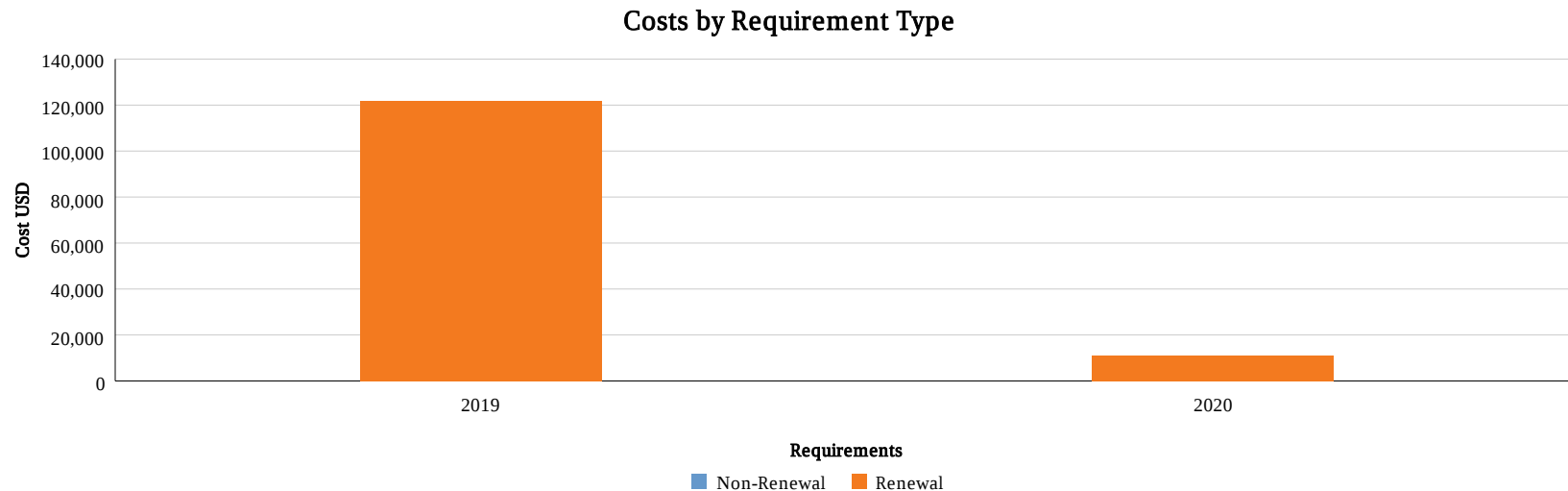
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1980	2019	2,862	2,289
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1980	2019	21,607	17,286
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	1980	2019	6,868	5,495
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2019	2,846	2,530
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1980	2030	2,391	1,913
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	13,836	12,354
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1980	2019	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1980	2019	1,271	1,135
D5012 - Low Tension Service and Dist.	Main Electrical Service - 225A 208Y/120V	30	125	1980	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	4,920	3,936
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	2,829	2,263
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2019	4,405	3,524
Subtotal							232,821
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							232,821



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,829
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,846
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,776
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,836
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,920
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,405



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Main Electrical Service - 225A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,102
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,992
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,394
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Urinals (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,868
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	21,607
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	11,056
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,271
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,862
Total						132,804



Asset Overview Report

By Asset Name

Region: Parks

Asset: Lake Padden Park Small Shelter

Campus: Lake Padden Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	816 SF
Current Replacement Value:	52,934		

Address 1

Lake Padden

Address 2

Lake Padden Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Lake Padden Park Small Shelter

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the shelter is a reinforced concrete slab that is approximately 26' x 46'.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and wood columns. System includes sheathing and insulation and an allowance for columns.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	667	10,669
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	812	12,985
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	1,132	18,111
B30 - Roofing	Metal Roofing	50	125	1980	2030	13,960	11,168
Subtotal							52,934
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							52,934



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Lake Padden Park

Campus: Lake Padden Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	2,094,544	FCI:	0.50
RI Cost:	2,094,544	RI:	0.50
Total Requirement Cost:	2,094,544	Size:	1 Each
Current Replacement Value:	4,211,447		

Address 1

Lake Padden

Address 2

Lake Padden Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Lake Padden Park

System Description

System Name	Description
D5022 - Lighting Equipment-Outdoor Stadium Lighting - (Ball Fields South Park)	The stadium includes outdoor lighting for night games.
G2010 - Roadways-Roadways - (Lakeshore Drive)	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2010 - Roadways-Roadways - (North Park)	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

System Name	Description
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.

Replacement Value Based on System Costs with Overheads

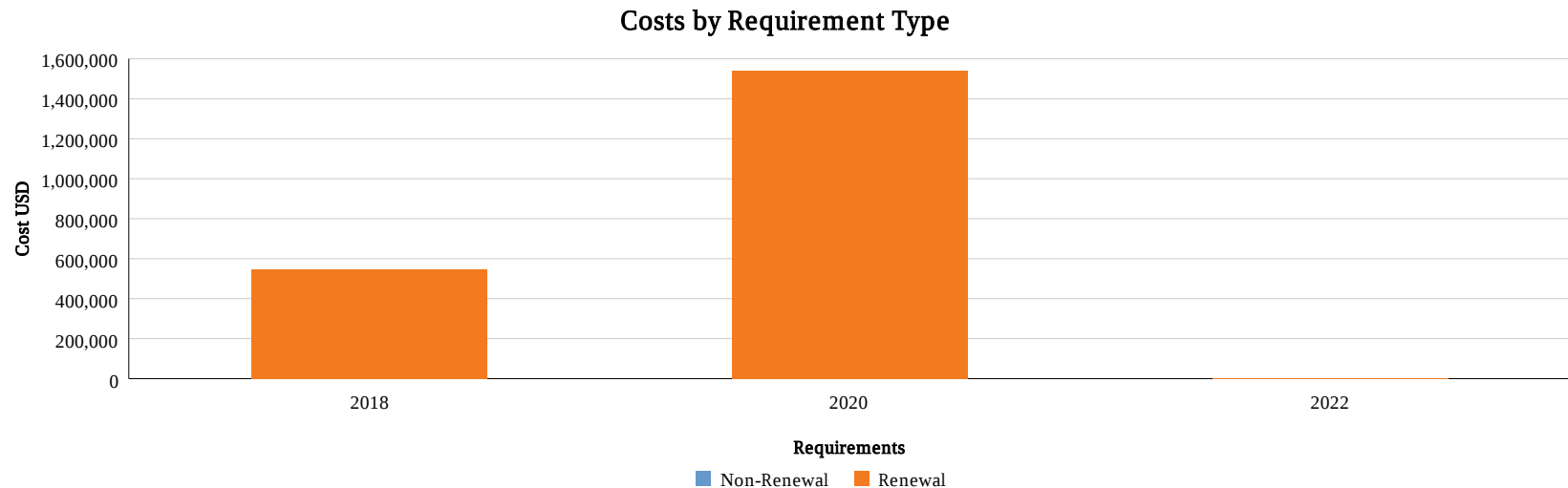
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Outdoor Stadium Lighting - (Ball Fields South Park)	30	125	1990	2020	294,904	235,923
G2010 - Roadways	Roadways - (Lakeshore Drive)	30	30	1990	2020	345,643	1,152,144
G2010 - Roadways	Roadways - (North Park)	30	30	1980	2018	246,888	822,960
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	25	1980	2018	302,108	1,208,430
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1970	2022	3,480	5,568
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1970	2020	339,445	301,729
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1970	2020	394,108	350,318
G4020 - Site Lighting	Site - Pole Lights	30	125	1990	2020	167,968	134,374
Subtotal							4,211,447
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							4,211,447



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Outdoor Stadium Lighting - (Ball Fields South Park) Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	294,904
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	302,108
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,480
Roadways - (Lakeshore Drive) Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	345,643
Roadways - (North Park) Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	246,888
Site - Domestic Water Supply Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	339,445
Site - Pole Lights Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	167,968



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Site - Sanitary Sewer Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	394,108
Total						2,094,544



Asset Overview Report

By Asset Name

Region: Parks

Asset: Maritime Heritage Park Environmental Learning Center

Campus: Maritime Heritage Park

Asset Number: 0

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	112,077	FCI:	0.14
RI Cost:	112,077	RI:	0.14
Total Requirement Cost:	112,076	Size:	2,409 SF
Current Replacement Value:	812,858		

Address 1
City

514 West Holly Street
Bellingham

Address 2
State/Province/Region

Maritime Heritage Park
WA



Asset Overview Report

By Asset Name

Photo



Maritime Heritage Park Environmental Learning Center

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete pier footings for the exterior deck.
A - Substructure-Pile Foundation	The building structure is supported by approximately 18 steel piles.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2015 - Balcony Walls and Handrails-Exterior Skirting - Wire Mesh	A wire mesh material is installed around the perimeter of the building.. Estimated cost based on an equivalent.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Storefront	The exterior doors include swinging glazed aluminum storefront leaf plus glazed transom, aluminum frame, hardware.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes in the restrooms include embossed, fiberglass reinforced plastic (FRP) paneling.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes in the public restrooms include ceramic type tile.
C3020 - Floor Finishes-Vinyl Sheet Goods	The building floor finishes include areas of sheet vinyl and related base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures in the public restrooms include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel wall hung urinals.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures in the public restrooms include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water in the staff restroom is provided by a point of use electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3040 - Distribution Systems-HVAC Ductwork	The HVAC system has metal/flexible ductwork to deliver air throughout the building.
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a Reznor gas fired warm air furnace.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats, control valves, and a basic local HVAC control system.
D5012 - Low Tension Service and Dist.-Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 225A 208Y/120V	The building includes a typical 225A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5020 - Lighting and Branch Wiring-Lighting - Exterior (Bollard Type)	Exterior lighting at the front entrance includes bollard type lighting fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

System Name	Description
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5038 - Security and Detection Systems-Security System	The building is equipped with an average density security system. The security system includes an alarm panel, door contacts, motion detectors, conduit and wiring.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.
G2049 - Miscellaneous Structures-Wood Deck - Treated	Wood deck, including pressure-treated framing, decking, posts, railings, stairs, and handicap ramp.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Pile Foundation	75	6	2004	2079	8,123	129,968
A - Substructure	Concrete Footings - Pier	75	6	2004	2079	512	8,199
B1010 - Floor Construction	Wood-Frame Floor	75	6	2004	2079	2,098	33,572
B1020 - Roof Construction	Wood-Frame Roof	75	6	2004	2079	3,342	53,468
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	2004	2079	67,840	54,272
B2015 - Balcony Walls and Handrails	Exterior Skirting - Wire Mesh	30	125	2004	2034	2,703	2,163
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2004	2034	109,728	87,782
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	2004	2034	12,066	9,653
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2004	2034	12,579	10,063
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Storefront	30	125	2004	2034	22,793	18,234
B30 - Roofing	Metal Roofing	50	125	2004	2054	54,746	43,796
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2004	2064	3,413	2,730



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2004	2054	6,890	11,024
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	2004	2054	17,752	14,202
C1030 - Fittings	Restroom Accessories	20	125	2004	2024	3,295	2,636
C1030 - Fittings	Restroom Partitions	40	125	2004	2044	8,845	7,076
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2004	2029	14,760	11,808
C3010 - Wall Finishes	Paint (Walls)	10	125	2004	2019	830	664
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	2004	2054	221	1,768
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	2004	2029	15,610	12,488
C3020 - Floor Finishes	Vinyl Sheet Goods	15	125	2004	2019	34,783	27,826
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2004	2034	17,286	13,829
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2004	2034	4,573	3,658
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2004	2034	12,307	9,845
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2004	2034	7,396	5,917
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2004	2024	5,339	4,271
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2004	2034	7,003	5,603
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals (Stainless Steel)	30	125	2004	2034	13,737	10,989
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2004	2034	15,202	13,513
D2020 - Domestic Water Distribution	Water Heater - Point of Use	10	112	2004	2019	1,193	1,065
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2004	2054	12,773	10,218



Asset Overview Report

By Asset Name

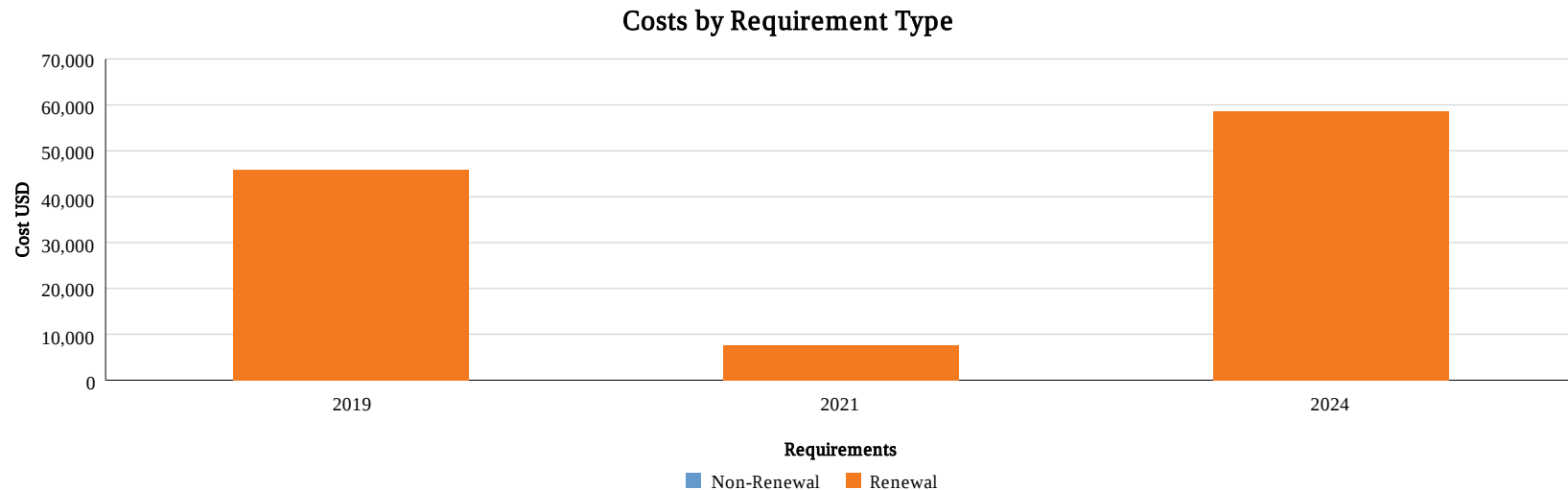
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	2004	2044	10,492	8,393
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2004	2029	1,168	934
D3040 - Distribution Systems	HVAC Ductwork	50	125	2004	2054	31,023	24,818
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	2004	2029	2,673	2,138
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	2004	2024	7,016	5,613
D5012 - Low Tension Service and Dist.	Main Electrical Service - 225A 208Y/120V	30	125	2004	2034	12,440	9,952
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	125	2004	2034	22,600	18,080
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2004	2024	2,631	2,105
D5020 - Lighting and Branch Wiring	Lighting - Exterior (Bollard Type)	20	125	2004	2024	16,792	13,433
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2004	2034	15,112	12,089
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2004	2024	23,530	18,824
D5033 - Telephone Systems	Telephone System	15	106	2004	2021	5,099	4,799
D5038 - Security and Detection Systems	Security System	15	125	2004	2019	8,972	7,178
D5039 - Local Area Networks	LAN System	15	106	2004	2021	2,596	2,444
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	2004	2029	74,695	59,756
Subtotal							812,858
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							812,858



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	5,339
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	7,016
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,596
Lighting - Exterior (Bollard Type) Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	16,792
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	2,631
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	23,530
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	830



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	3,295
Security System Renewal	Yes	D5038 - Security and Detection Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,972
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	5,099
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	34,783
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,193
Total						112,076



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Maritime Heritage Park

Campus: Maritime Heritage Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	10,299	FCI:	0.27
RI Cost:	10,299	RI:	0.27
Total Requirement Cost:	10,299	Size:	1 Each
Current Replacement Value:	38,800		

Address 1

514 West Holly Street

Address 2

Maritime Heritage Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Maritime Heritage Park

System Description

System Name	Description
G2022 - Paving and Surfacing-Driveways (Bituminous Asphalt)	Asphaltic concrete access roadways provide for staff parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

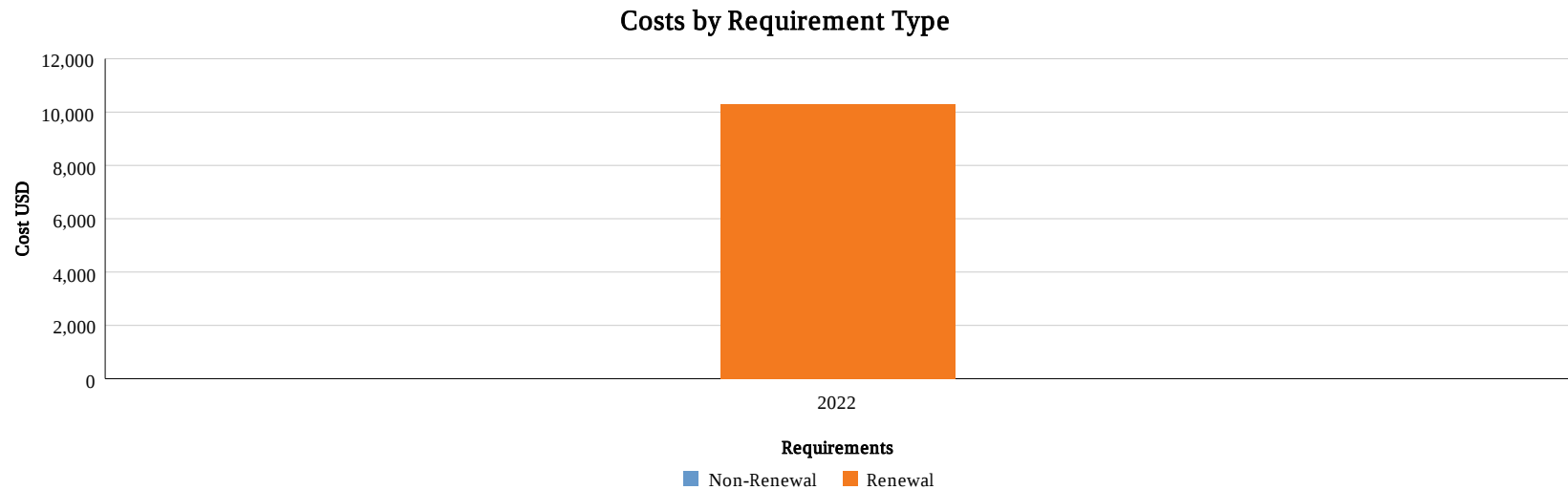
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Driveways (Bituminous Asphalt)	30	62	1978	2022	10,299	16,479
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2004	2034	5,800	9,280
G3010 - Water Supply	Site - Domestic Water Supply	50	112	2004	2054	6,789	6,035
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	2004	2054	7,882	7,006
Subtotal							38,800
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							38,800



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Driveways (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	10,299
Total						10,299



Asset Overview Report

By Asset Name

Region: Parks

Asset: Birchwood Park Picnic Shelter

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	575 Each
Current Replacement Value:	152,278		

Address 1 2709 Cedarwood Avenue
City Bellingham

Address 2 Birchwood Park
State/Province/Region WA



Asset Overview Report

By Asset Name

Photo



Birchwood Park Picnic Shelter

System Description

System Name	Description
A1030 - Slab on Grade-Concrete Slab	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a Heavy Timber constructed roof system on posts.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1030 - Slab on Grade	Concrete Slab	75	6	2005	2080	440	7,034
B1020 - Roof Construction	Wood-Frame Roof	75	6	2005	2080	8,586	137,374
B30 - Roofing	Metal Roofing	50	125	2005	2055	9,837	7,870
Subtotal							152,278
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							152,278



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Broadway Park Restrooms

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	108,349	FCI:	0.61
RI Cost:	108,349	RI:	0.61
Total Requirement Cost:	108,350	Size:	756 SF
Current Replacement Value:	178,299		

Address 1
City 2700 North Park Drive
Bellingham

Address 2
State/Province/Region Broadway Park
WA



Asset Overview Report

By Asset Name

Photo



Broadway Park Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Glass Block Walls	The exterior walls include sections of glass block in the restroom for natural light.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior gable wall assemblies include wood shake siding with a wood-frame stud backup assembly.
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building includes (1) double-glazed sliding window in the storage area.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems includes a sectional, overhead aluminum doors at the entrance to the storage area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish on CMU walls. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the storage area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Lift Station	The building includes a lift station that pumps waste to the municipal system.
D2030 - Sanitary Waste-Sanitary Waste	The building includes an average sanitary waste system, with discharge to a lift station.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
- Exterior	
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	572	9,145
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	511	8,181
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	1,049	16,780
B2010 - Exterior Walls	Glass Block Walls	75	12	1980	2055	161	1,287
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1980	2055	4,834	38,672
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1980	2055	2,288	1,830
B2010 - Exterior Walls	Paint (Exterior)	10	125	2005	2019	4,704	3,763
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	2002	2032	862	689
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	12,579	10,063
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1980	2019	13,532	10,825
B30 - Roofing	Metal Roofing	50	125	1980	2030	12,934	10,347
C3010 - Wall Finishes	Paint (Walls)	10	125	2005	2019	2,656	2,125
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1980	2019	9,027	7,221



Asset Overview Report

By Asset Name

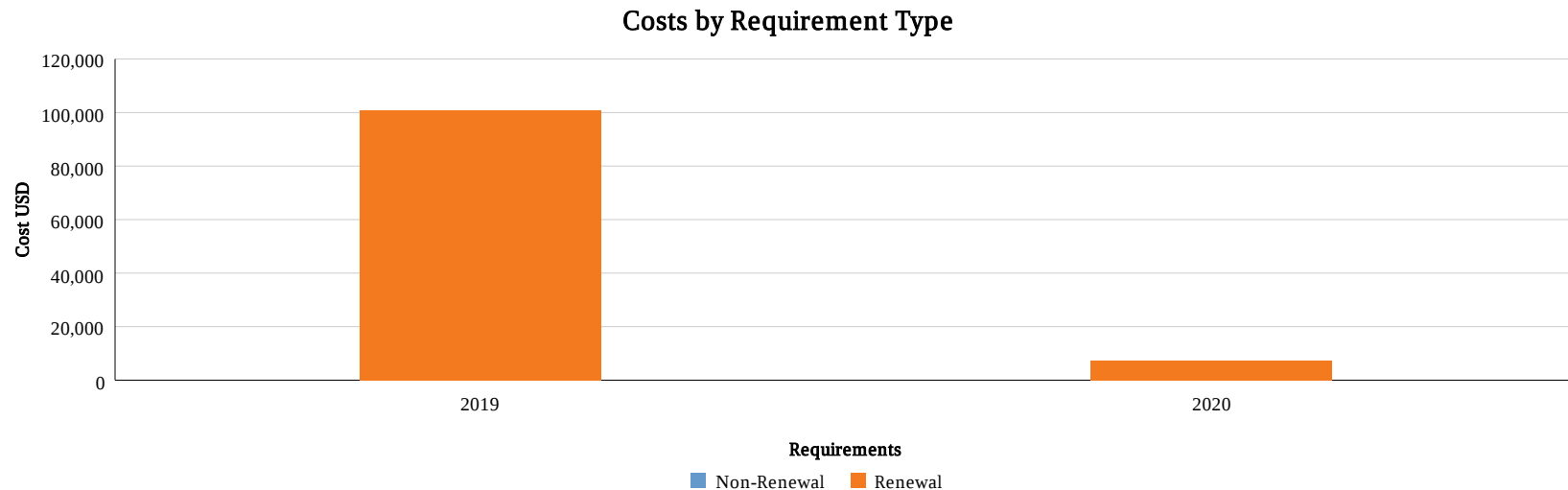
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2005	2019	3,523	2,818
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1980	2019	6,153	4,923
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1980	2019	8,643	6,914
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1980	2019	2,862	2,289
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1980	2019	4,771	4,241
D2030 - Sanitary Waste	Sanitary Waste	50	125	1980	2030	4,008	3,207
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	11,398	10,177
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1980	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	3,936	3,149
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	4,742	3,794
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2000	2020	7,384	5,907
Subtotal							178,299
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							178,299



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,742
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,771
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,027
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,398
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,936
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	7,384
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,523
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,704
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,656
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,643
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,862
Total						108,350



Asset Overview Report

By Asset Name

Region: Parks

Asset: Fairhaven Village Green Pergola

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	3,024 Each
Current Replacement Value:	1,077,553		

Address 1

Mill Avenue

Address 2

Fairhaven Village Green

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Fairhaven Village Green Pergola

System Description

System Name	Description
A - Substructure-Concrete Footings - Pier	The building includes concrete footings under each post.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs (6' wide x 5 risers) with railing.
B1020 - Roof Construction-Pergola - Wood-Frame	The superstructure of the Pergola consists of Heavy Timber construction. There are (3) 16 ft. wide sections, (2)- at 65 feet long and (1) at 40 feet long.
B2015 - Balcony Walls and Handrails-Metal Railings	The Fairhaven Village Green includes railings of typical wrought iron type materials.
B30 - Roofing-Tempered Glass Roof Panels	The roof covering is tempered glass roof panels, each approximately 28" X 72".
D5020 - Lighting and Branch Wiring-Bollards	Fairhaven Village Green includes bollards at the perimeter.
G2030 - Pedestrian Paving-Pedestrian Pavement (Pavers)	The Fairhaven Village Green area includes a paver walkway around the perimeter of the site.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A - Substructure	Concrete Footings - Pier	75	6	2003	2078	1,025	16,398
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	2003	2053	10,198	8,159
B1020 - Roof Construction	Pergola - Wood-Frame	75	6	2003	2078	45,154	722,469
B2015 - Balcony Walls and Handrails	Metal Railings	50	125	2003	2053	81,130	64,904
B30 - Roofing	Tempered Glass Roof Panels	25	125	2003	2028	120,839	96,671
D5020 - Lighting and Branch Wiring	Bollards	30	125	2003	2033	30,751	24,601
G2030 - Pedestrian Paving	Pedestrian Pavement (Pavers)	25	62	2003	2028	90,220	144,352
Subtotal							1,077,553
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							1,077,553



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Fairhaven Village Green Restrooms

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	20,085	FCI:	0.11
RI Cost:	20,085	RI:	0.11
Total Requirement Cost:	20,084	Size:	700 SF
Current Replacement Value:	174,684		

Address 1

Mill Avenue

Address 2

Fairhaven Village Green

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Fairhaven Village Green Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Concrete Slab - Roof	The roof of the building is a reinforced concrete.
B2010 - Exterior Walls-Concrete Walls - (CIP)	The exterior walls include concrete walls with exterior ridged insulation and drainage.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
C1010 - Partitions-Concrete Walls - (CIP)	The interior walls include concrete walls.



Asset Overview Report

By Asset Name

System Name	Description
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 20-gallon electric water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Includes the outside Pergola and stage area.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2003	2082	536	8,569
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2003	2078	473	7,575
B1020 - Roof Construction	Concrete Slab - Roof	75	6	2003	2078	473	7,575
B2010 - Exterior Walls	Concrete Walls - (CIP)	75	12	2003	2078	3,459	27,676
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2003	2033	18,868	15,095
C1010 - Partitions	Concrete Walls - (CIP)	75	12	2003	2078	3,027	24,215
C1030 - Fittings	Restroom Accessories	20	125	2003	2023	1,098	879
C3010 - Wall Finishes	Paint (Walls)	10	125	2003	2019	1,660	1,328
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	2003	2028	7,493	5,994
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2003	2019	3,262	2,610
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2003	2033	8,643	6,914
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2003	2033	6,153	4,923
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2003	2033	7,003	5,603
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2003	2019	5,956	5,318
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2003	2033	4,417	3,926
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2003	2053	3,711	2,969
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2003	2028	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2003	2019	1,271	1,135



Asset Overview Report

By Asset Name

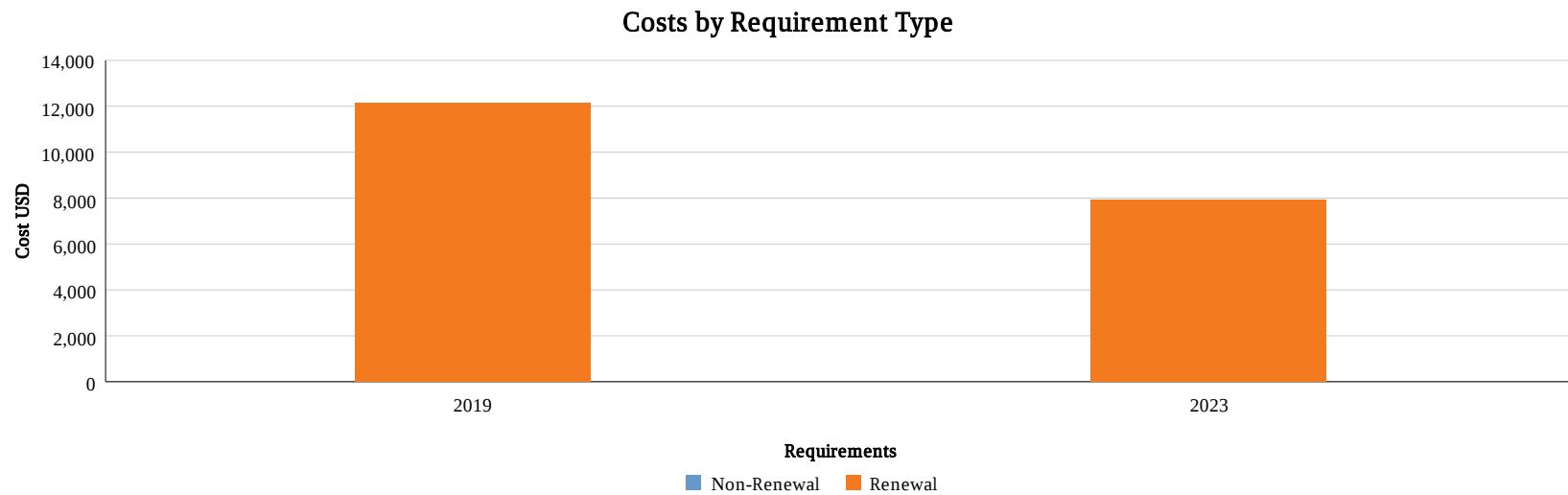
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	2003	2033	12,440	9,952
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2003	2033	31,365	25,092
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2003	2023	6,837	5,470
Subtotal							174,684
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							174,684

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	6,837
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,262
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,660
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	1,098
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,271
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,956
Total						20,084



Asset Overview Report

By Asset Name

Region: Parks
Asset: Forest and Cedar Restroom and Storage
Campus: Miscellaneous
Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	65,339	FCI:	0.39
RI Cost:	104,950	RI:	0.62
Total Requirement Cost:	104,950	Size:	756 SF
Current Replacement Value:	169,339		

Address 1	500 North Forest Street	Address 2	-
City	Bellingham	State/Province/Region	WA



Asset Overview Report

By Asset Name

Photo



Forest and Cedar Restroom and Storage

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior gable wall assemblies include wood shake siding with a wood-frame stud backup assembly.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems includes a sectional, overhead aluminum doors at the entrance to the storage area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish on CMU walls. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2010 - Plumbing Fixtures-Utility Sinks	The plumbing fixtures include a utility sinks in the storage area.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.



Asset Overview Report

By Asset Name

System Name	Description
Wiring - Equipment & Devices	
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1965	2040	572	9,145
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1965	2040	511	8,181
B1020 - Roof Construction	Wood-Frame Roof	75	6	1965	2040	1,049	16,780
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1965	2040	4,834	38,672
B2010 - Exterior Walls	Paint (Exterior)	10	125	2005	2019	4,704	3,763
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1965	2040	2,288	1,830
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1965	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1965	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1990	2040	12,934	10,347
C3010 - Wall Finishes	Paint (Walls)	10	125	2005	2019	2,656	2,125
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1965	2019	9,027	7,221
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2005	2019	3,523	2,818
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1995	2019	3,990	3,192
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1995	2025	6,153	4,923



Asset Overview Report

By Asset Name

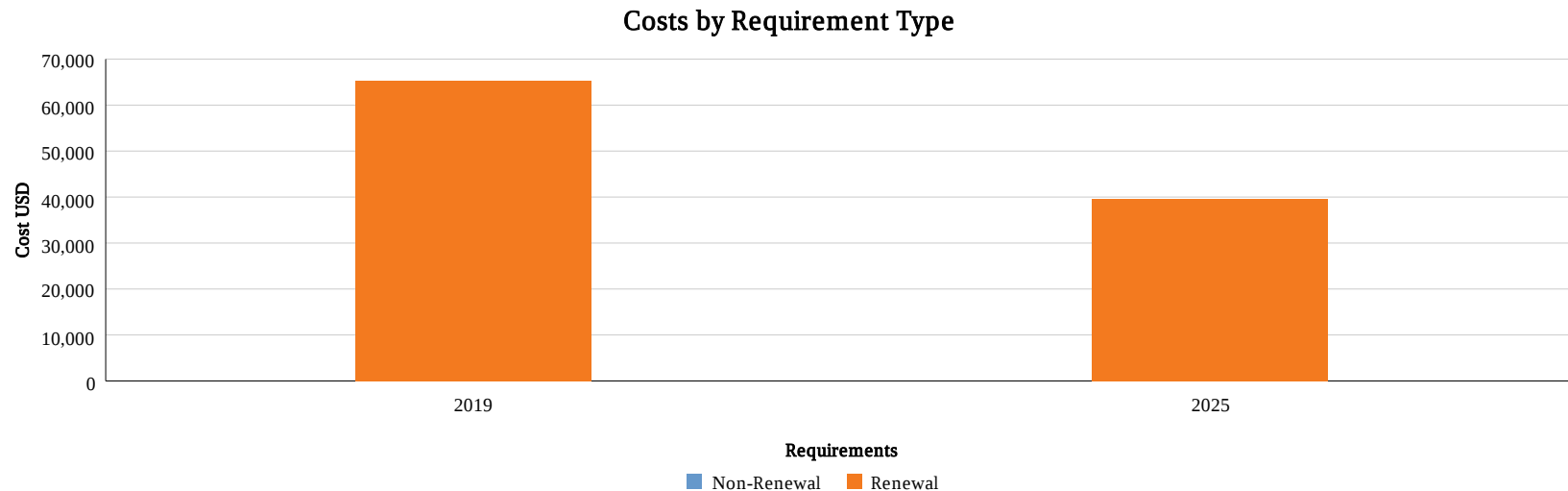
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1995	2025	8,643	6,914
D2010 - Plumbing Fixtures	Utility Sinks	30	125	1995	2025	2,862	2,289
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1995	2025	4,771	4,241
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1965	2019	4,008	3,207
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1995	2025	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1995	2019	3,936	3,149
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1995	2025	4,742	3,794
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1995	2019	7,384	5,907
Subtotal							169,339
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							169,339



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	4,742
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	4,771
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,990
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,027
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,936
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,384
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	12,440



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,523
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,704
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,656
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	6,153
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	8,643
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,008
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	2,862
Total						104,950



Asset Overview Report

By Asset Name

Region: Parks

Asset: Franklin Park Picnic Shelter

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	1,968	FCI:	0.02
RI Cost:	1,968	RI:	0.02
Total Requirement Cost:	1,968	Size:	318 Each
Current Replacement Value:	89,421		

Address 1

1200 Franklin Street

Address 2

Franklin Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Franklin Park Picnic Shelter

System Description

System Name	Description
A1030 - Slab on Grade-Concrete Slab	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs with railing.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a Heavy Timber constructed roof system on posts.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of ceiling mounted fixtures.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

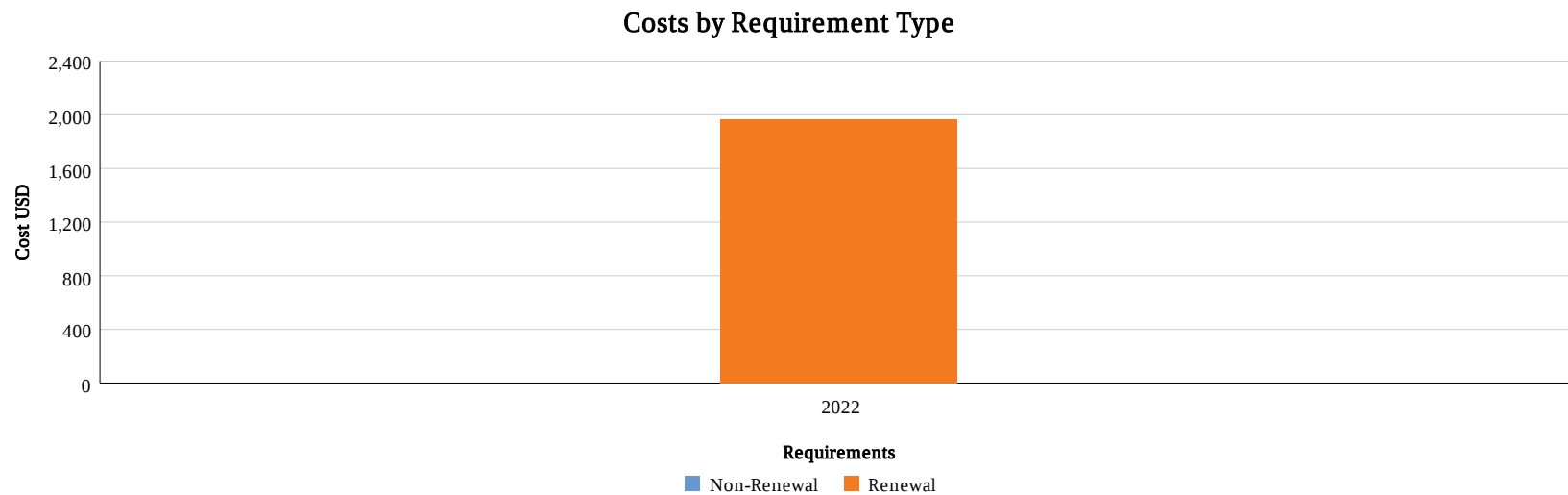
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1030 - Slab on Grade	Concrete Slab	75	6	2009	2084	215	3,441
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	2009	2059	5,099	4,079
B1020 - Roof Construction	Wood-Frame Roof	75	6	2009	2084	4,748	75,974
B30 - Roofing	Metal Roofing	50	125	2009	2059	5,440	4,352
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2002	2022	1,968	1,574
Subtotal							89,421
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							89,421



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,968
Total						1,968



Asset Overview Report

By Asset Name

Region: Parks

Asset: Happy Valley Park Picnic Shelter

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	432 Each
Current Replacement Value:	113,797		

Address 1

2700 Donovan Avenue

Address 2

Happy Valley Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Happy Valley Park Picnic Shelter

System Description

System Name	Description
A1030 - Slab on Grade-Concrete Slab	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of a Heavy Timber constructed roof system on posts in a hexagon shape.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1030 - Slab on Grade	Concrete Slab	75	6	2008	2083	292	4,675
B1020 - Roof Construction	Wood-Frame Roof	75	6	2008	2083	6,451	103,210
B30 - Roofing	Metal Roofing	50	125	2008	2058	7,391	5,913
Subtotal							113,797
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							113,797



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Roosevelt Park Restrooms

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	64,371	FCI:	0.34
RI Cost:	64,371	RI:	0.34
Total Requirement Cost:	64,370	Size:	968 SF
Current Replacement Value:	190,917		

Address 1

2235 Verona St

Address 2

Roosevelt Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Roosevelt Park Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-CMU Block Walls - Painted	The exterior walls are of painted concrete block.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1010 - Partitions-CMU Block Walls - Painted	The interior walls are of painted concrete block.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

System Name	Description
Fixtures	

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1978	2053	630	10,077
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1978	2053	655	10,475
B1020 - Roof Construction	Wood-Frame Roof	75	6	1978	2053	1,343	21,485
B2010 - Exterior Walls	Paint (Exterior)	10	125	2010	2020	4,887	3,910
B2010 - Exterior Walls	CMU Block Walls - Painted	75	12	1978	2053	5,470	43,760
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1978	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1978	2019	12,579	10,063
B30 - Roofing	Metal Roofing	50	125	1978	2028	16,561	13,248
C1010 - Partitions	CMU Block Walls - Painted	75	12	1978	2053	2,256	18,051
C1030 - Fittings	Restroom Accessories	20	125	1978	2019	2,197	1,758
C3010 - Wall Finishes	Paint (Walls)	10	125	2010	2020	996	797
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2010	2020	1,398	1,118
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2002	2032	3,582	2,866
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1978	2019	6,153	4,923
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1978	2019	8,643	6,914



Asset Overview Report

By Asset Name

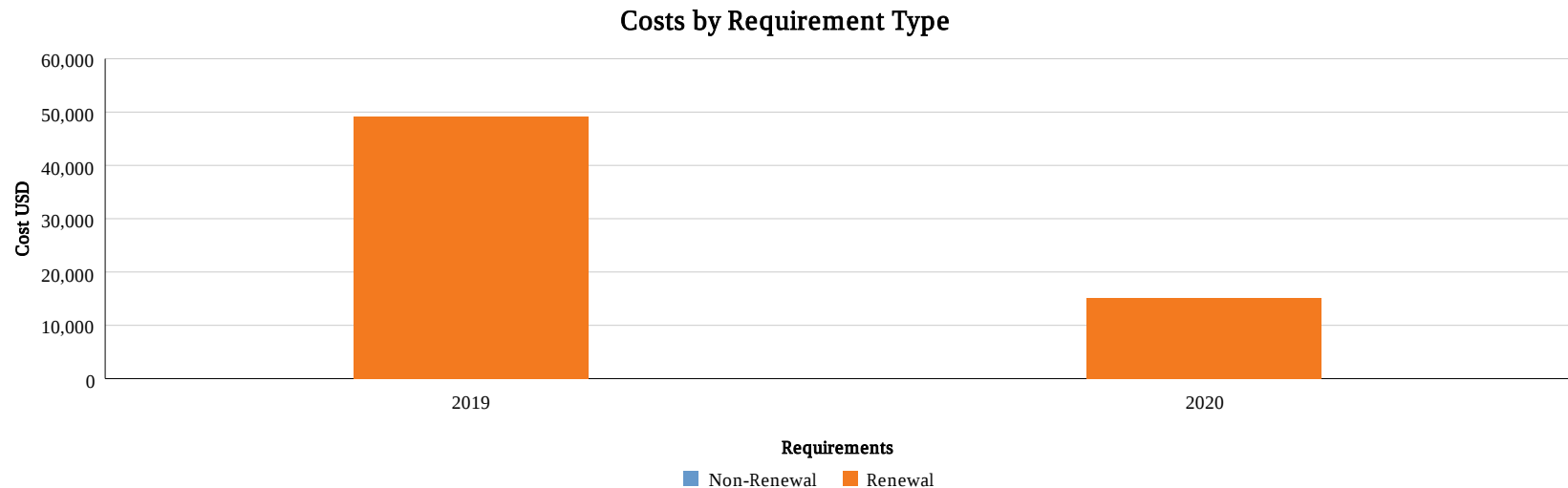
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1978	2019	6,108	5,430
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1978	2028	5,132	4,106
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	2000	2030	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2000	2030	6,072	4,858
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2000	2020	5,909	4,728
Subtotal							190,917
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							190,917



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,108
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,909
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,398
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	4,887
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	996



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,643
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,579
Total						64,370



Asset Overview Report

By Asset Name

Region: Parks

Asset: Sehome Arboretum Observation
Tower

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	41,279	FCI:	0.31
RI Cost:	41,279	RI:	0.31
Total Requirement Cost:	41,280	Size:	576 Each
Current Replacement Value:	133,798		

Address 1
City

Sehome Hill
Bellingham

Address 2
State/Province/Region

Downtown
WA



Asset Overview Report

By Asset Name

Photo



Sehome Arboretum Observation Tower

System Description

System Name	Description
B10 - Superstructure-Superstructure -Heavy Timber	The overpass walkway superstructure consists of a heavy timber construction.
B2015 - Balcony Walls and Handrails-Metal Pipe Railings	Stair railing consists of 1-pipe rail on the interior of the stairs and a single handrail on the outer part of the stairs.
B3010 - Roof Coverings-Cedar Shake Roofing	The roof covering consists entirely of cedar shake shingles.
G2049 - Miscellaneous Structures-Wood Deck - Treated	The structure includes pressure-treated framing, decking, stairs, guard railing, and landings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

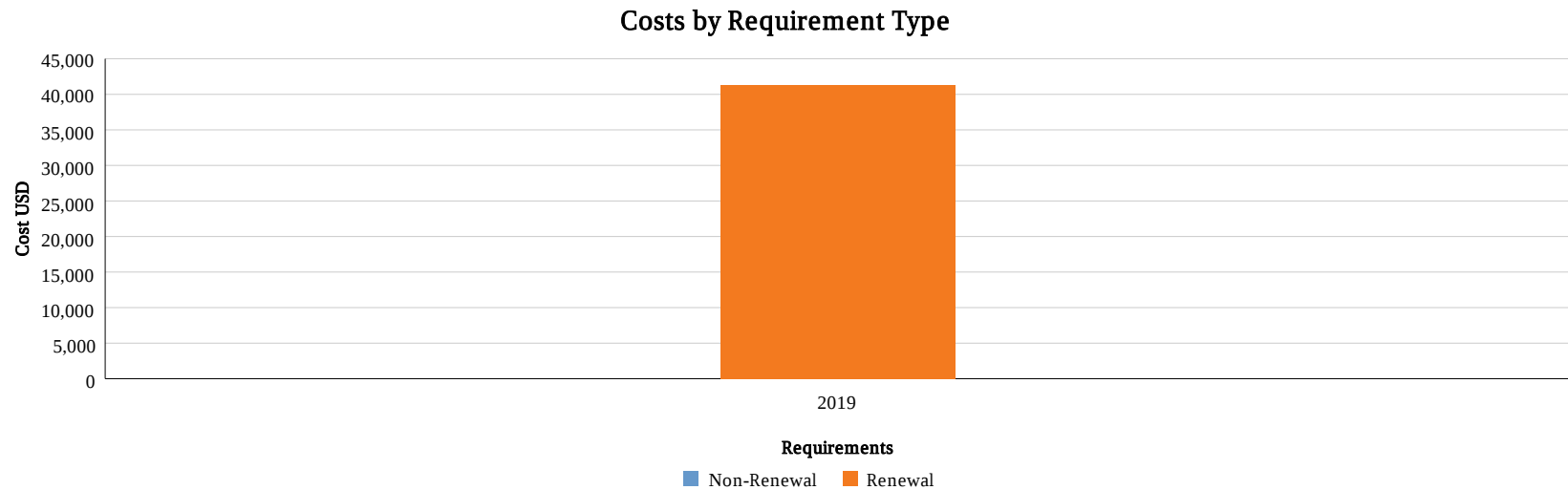
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B10 - Superstructure	Superstructure -Heavy Timber	75	6	1990	2065	5,891	94,249
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	125	1990	2040	8,158	6,526
B3010 - Roof Coverings	Cedar Shake Roofing	20	125	1998	2019	10,548	8,438
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	1990	2019	30,732	24,585
Subtotal							133,798
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							133,798



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Cedar Shake Roofing Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,548
Wood Deck - Treated Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	30,732
Total						41,280



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Birchwood Park

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	104,264		

Address 1
City 2709 Cedarwood Avenue
Bellingham

Address 2
State/Province/Region Birchwood Park
WA



Asset Overview Report

By Asset Name

Photo



Site - Birchwood Park

System Description

System Name	Description
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site along with a basketball court.
G4020 - Site Lighting-Site - Pole Lights	The site includes 1 pole light in the parking area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	2005	2035	34,330	54,929
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2005	2035	23,200	37,120
G4020 - Site Lighting	Site - Pole Lights	30	125	2005	2035	15,270	12,216
Subtotal							104,264
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							104,264



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Broadway Park

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	7,633	FCI:	0.30
RI Cost:	7,633	RI:	0.30
Total Requirement Cost:	7,633	Size:	1 Each
Current Replacement Value:	25,253		

Address 1

2700 North Park Drive

Address 2

Broadway Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Broadway Park

System Description

System Name	Description
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	Sidewalk, asphaltic concrete, 2-1/2" thick with 2" sand bedding.
G2033 - Exterior Steps-Exterior Steps - Wood	A wood stairway provide for access to the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

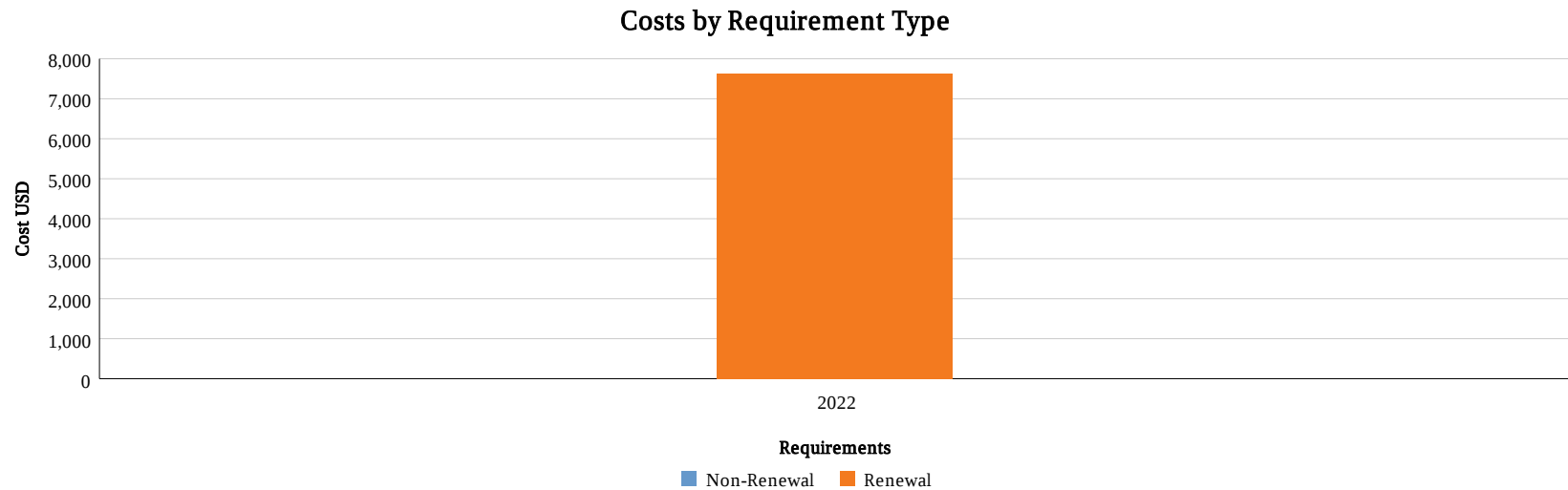
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	1980	2022	1,344	2,150
G2033 - Exterior Steps	Exterior Steps - Wood	30	62	1980	2022	6,289	10,062
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1980	2030	6,789	6,035
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1980	2030	7,882	7,006
Subtotal							25,253
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							25,253



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exterior Steps - Wood Renewal	Yes	G2033 - Exterior Steps	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	6,289
Pedestrian Pavement - Bituminous Asphalt Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	1,344
Total						7,633



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Fairhaven Village Green

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	65,205		

Address 1

Mill Avenue

Address 2

Fairhaven Village Green

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Fairhaven Village Green

System Description

System Name	Description
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G3010 - Water Supply	Site - Domestic Water Supply	50	112	2002	2052	33,944	30,173
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	2002	2052	39,411	35,032
Subtotal							65,205
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							65,205



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Forest and Cedar Park

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	19,911	FCI:	0.93
RI Cost:	19,911	RI:	0.93
Total Requirement Cost:	19,911	Size:	1 Each
Current Replacement Value:	21,425		

Address 1

500 N. Forest Street

Address 2

Forest and Cedar Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Forest and Cedar Park

System Description

System Name	Description
G2022 - Paving and Surfacing-Driveways (Concrete)	Concrete access roadways provide for access around the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	The Basketball court is of asphaltic concrete.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

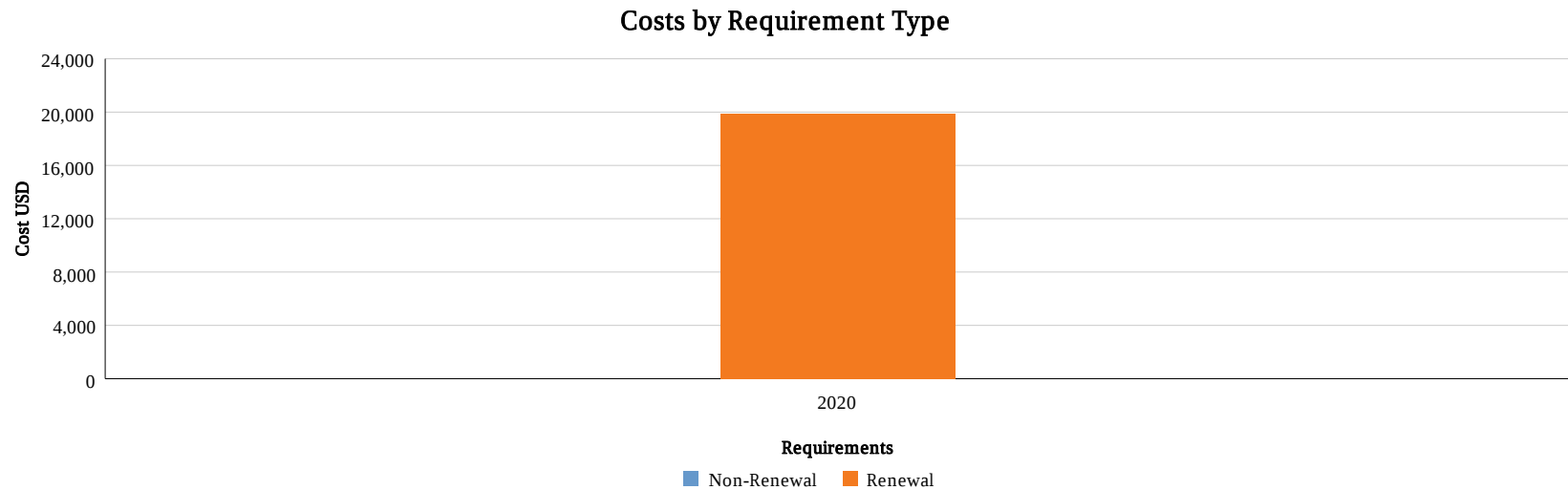
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Driveways (Concrete)	30	62	1990	2020	2,052	3,283
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	1990	2020	1,680	2,688
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1990	2020	1,508	2,413
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1970	2020	6,789	6,035
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1970	2020	7,882	7,006
Subtotal							21,425
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							21,425



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Driveways (Concrete) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	2,052
Pedestrian Pavement - Bituminous Asphalt Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,680
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,508
Site - Domestic Water Supply Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,789
Site - Sanitary Sewer Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	7,882
Total						19,911



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Franklin Park

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	30,528		

Address 1

1200 Franklin Street

Address 2

Franklin Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Franklin Park

System Description

System Name	Description
G2030 - Pedestrian Paving-Pedestrian Pavement - Bituminous Asphalt	The Basketball court is of asphaltic concrete.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site. Also includes concrete skateboard area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2009	2039	17,400	27,840
G2030 - Pedestrian Paving	Pedestrian Pavement - Bituminous Asphalt	30	62	2009	2039	1,680	2,688
Subtotal							30,528
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							30,528



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Happy Valley Park

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	7,424		

Address 1

2700 Donovan Avenue

Address 2

Happy Valley Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Happy Valley Park

System Description

System Name	Description
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2008	2038	4,640	7,424
Subtotal							7,424
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							7,424

Requirements including Renewals



Asset Overview Report

By Asset Name

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - St Clair Park

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	51,496	FCI:	0.45
RI Cost:	51,496	RI:	0.45
Total Requirement Cost:	51,496	Size:	1 Each
Current Replacement Value:	114,995		

Address 1
City 2015 St Clair Street
Bellingham

Address 2
State/Province/Region St Clair Park
WA



Asset Overview Report

By Asset Name

Photo



Site - St Clair Park

System Description

System Name	Description
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete parking lots provide for staff and public vehicular traffic and parking at the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

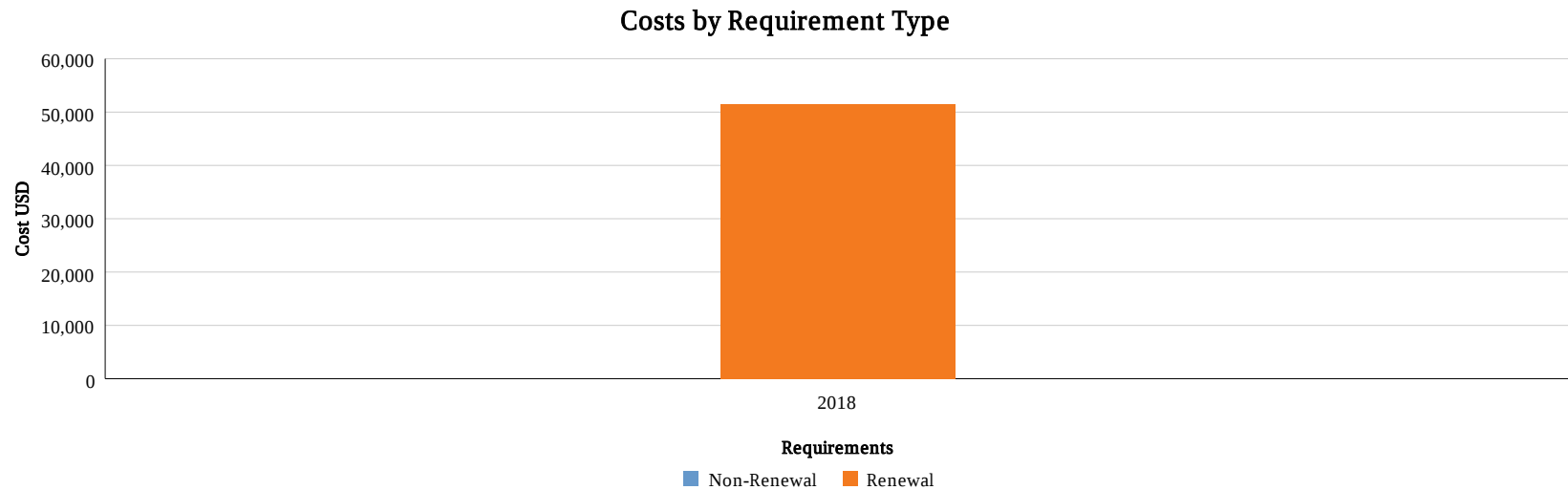
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1978	2018	51,496	82,393
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1978	2028	16,972	15,086
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1978	2028	19,705	17,516
Subtotal							114,995
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							114,995



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	51,496
Total						51,496



Asset Overview Report

By Asset Name

Region: Parks

Asset: St Clair Park Restrooms

Campus: Miscellaneous

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	84,559	FCI:	0.66
RI Cost:	84,559	RI:	0.66
Total Requirement Cost:	84,558	Size:	480 SF
Current Replacement Value:	127,295		

Address 1
City 2015 St Clair Street
Bellingham

Address 2
State/Province/Region St Clair Park
WA



Asset Overview Report

By Asset Name

Photo



St Clair Park Restrooms

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Fiber Cement Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include Hardiplank lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Double Glazed	The building fenestration includes double-glazed wood window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wood Ceiling - Painted	Ceiling system of painted wood. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Lift Station	The building includes a sanitary waste system, with gravity discharge a lift station that pumps the waste to the municipal system.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes a sanitary waste system, with gravity discharge a lift station that pumps the waste to the municipal system.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1978	2053	443	7,096
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1978	2053	325	5,194
B1020 - Roof Construction	Wood-Frame Roof	75	6	1978	2053	666	10,654
B2010 - Exterior Walls	Fiber Cement Siding (Exterior) - Wood- Frame Backup	75	125	2007	2082	18,068	14,454
B2010 - Exterior Walls	Paint (Exterior)	10	125	2007	2019	3,441	2,753
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	2007	2037	2,949	2,359
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1978	2019	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1978	2028	8,212	6,569
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1978	2038	2,275	1,820
C1030 - Fittings	Restroom Accessories	20	125	1978	2019	2,197	1,758
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2007	2032	9,840	7,872
C3030 - Ceiling Finishes	Wood Ceiling - Painted	30	125	1978	2019	11,731	9,385



Asset Overview Report

By Asset Name

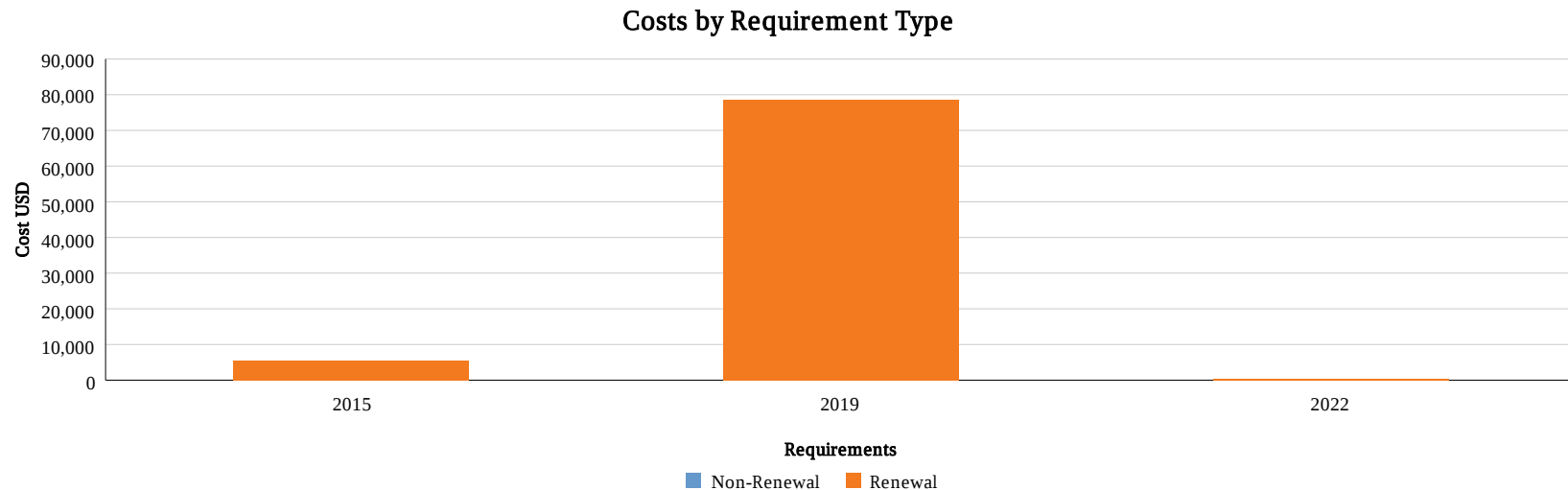
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2007	2019	2,796	2,237
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	1978	2019	8,643	6,914
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	1978	2019	6,153	4,923
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1978	2019	3,029	2,692
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1978	2028	2,545	2,036
D2030 - Sanitary Waste	Lift Station	30	112	1990	2019	13,836	12,354
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2007	2022	424	378
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1978	2015	5,531	4,425
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1978	2019	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1978	2019	3,011	2,409
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1978	2019	2,930	2,344
Subtotal							127,295
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							127,295



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,011
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,029
Lift Station Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,836
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,930
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	5,531
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,796



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,441
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,153
Restroom Fixtures - Water Closets (Stainless Steel) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,643
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,868
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	424
Wood Ceiling - Painted Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,731
Total						84,558



Asset Overview Report

By Asset Name

Region: Parks

Asset: Parks Operations Barn

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	524,506	FCI:	0.80
RI Cost:	531,886	RI:	0.81
Total Requirement Cost:	531,886	Size:	3,220 SF
Current Replacement Value:	655,304		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Parks Operations Barn

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and CMU foundation walls. System also includes perimeter drainage and damp-roofing. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1010 - Floor Construction-Wood-Frame Floor	The second floor of the building consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2020 - Exterior Windows-Wood Windows - Single Pane	The building fenestration includes Single pane wood window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include sectional, overhead aluminum doors at the entrance to each of the bays. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers.
C20 - Stairs-Stairs	The building contains a set of interior stairs with landing and railings. The stairs are in average condition and thus years have been extended.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling. System installed in the restrooms
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base upstairs in the loft area.
C3030 - Ceiling Finishes-Acoustic	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a fine line grid suspension system in the shop area.



Asset Overview Report

By Asset Name

System Name	Description
Ceiling Tile (Suspended)	Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/ Utility Sinks	The plumbing fixtures include utility sinks on the restrooms.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Emergency Eyewash (Each)	Plumbing fixtures include emergency eyewash units.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter and Sink	The plumbing fixtures include kitchenette cabinet, counter and sink unit upstairs in the loft area.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals	The restroom fixtures include wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution- Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution- Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-Exhaust System - General Building	The HVAC ventilation system includes wall mounted exhaust fans for general building service. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating in the general building areas. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units- Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters in the carpenter and plumbing shops. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D5012 - Low Tension Service and Dist.- Main Electrical Service - 400A 208Y/120V	The building includes a typical 400A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring- Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1930	2019	2,930	46,872
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1930	2019	1,501	24,023
B1010 - Floor Construction	Wood-Frame Floor	75	6	1930	2019	871	13,936
B1020 - Roof Construction	Wood-Frame Roof	75	6	1930	2019	3,468	55,488
B2010 - Exterior Walls	Paint (Exterior)	10	125	1990	2014	12,432	9,946
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1970	2045	42,400	33,920
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1970	2045	23,970	19,176
B2020 - Exterior Windows	Wood Windows - Single Pane	30	125	1970	2019	23,169	18,535



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1970	2019	20,968	16,774
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1970	2019	40,595	32,476
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	1990	2016	18,950	15,160
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1970	2030	1,896	1,517
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1970	2020	10,335	16,536
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1970	2020	41,422	33,138
C1030 - Fittings	Restroom Accessories	20	125	2000	2020	1,465	1,172
C20 - Stairs	Stairs	75	38	1930	2019	6,584	17,557
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2000	2025	7,380	5,904
C3010 - Wall Finishes	Paint (Walls)	10	125	1970	2019	4,980	3,984
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	1970	2020	663	5,304
C3020 - Floor Finishes	VCT - Average	10	125	1970	2015	8,605	6,884
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1970	2019	26,268	21,014
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1970	2019	10,252	8,202
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	1970	2019	7,920	6,336
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2000	2030	2,904	2,323
D2010 - Plumbing Fixtures	Emergency Eyewash (Each)	30	125	1990	2020	3,183	2,547
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	1990	2020	12,047	9,637
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	1970	2019	3,224	2,579
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1970	2019	9,145	7,316



Asset Overview Report

By Asset Name

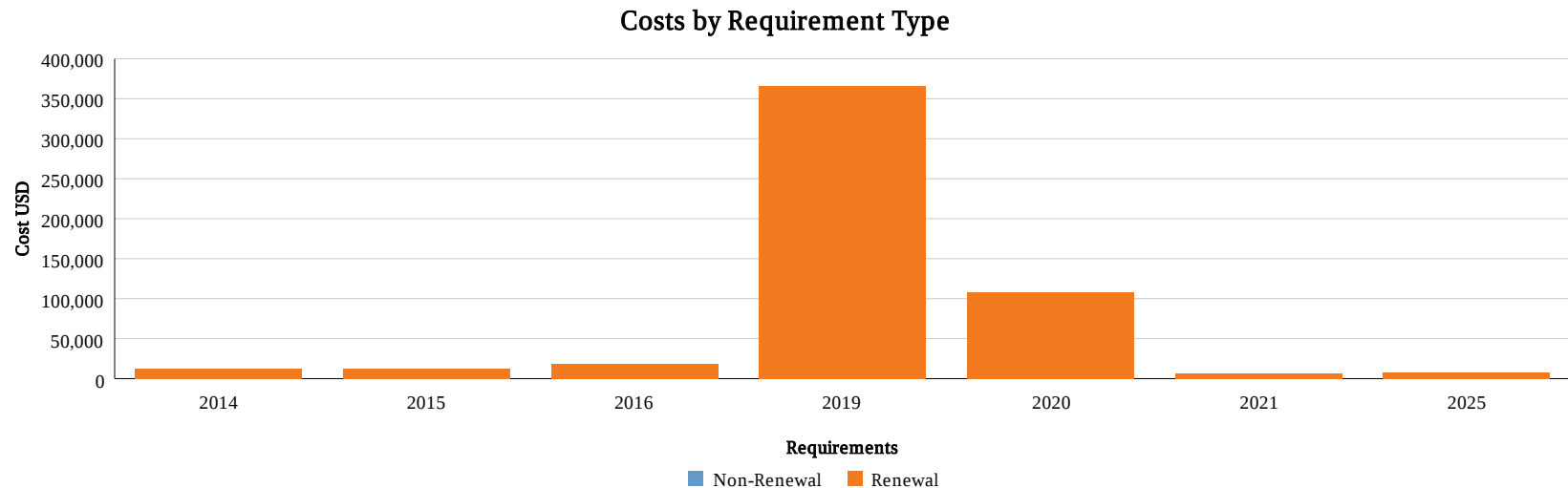
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	1970	2015	3,990	3,192
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1970	2019	20,319	18,062
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2000	2019	6,992	6,243
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1970	2020	17,073	13,658
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1970	2019	2,336	1,868
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1970	2019	23,716	21,175
D3040 - Distribution Systems	Exhaust System - General Building	25	125	1970	2019	4,980	3,984
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	1990	2019	92,678	82,748
D5012 - Low Tension Service and Dist.	Main Electrical Service - 400A 208Y/120V	30	125	1990	2020	21,995	17,596
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1990	2019	984	787
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1970	2019	20,199	16,159
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1970	2019	31,452	25,162
D5033 - Telephone Systems	Telephone System	15	106	2004	2021	6,815	6,414
Subtotal							655,304
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							655,304



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,920
Asphalt Shingled Roofing Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2016	18,950
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	20,199
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,501
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	20,319
Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	3,990
Emergency Eyewash (Each) Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,183



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,980
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
Exterior Walls - Finish to Inside (GWB) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	663
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	7,380
Foundation Wall and Footings - Perimeter Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,930
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	26,268
Gypsum Wallboard (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	10,335
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	12,047
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	984
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	31,452
Main Electrical Service - 400A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	21,995
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	40,595
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,252
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	12,432
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,980
Perimeter Heat - Electric Baseboard Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	23,716
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	1,465
Restroom Fixtures - Urinals Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,224
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,145
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	17,073
Stairs Renewal	Yes	C20 - Stairs	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,584
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	20,968
Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	41,422
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	6,815



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	92,678
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	8,605
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,992
Wood Windows - Single Pane Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	23,169
Wood-Frame Floor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	871
Wood-Frame Roof Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,468
Total						531,886



Asset Overview Report

By Asset Name

Region: Parks

Asset: Parks Operations Cement Shed

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	24,385	FCI:	0.10
RI Cost:	114,410	RI:	0.49
Total Requirement Cost:	114,410	Size:	1,580 SF
Current Replacement Value:	235,747		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Parks Operations Cement Shed

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays.
B2030 - Exterior Doors-Sliding Doors - 8 x 8 Wood (Barn Type)	Exterior door assemblies include a sliding wood door with hardware.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1995	2070	2,968	47,495
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1995	2070	1,005	16,078
B1020 - Roof Construction	Wood-Frame Roof	75	6	1995	2070	1,854	29,658
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1995	2070	20,784	16,627



Asset Overview Report

By Asset Name

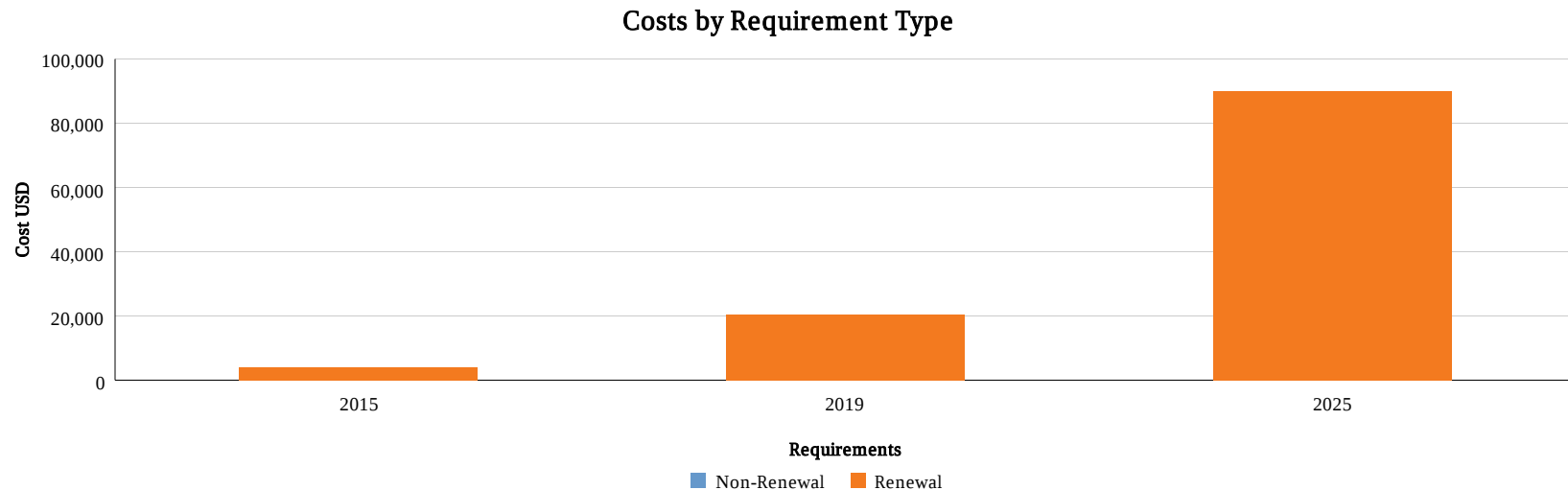
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Paint (Exterior)	10	125	1995	2015	4,032	3,226
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1995	2025	54,126	43,301
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1995	2025	20,968	16,774
B2030 - Exterior Doors	Sliding Doors - 8 x 8 Wood (Barn Type)	30	125	2002	2032	4,355	3,484
B30 - Roofing	Metal Roofing	50	125	1995	2045	35,392	28,314
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1995	2055	3,203	2,562
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1995	2025	5,020	4,016
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1995	2019	4,920	3,936
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1995	2025	9,911	7,929
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1995	2019	15,433	12,346
Subtotal							235,747
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							235,747



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	9,911
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,920
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	15,433
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	5,020
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	54,126
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	4,032
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	20,968



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Total						114,410



Asset Overview Report

By Asset Name

Region: Parks

Asset: Parks Operations Horticulture Shed

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	25,368	FCI:	0.09
RI Cost:	25,368	RI:	0.09
Total Requirement Cost:	25,368	Size:	1,215 SF
Current Replacement Value:	281,382		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Parks Operations Horticulture Shed

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Fiber Cement Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.



Asset Overview Report

By Asset Name

System Name	Description
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes double-glazed vinyl window assemblies.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include motorized, sectional, overhead aluminum doors at the entrance to each of the bays.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling. System installed in the Apparatus Bay and the Laundry.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water is provided by a point of use electric water heater.



Asset Overview Report

By Asset Name

System Name	Description
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	2009	2084	2,603	41,650
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2009	2084	845	13,525
B1020 - Roof Construction	Wood-Frame Roof	75	6	2009	2084	1,685	26,967
B2010 - Exterior Walls	Fiber Cement Siding (Exterior) - Wood-Frame Backup	75	125	2009	2084	31,752	25,402
B2010 - Exterior Walls	Paint (Exterior)	10	125	2009	2019	6,048	4,838
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	2009	2039	3,231	2,585
B2030 - Exterior Doors	Overhead Sectional Units	30	125	2009	2039	13,532	10,825



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2009	2039	41,936	33,549
B30 - Roofing	Metal Roofing	50	125	2009	2059	20,786	16,629
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2009	2069	2,275	1,820
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2009	2059	5,512	8,819
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	2009	2059	11,835	9,468
C1030 - Fittings	Restroom Accessories	20	125	2009	2029	1,098	879
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2009	2034	3,690	2,952
C3010 - Wall Finishes	Paint (Walls)	10	125	2009	2019	3,320	2,656
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	2009	2059	530	4,243
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2009	2039	11,940	9,552
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2009	2019	4,660	3,728
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	2009	2039	7,396	5,917
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	2009	2039	4,573	3,658
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2009	2039	7,667	6,815
D2020 - Domestic Water Distribution	Water Heater - Point of Use	10	112	2009	2019	1,193	1,065
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2009	2059	6,442	5,154
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2009	2034	1,168	934
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2009	2024	10,147	9,060
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	2009	2039	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2009	2029	3,936	3,149



Asset Overview Report

By Asset Name

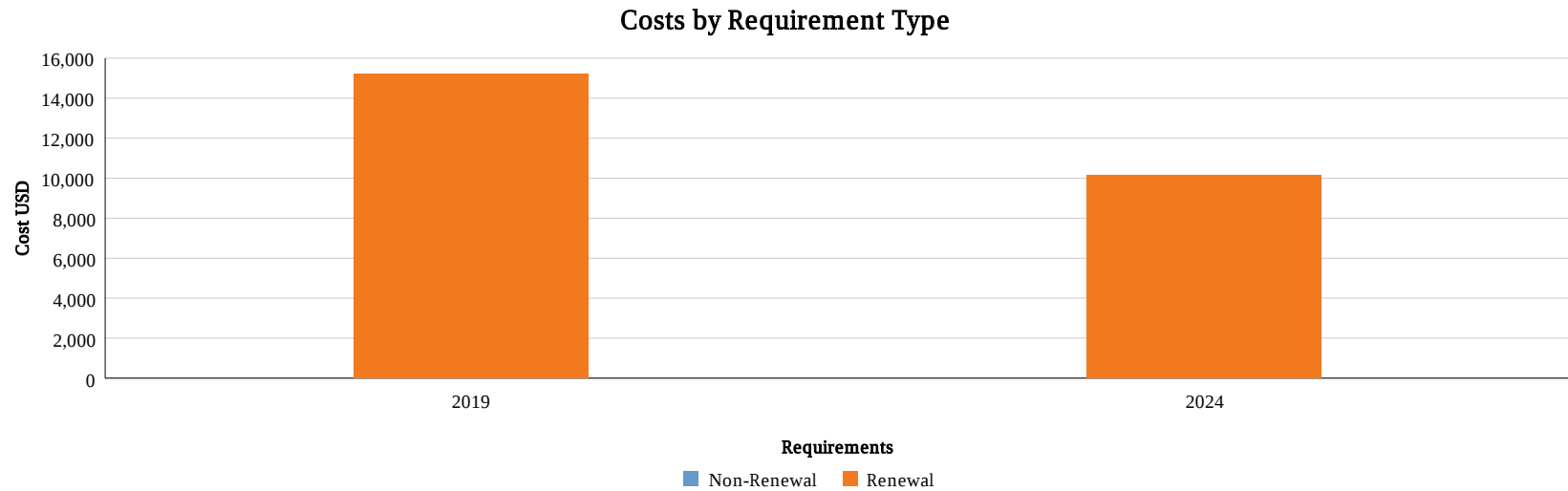
Unifomat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2009	2039	7,622	6,097
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2009	2029	11,868	9,494
Subtotal							281,382
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							281,382

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,660
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,048
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,320
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2024	10,147
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,193
Total						25,368



Asset Overview Report

By Asset Name

Region: Parks

Asset: Parks Operations Office

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	236,741	FCI:	0.38
RI Cost:	236,741	RI:	0.38
Total Requirement Cost:	236,743	Size:	2,520 SF
Current Replacement Value:	627,212		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Parks Operations Office

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Crawl Space)	Basic foundation for building with crawlspace - includes strip and pier footings and foundation walls. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the addition is a reinforced concrete slab-on-grade throughout. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
A1030 - Slab on Grade-Concrete Slab-On-Grade (Addition)	The floor of the addition is a reinforced concrete slab-on-grade throughout.
A1031 - Standard Slab on Grade-Porches - Concrete	The building contains exterior porches with reinforced concrete at exterior front and side entrance doors. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1015 - Exterior Stairs and Fire Escapes-Exterior Stairs - Concrete	Exterior concrete stairs (6' wide x 5 risers) with railing. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof (Addition)	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2015 - Balcony Walls and Handrails-Metal Pipe Railings	Exterior stair railing consists of standard pipe rail. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Double Glazed	The building fenestration includes double-glazed wood window assemblies.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead aluminum door at the entrance to each of the addition.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of a portion of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.



Asset Overview Report

By Asset Name

System Name	Description
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3020 - Floor Finishes-VCT - Average	Floor finishes include areas of standard VCT flooring and related base.
C3030 - Ceiling Finishes-Acoustic Ceiling Tile (Suspended)	Ceiling systems include a standard suspended ACT ceiling system with 2 x 2 and/or 2 x 4 regular panels typically installed in a grid suspension system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Kitchenette - Cabinet, Counter and Sink	The plumbing fixtures include kitchenette cabinet, counter and sink units.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Showers	The restroom fixtures include a fiberglass shower stall.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2090 - Other Plumbing Systems-Natural Gas Supply for Bldg - 2" Feed (SF)	The building includes a natural gas supply and distribution system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3040 - Distribution Systems-HVAC	The HVAC system has metal/flexible ductwork to deliver air throughout the building.



Asset Overview Report

By Asset Name

System Name	Description
Ductwork	
D3050 - Terminal and Package Units-Furnace - Gas Fired	The HVAC system includes a gas fired warm air furnace.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D3060 - Controls and Instrumentation-Electric Controls - Average	The building has electric wall-mounted thermostats. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D40 - Fire Protection-Fire Extinguishers	Handheld type dry chemical fire extinguishers are located throughout the building.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system.
D5038 - Security and Detection Systems-Security System	The building is equipped with an average density security system. The security system includes an alarm panel, door contacts, motion detectors, conduit and wiring.
D5039 - Local Area Networks-LAN System	Building includes a light density local area network system.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Crawl Space)	75	6	1930	2019	1,599	25,587
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	1930	2019	5,425	86,805
A1030 - Slab on Grade	Concrete Slab-On-Grade (Addition)	75	6	2002	2077	313	5,009
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1930	2019	278	4,453
A1031 - Standard Slab on Grade	Porches - Concrete	75	6	1930	2019	76	1,221
B1010 - Floor Construction	Wood-Frame Floor	75	6	1930	2019	1,394	22,298
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	1930	2019	13,023	10,418
B1020 - Roof Construction	Wood-Frame Roof (Addition)	75	6	2002	2077	694	11,098
B1020 - Roof Construction	Wood-Frame Roof	75	6	2002	2077	3,468	55,488
B2010 - Exterior Walls	Paint (Exterior)	10	125	2002	2013	11,760	9,408
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1970	2045	82,320	65,856
B2015 - Balcony Walls and Handrails	Metal Pipe Railings	50	125	1930	2019	2,918	2,335
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1990	2020	17,904	14,323
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1990	2020	31,452	25,161
B2030 - Exterior Doors	Overhead Sectional Units	30	125	2002	2032	13,532	10,825
B30 - Roofing	Metal Roofing	50	125	2002	2052	67,200	53,760
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2002	2060	1,517	1,213
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1930	2019	9,646	15,434



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1990	2040	41,422	33,138
C1030 - Fittings	Restroom Accessories	20	125	1990	2019	1,098	879
C3010 - Wall Finishes	Paint (Walls)	10	125	2002	2019	4,980	3,984
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	2002	2052	707	5,658
C3020 - Floor Finishes	VCT - Average	10	125	1990	2014	13,768	11,014
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1970	2019	5,970	4,776
C3030 - Ceiling Finishes	Acoustic Ceiling Tile (Suspended)	20	125	1990	2019	25,344	20,275
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1990	2020	4,573	3,658
D2010 - Plumbing Fixtures	Restroom Fixtures - Showers	30	125	1990	2020	3,602	2,881
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1990	2021	7,396	5,917
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	125	1990	2020	10,549	8,439
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1990	2020	6,310	5,609
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2007	2019	6,992	6,243
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1930	2019	5,302	4,242
D2090 - Other Plumbing Systems	Natural Gas Supply for Bldg - 2" Feed (SF)	40	125	1990	2030	4,590	3,672
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1990	2019	1,168	934
D3040 - Distribution Systems	HVAC Ductwork	50	125	1990	2040	48,861	39,089
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2002	2019	3,382	3,020
D3050 - Terminal and Package Units	Furnace - Gas Fired	25	125	1990	2015	6,439	5,151
D3060 - Controls and Instrumentation	Electric Controls - Average	20	125	1990	2019	7,339	5,871
D40 - Fire Protection	Fire Extinguishers	30	105	1990	2020	159	152



Asset Overview Report

By Asset Name

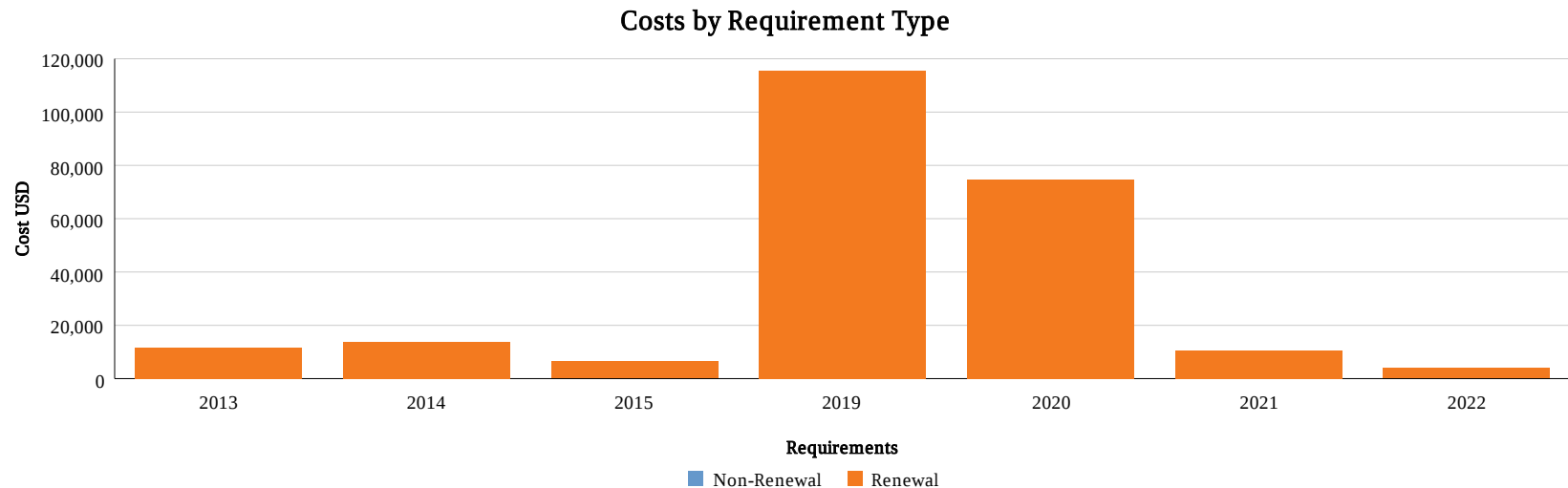
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	2002	2032	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2002	2022	3,936	3,149
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1970	2019	6,273	5,018
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1990	2019	9,768	7,814
D5033 - Telephone Systems	Telephone System	15	106	2002	2021	2,116	1,992
D5038 - Security and Detection Systems	Security System	15	125	2002	2019	3,725	2,980
D5039 - Local Area Networks	LAN System	15	106	2002	2021	1,078	1,014
Subtotal							627,212
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							627,212



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Acoustic Ceiling Tile (Suspended) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	25,344
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,273
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	278
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,310
Electric Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,339
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,168
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,023



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fire Extinguishers Renewal	Yes	D40 - Fire Protection	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	159
Foundation Wall and Footings - Perimeter (Basement) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,425
Foundation Wall and Footings - Perimeter (Crawl Space) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,599
Furnace - Gas Fired Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	6,439
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,970
Gypsum Wallboard (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,646
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	10,549
LAN System Renewal	Yes	D5039 - Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	1,078
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,936
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,768
Metal Pipe Railings Renewal	Yes	B2015 - Balcony Walls and Handrails	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,918
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 15, 2013	11,760
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,980
Porches - Concrete Renewal	Yes	A1031 - Standard Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	76
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,098
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	7,396
Restroom Fixtures - Showers Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,602
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	4,573
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,302
Security System Renewal	Yes	D5038 - Security and Detection Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,725
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	31,452
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,117
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,382
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical	Oct 15, 2014	13,768



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,992
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	17,904
Wood-Frame Floor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,394
Total						236,743



Asset Overview Report

By Asset Name

Region: Parks

Asset: Parks Operations Pesticide Storage

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	7,532	FCI:	0.08
RI Cost:	7,532	RI:	0.08
Total Requirement Cost:	7,531	Size:	200 SF
Current Replacement Value:	89,128		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Parks Operations Pesticide Storage

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Fiber Cement Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood lap siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and paint.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.



Asset Overview Report

By Asset Name

System Name	Description
B2020 - Exterior Windows-Vinyl Windows - Double Glazed	The building fenestration includes double-glazed vinyl window assemblies.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Exterior Walls - Finish to Inside (GWB)	The finish to the interior of the exterior walls typically includes gypsum wallboard on the exterior wall back-up assembly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 60A 208Y/120V	The building includes a typical 60A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2007	2082	1,340	21,442
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2007	2082	139	2,226
B1020 - Roof Construction	Wood-Frame Roof	75	6	2007	2082	277	4,439
B2010 - Exterior Walls	Fiber Cement Siding (Exterior) - Wood-Frame Backup	75	125	2007	2082	11,663	9,330
B2010 - Exterior Walls	Paint (Exterior)	10	125	2007	2019	2,221	1,777
B2020 - Exterior Windows	Vinyl Windows - Double Glazed	30	125	2007	2037	646	517
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2007	2037	20,968	16,774
B30 - Roofing	Metal Roofing	50	125	2007	2057	3,422	2,737
C3010 - Wall Finishes	Paint (Walls)	10	125	2007	2019	996	797
C3011 - Wall Finishes to Inside Exterior Walls	Exterior Walls - Finish to Inside (GWB)	50	12	2007	2057	265	2,122
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2007	2019	932	746
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2007	2037	2,388	1,910
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2007	2037	7,003	5,603
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2007	2037	1,262	1,122
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2007	2057	1,060	848
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2007	2022	3,382	3,020
D5012 - Low Tension Service and Dist.	Main Electrical Service - 60A 208Y/120V	30	125	2007	2037	13,288	10,631
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2007	2027	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2007	2037	1,255	1,004
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2007	2027	637	509



Asset Overview Report

By Asset Name

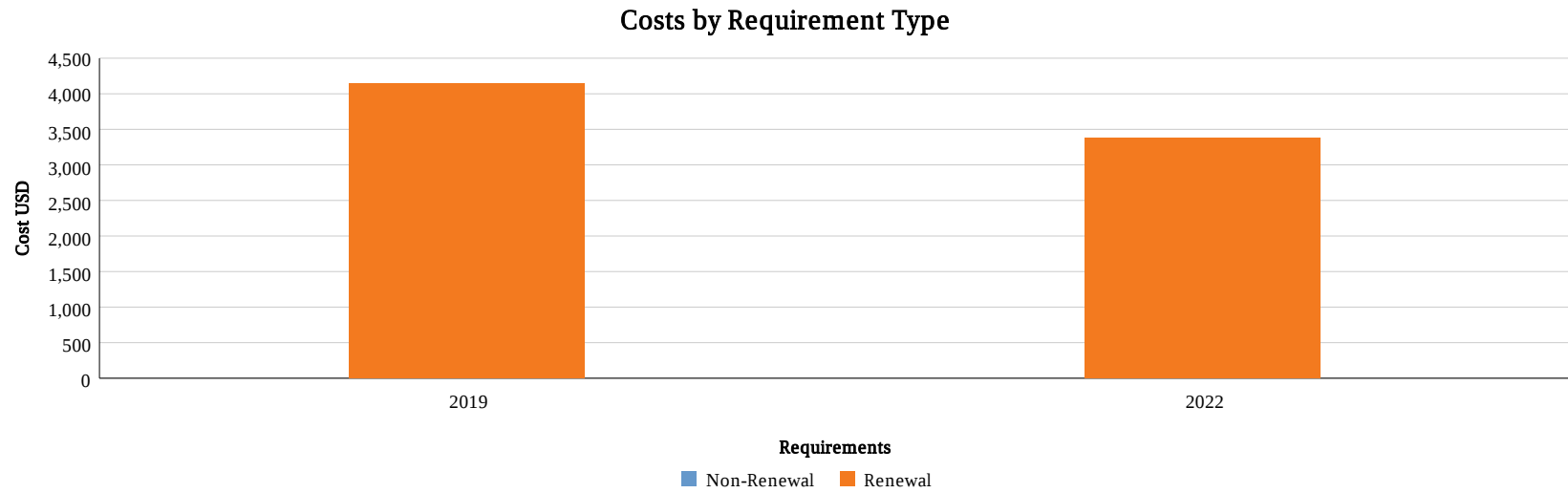
Subtotal	89,128
Overhead:	0
Subtotal	0
Total Replacement Value Based on System Costs with Overheads	89,128

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	932
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,221
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	996
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	3,382
Total						7,531



Asset Overview Report

By Asset Name

Region: Parks

Asset: Parks Operations Tractor Shed

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	864 SF
Current Replacement Value:	72,906		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Parks Operations Tractor Shed

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Wood Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1970	2045	1,476	23,617
B1020 - Roof Construction	Wood-Frame Roof	75	6	1970	2045	1,173	18,771
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1970	2045	14,382	11,506
B30 - Roofing	Metal Roofing	50	125	1990	2040	22,400	17,920
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1970	2030	1,365	1,092
Subtotal							72,906
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							72,906



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Parks Operations

Campus: Parks Operations

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	165,193	FCI:	0.75
RI Cost:	165,193	RI:	0.75
Total Requirement Cost:	165,193	Size:	1 Each
Current Replacement Value:	219,012		

Address 1

1400 Woburn Street

Address 2

Park Maintenance

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Parks Operations

System Description

System Name	Description
G2022 - Paving and Surfacing-Driveways (Bituminous Asphalt)	Asphaltic concrete access roadways provide for staff and public vehicular traffic at the site.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

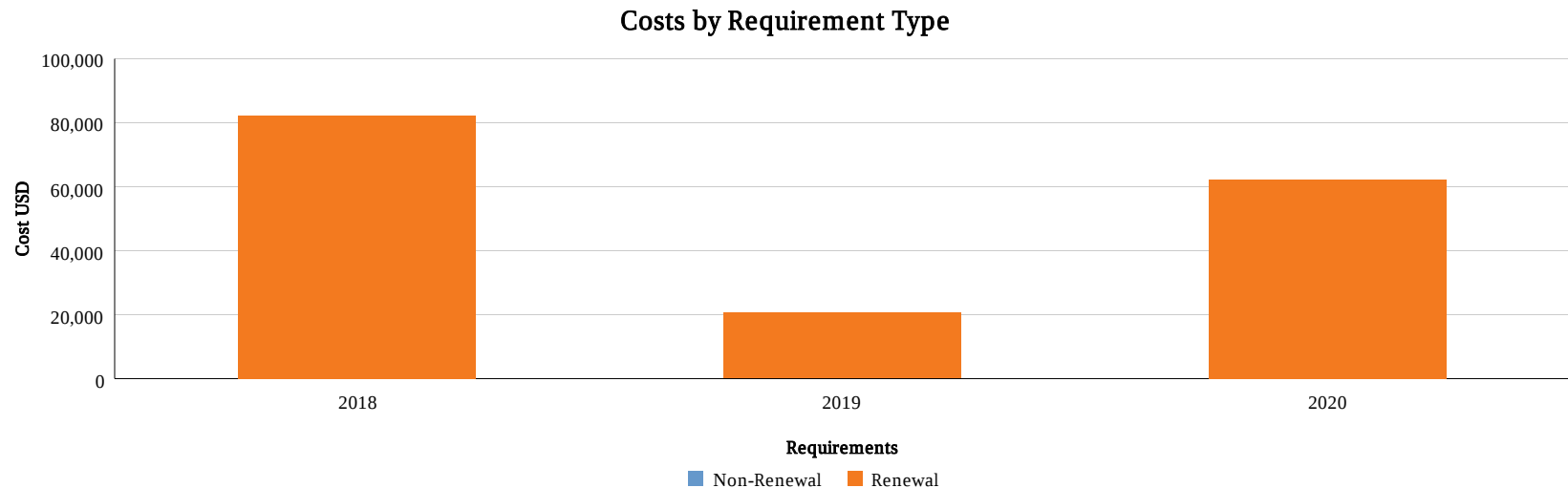
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2022 - Paving and Surfacing	Driveways (Bituminous Asphalt)	30	62	1970	2019	20,598	32,957
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1970	2018	82,393	131,829
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1990	2020	2,320	3,712
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1970	2020	13,578	12,069
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1970	2020	15,764	14,013
G4020 - Site Lighting	Site - Pole Lights	30	125	1990	2020	30,540	24,432
Subtotal							219,012
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							219,012



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Driveways (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	20,598
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2018	82,393
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	2,320
Site - Domestic Water Supply Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	13,578
Site - Pole Lights Renewal	Yes	G4020 - Site Lighting	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	30,540
Site - Sanitary Sewer Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	15,764
Total						165,193



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Squalicum Creek Park

Campus: Squalicum Creek Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	807,695		

Address 1
City 101 Squalicum Creek Parkway
Bellingham

Address 2
State/Province/Region Squalicum Creek Park
WA



Asset Overview Report

By Asset Name

Photo



Site - Squalicum Creek Park

System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G2041 - Fences and Gates-Fences - Chain Link	The site includes fencing around the baseball field. Chain link fencing utilized as standard for budget purposes.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.
G4020 - Site Lighting-Site - Pole Lights	The site include pole lights in the parking area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	62	2005	2035	246,888	395,021
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	2005	2035	123,589	197,743
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	2005	2035	23,200	37,120
G2041 - Fences and Gates	Fences - Chain Link	30	125	2005	2035	77,616	62,093
G3010 - Water Supply	Site - Domestic Water Supply	50	112	2005	2055	47,522	42,242
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	2005	2055	55,175	49,045
G4020 - Site Lighting	Site - Pole Lights	30	125	2005	2035	30,540	24,432
Subtotal							807,695
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							807,695



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Squalicum Creek Park Restroom

Campus: Squalicum Creek Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	7,882	FCI:	0.05
RI Cost:	7,882	RI:	0.05
Total Requirement Cost:	7,882	Size:	574 SF
Current Replacement Value:	154,870		

Address 1
City 101 Squalicum Creek Parkway
Bellingham

Address 2
State/Province/Region Squalicum Creek Park
WA



Asset Overview Report

By Asset Name

Photo



Squalicum Creek Park Restroom

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Fiber Cement Siding (Exterior) - Wood-Frame Backup	The exterior wall assemblies include Hardiplank lap siding with a wood-frame stud backup assembly.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.



Asset Overview Report

By Asset Name

System Name	Description
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building includes 2 window units with insulating glass.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal single and double-leaf doors, set in metal frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior mechanical/storage room includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. System cost based on an average of approximately \$1000 per restroom.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include wall-mounted stainless steel water coolers.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include stainless steel lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include stainless steel water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Point of Use	The domestic hot water is provided by a point of use electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.



Asset Overview Report

By Asset Name

System Name	Description
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by in the wall electric unit heaters.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 125A 208Y/120V	The building includes a typical 125A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.
G2030 - Pedestrian Paving-Pedestrian Pavement (Concrete)	The building includes concrete aprons in front of all exterior doors.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2007	2082	485	7,760
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2007	2082	388	6,211
B1020 - Roof Construction	Wood-Frame Roof	75	6	2007	2082	796	12,740
B2010 - Exterior Walls	Fiber Cement Siding (Exterior) - Wood-Frame Backup	75	125	2007	2082	19,758	15,806
B2010 - Exterior Walls	Paint (Exterior)	10	125	2007	2019	3,763	3,011
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2004	2034	1,829	1,463



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2007	2037	12,579	10,063
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Hollow Metal (Exterior)	30	125	2007	2037	12,066	9,653
B30 - Roofing	Metal Roofing	50	125	2007	2057	9,820	7,856
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2007	2067	1,517	1,213
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	2007	2052	6,890	11,024
C1030 - Fittings	Restroom Accessories	20	125	2007	2027	2,197	1,758
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2007	2032	7,995	6,396
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	2007	2037	6,854	5,483
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2007	2019	2,675	2,140
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	2007	2037	7,003	5,603
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2007	2027	3,990	3,192
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2007	2037	6,153	4,923
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2007	2037	8,643	6,914
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2007	2037	3,622	3,220
D2020 - Domestic Water Distribution	Water Heater - Point of Use	10	112	2007	2019	597	533
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2007	2057	3,043	2,435
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2007	2032	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2007	2022	847	757
D5012 - Low Tension Service and Dist.	Main Electrical Service - 125A 208Y/120V	30	125	2007	2037	12,440	9,952



Asset Overview Report

By Asset Name

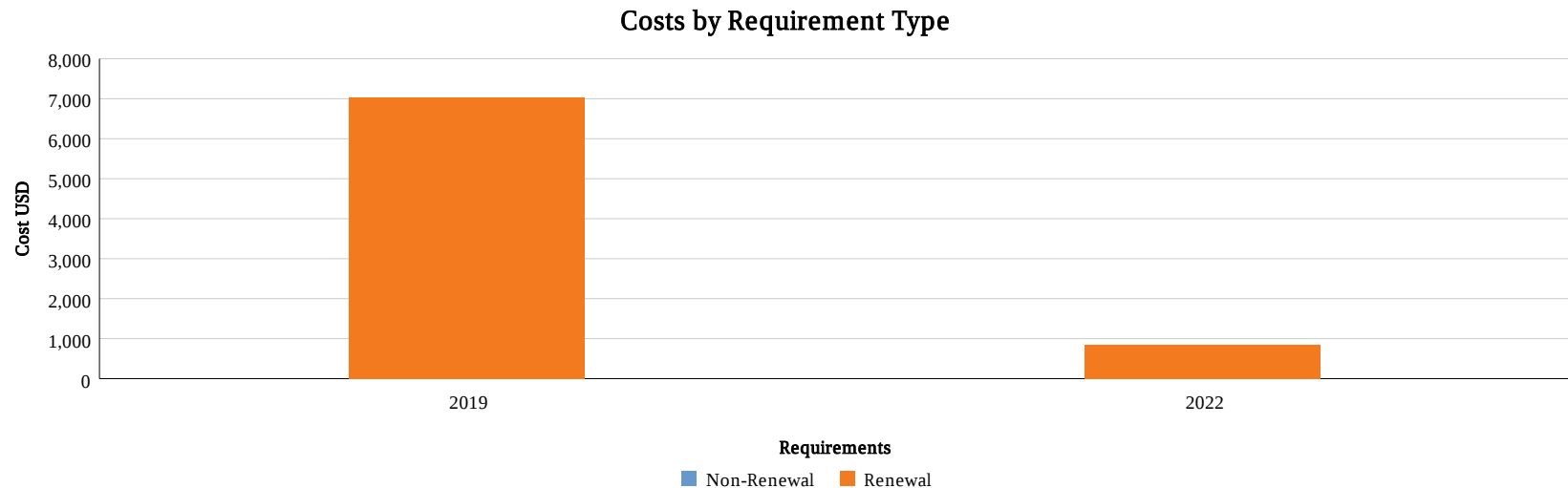
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2007	2027	2,952	2,361
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2007	2037	3,601	2,881
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2007	2027	5,607	4,485
G2030 - Pedestrian Paving	Pedestrian Pavement (Concrete)	25	62	2007	2032	1,981	3,170
Subtotal							154,870
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							154,870



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,675
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,763
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2022	847
Water Heater - Point of Use Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	597
Total						7,882



Asset Overview Report

By Asset Name

Region: Parks

Asset: Squalicum Creek Park Storage Building

Campus: Squalicum Creek Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	259,646	FCI:	0.38
RI Cost:	259,646	RI:	0.38
Total Requirement Cost:	259,646	Size:	7,434 SF
Current Replacement Value:	690,810		

Address 1

2800 West Street

Address 2

Squalicum Creek Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Squalicum Creek Park Storage Building

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Metal Siding (Exterior) - Pole Barn Framing	The exterior wall assemblies include corrugated metal siding with typical pole barn framing.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Sliding Doors - Wood (Barn Type)	Exterior door assemblies include a sliding wood door with hardware. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1020 - Interior Doors-Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	The majority of the interior door assemblies consist of single, solid-panel and/or glazed hollow metal (steel) and wood doors in steel frames and with standard operating hardware. Fire Rated hollow metal doors in steel frames utilized as standard.
C3010 - Wall Finishes-Paint (Walls)	Interior wall finishes include standard paint finish. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted surface of the drywall ceilings. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1980	2055	1,745	27,926
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1980	2055	5,028	80,444
B1020 - Roof Construction	Wood-Frame Roof	75	6	1980	2055	10,312	164,999
B2010 - Exterior Walls	Metal Siding (Exterior) - Pole Barn Framing	75	125	1980	2055	110,891	88,713
B2030 - Exterior Doors	Sliding Doors - Wood (Barn Type)	30	125	1980	2019	117,259	93,807
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1980	2019	6,289	5,032
B30 - Roofing	Metal Roofing	50	125	1980	2030	127,181	101,745
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1980	2040	5,309	4,247
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1980	2030	3,445	5,512
C1020 - Interior Doors	Swinging Doors - 3 x 7 Hollow Metal and Wood (Interior)	50	125	1980	2030	11,835	9,468
C3010 - Wall Finishes	Paint (Walls)	10	125	1980	2019	830	664
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1980	2019	3,582	2,866
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1980	2019	1,398	1,118
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2000	2019	424	378
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1980	2019	8,649	6,919
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2019	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2019	46,634	37,307
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2019	72,613	58,090
Subtotal							690,810



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

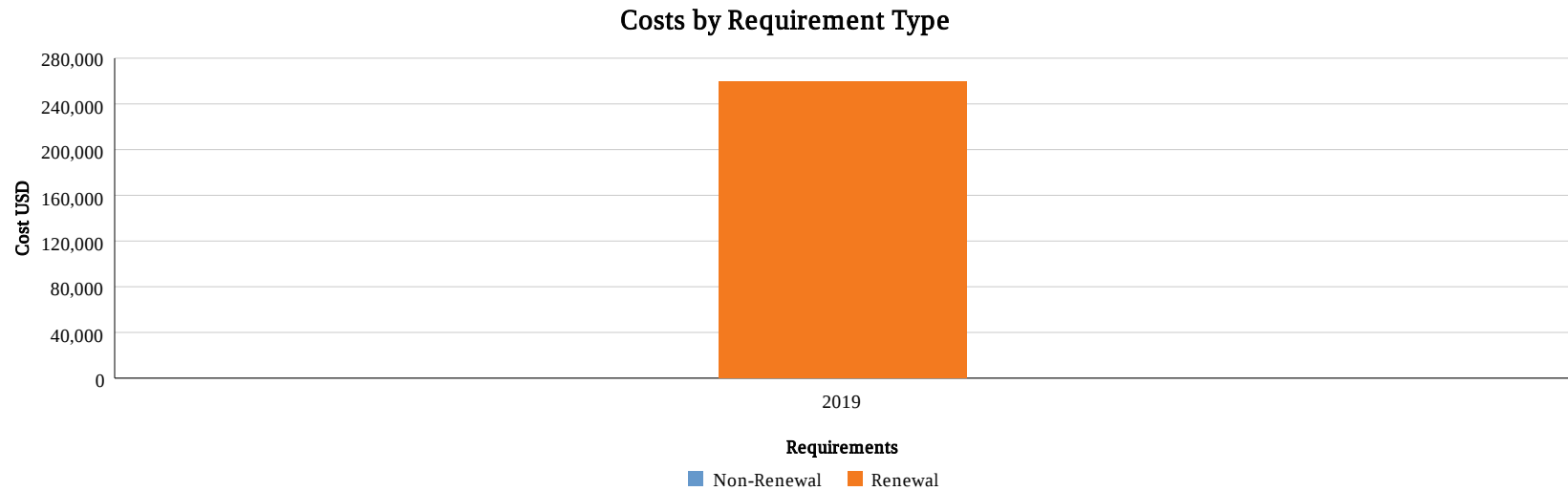
Total Replacement Value Based on System Costs with Overheads	690,810
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	46,634
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,582
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,968
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	72,613
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,649
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,398
Paint (Walls) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	830
Sliding Doors - Wood (Barn Type) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	117,259
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,289



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	424
Total						259,646



Asset Overview Report

By Asset Name

Region: Parks

Asset: Van Wyck Park Residence

Campus: VanWyck Rd Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	369,917	FCI:	0.72
RI Cost:	369,917	RI:	0.72
Total Requirement Cost:	369,918	Size:	2,400 SF
Current Replacement Value:	516,378		

Address 1
City 325 Van Wyck Road
Bellingham

Address 2
State/Province/Region Van Wyck Park
WA



Asset Overview Report

By Asset Name

Photo



Van Wyck Park Residence

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
B1010 - Floor Construction-Wood-Frame Floor	The structure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and acoustic insulation and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include real log exterior walls.



Asset Overview Report

By Asset Name

System Name	Description
B2020 - Exterior Windows-Wood Windows - Double Glazed	The building fenestration includes double-glazed wood window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Wood (Exterior)	Exterior door assemblies include wood entrance doors and the front and side entrances. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 6 x 7 Wood (Exterior)	Exterior door assemblies include a 6-foot french door on the rear of the house. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingled Roofing	The roof covering consists entirely of asphalt shingles. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
B3021 - Glazed Roof Openings-Skylights	The building includes 3 skylights. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C20 - Stairs-Stairs	The building contains a set of interior stairs with landing and railings.
C3010 - Wall Finishes-Raised Wood Paneling - Economy	Interior wall finishes include economy grade raised wood paneling. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes. Installation date not verified. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include ceramic tile installed in the foyer area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Vinyl Sheet Goods	Floor finishes include areas of vinyl sheet goods flooring in the bathrooms. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3020 - Floor Finishes-Wood Flooring	Floor finishes include pine strip flooring, and finished or prefinished oak parquetry. Includes finished wood base. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wood Ceiling - Painted or Stained	Ceiling system of stained/sealed wood. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Kitchen- Cabinet, Counter and Sink	The plumbing fixtures include kitchen that includes, cabinets, counter tops, and a sink. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Bathtub	The master bathroom includes a claw foot style bathtub. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Showers	The restroom fixtures include individual shower stalls. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Water Heater - Electric	The domestic hot water is provided by an 50-gallon electric water heater.
D2023 - Domestic Water Supply Equipment-Water Well - Average	System includes 100 FT deep well with 2 HP submersible pump and controls. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V	The building includes a typical 200A 120/208V electrical service, which includes incoming feeders, main panel, and metering.Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with both incandescent and fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5033 - Telephone Systems-Telephone System	The building includes a light density telephone system. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
G2049 - Miscellaneous Structures-Wood Deck - Treated	Wood deck, including pressure-treated framing, decking, posts, railings, stairs, and handicap ramp. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1984	2059	2,905	46,472
B1010 - Floor Construction	Wood-Frame Floor	75	6	1984	2059	2,090	33,446
B1020 - Roof Construction	Wood-Frame Roof	75	6	1984	2059	3,329	53,268
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1984	2059	49,112	39,290
B2020 - Exterior Windows	Wood Windows - Double Glazed	30	125	1984	2019	1,264	1,011
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Wood (Exterior)	30	125	1984	2019	10,491	8,392
B2030 - Exterior Doors	Swinging Doors - 6 x 7 Wood (Exterior)	30	125	1984	2019	9,593	7,675
B3010 - Roof Coverings	Asphalt Shingled Roofing	20	125	1984	2019	17,434	13,947
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1984	2044	4,930	3,944
B3021 - Glazed Roof Openings	Skylights	25	125	1984	2019	2,936	2,349
C20 - Stairs	Stairs	75	38	1984	2059	1,170	3,120
C3010 - Wall Finishes	Raised Wood Paneling - Economy	25	81	1984	2019	33,020	40,640
C3020 - Floor Finishes	Wood Flooring	25	125	1984	2019	40,416	32,333
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	1984	2019	7,454	5,963
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	1984	2019	6,244	4,995
C3020 - Floor Finishes	Carpeting	10	125	2005	2019	7,449	5,959
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	125	1984	2019	47,580	38,064
D2010 - Plumbing Fixtures	Kitchen- Cabinet, Counter and Sink	30	125	1984	2019	14,640	11,712
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1984	2019	14,793	11,834
D2010 - Plumbing Fixtures	Restroom Fixtures - Showers	30	125	1984	2019	7,203	5,762
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1984	2019	9,145	7,316



Asset Overview Report

By Asset Name

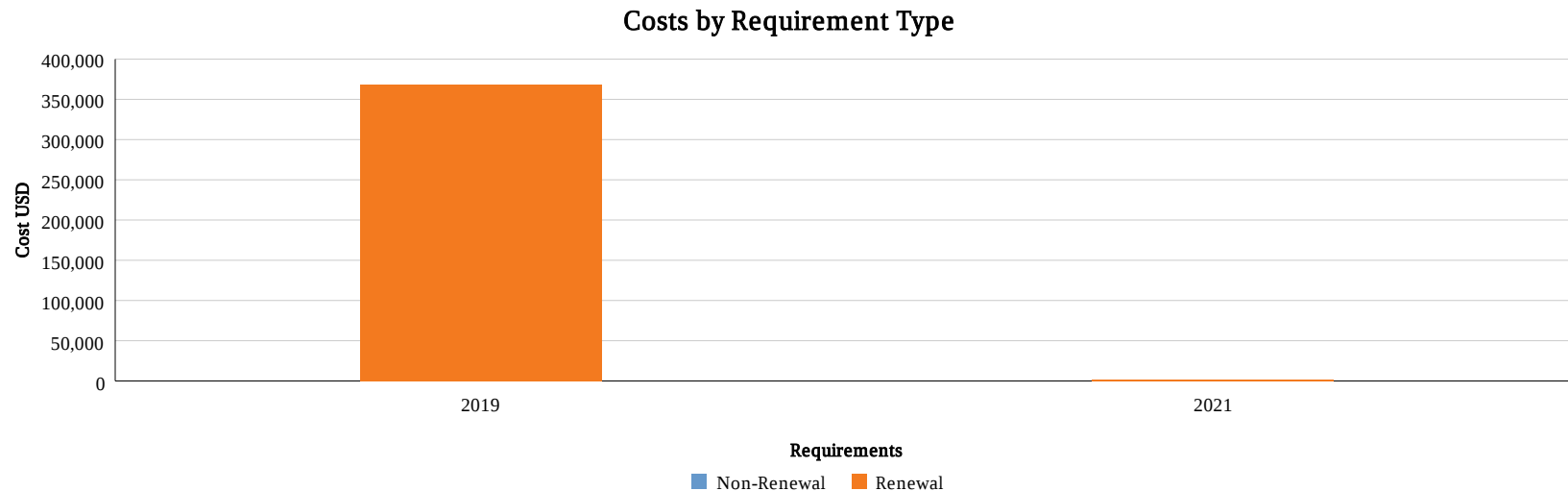
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Restroom Fixtures - Bathtub	30	125	1984	2019	14,686	11,749
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1984	2019	15,145	13,462
D2020 - Domestic Water Distribution	Water Heater - Electric	10	112	2009	2019	6,992	6,243
D2023 - Domestic Water Supply Equipment	Water Well - Average	30	50	1984	2019	11,848	23,697
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1984	2034	12,725	10,180
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V	30	125	1984	2019	12,440	9,952
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1984	2019	3,936	3,149
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1984	2019	15,055	12,044
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1984	2019	23,442	18,754
D5033 - Telephone Systems	Telephone System	15	106	2005	2021	2,032	1,912
G2049 - Miscellaneous Structures	Wood Deck - Treated	25	125	1984	2019	34,680	27,744
Subtotal							516,378
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							516,378



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Shingled Roofing Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	17,434
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	15,055
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,449
Ceramic Tile (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,244
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	15,145
Kitchen- Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,640
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,936



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	23,442
Main Electrical Service - 200A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	12,440
Raised Wood Paneling - Economy Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	33,020
Restroom Fixtures - Bathtub Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,686
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,793
Restroom Fixtures - Showers Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,203
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,145
Skylights Renewal	Yes	B3021 - Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,936
Swinging Doors - 3 x 7 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	10,491
Swinging Doors - 6 x 7 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,593
Telephone System Renewal	Yes	D5033 - Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	2,032
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,454
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,992
Water Well - Average Renewal	Yes	D2023 - Domestic Water Supply Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	11,848
Wood Ceiling - Painted or Stained Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	47,580
Wood Deck - Treated Renewal	Yes	G2049 - Miscellaneous Structures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	34,680
Wood Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	40,416
Wood Windows - Double Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,264
Total						369,918



Asset Overview Report

By Asset Name

Region: Parks

Asset: Van Wyck Park Shop

Campus: VanWyck Rd Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	48,619	FCI:	0.37
RI Cost:	48,619	RI:	0.37
Total Requirement Cost:	48,618	Size:	938 SF
Current Replacement Value:	130,618		

Address 1

325 Van Wyck Park Road

Address 2

Van Wyck Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Van Wyck Park Shop

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building includes concrete footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Wood Siding Board and Batten (Exterior) - Wood-Frame Backup	The exterior walls includes a pole barn framed exterior walls and board and batten wood siding.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include sectional, overhead wood doors at the entrance to each of the bays. Due to overall good condition the observed years remaining has been extended.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Wood (Exterior)	Exterior door assemblies include wood entrance doors and the front and side entrances. Due to overall good condition the observed years remaining has been extended.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Aluminum gutters and down-spouts are located at the lowest edges of the roof.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Due to overall good condition the observed years remaining has been extended.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted flood light fixtures. Due to overall good condition the observed years remaining has been extended.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Due to overall good condition the observed years remaining has been extended.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1984	2059	620	9,919
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1984	2059	634	10,150
B1020 - Roof Construction	Wood-Frame Roof	75	6	1984	2059	1,301	20,819
B2010 - Exterior Walls	Wood Siding Board and Batten (Exterior) - Wood-Frame Backup	75	125	1984	2059	45,410	36,328
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1984	2019	27,063	21,651
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Wood (Exterior)	30	125	1984	2019	5,245	4,196
B30 - Roofing	Metal Roofing	50	125	1984	2034	16,047	12,838
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1984	2044	2,086	1,668
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1984	2019	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1984	2019	329	263



Asset Overview Report

By Asset Name

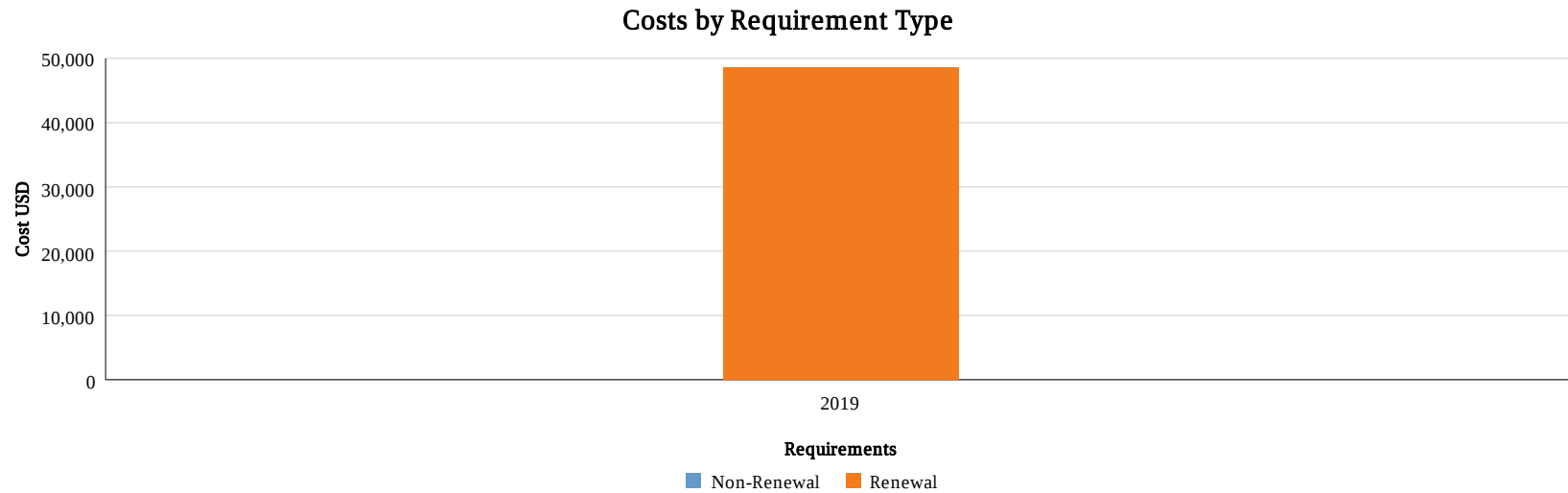
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1984	2019	9,162	7,330
					Subtotal		130,618
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		130,618

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	329
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,162
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,819
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	27,063
Swinging Doors - 3 x 7 Wood (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,245
Total						48,618



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Whatcom Falls Park

Campus: Whatcom Falls Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	1,162,136	FCI:	0.66
RI Cost:	1,162,136	RI:	0.66
Total Requirement Cost:	1,162,136	Size:	1 Each
Current Replacement Value:	1,772,908		

Address 1

1600 Silverbeach Road

Address 2

Whatcom Falls Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Site - Whatcom Falls Park

System Description

System Name	Description
G2010 - Roadways-Roadways	Bituminous roadway, two lanes, 5" thick pavement, 14" thick gravel base, 32' wide.
G2022 - Paving and Surfacing-Parking Lots (Bituminous Asphalt)	Asphaltic concrete parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete	Concrete sidewalks provide for access around the site.
G2030 - Pedestrian Paving-Pedestrian Pavement - Concrete (Basketball Court)	Concrete sidewalks provide for access around the site.
G3010 - Water Supply-Site - Domestic Water Supply	The site water distribution system includes main feeds, supply system, rpz backflow preventer, and water meter.
G3020 - Sanitary Sewer-Site - Sanitary Sewer	The sanitary sewer system includes piping and manholes.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

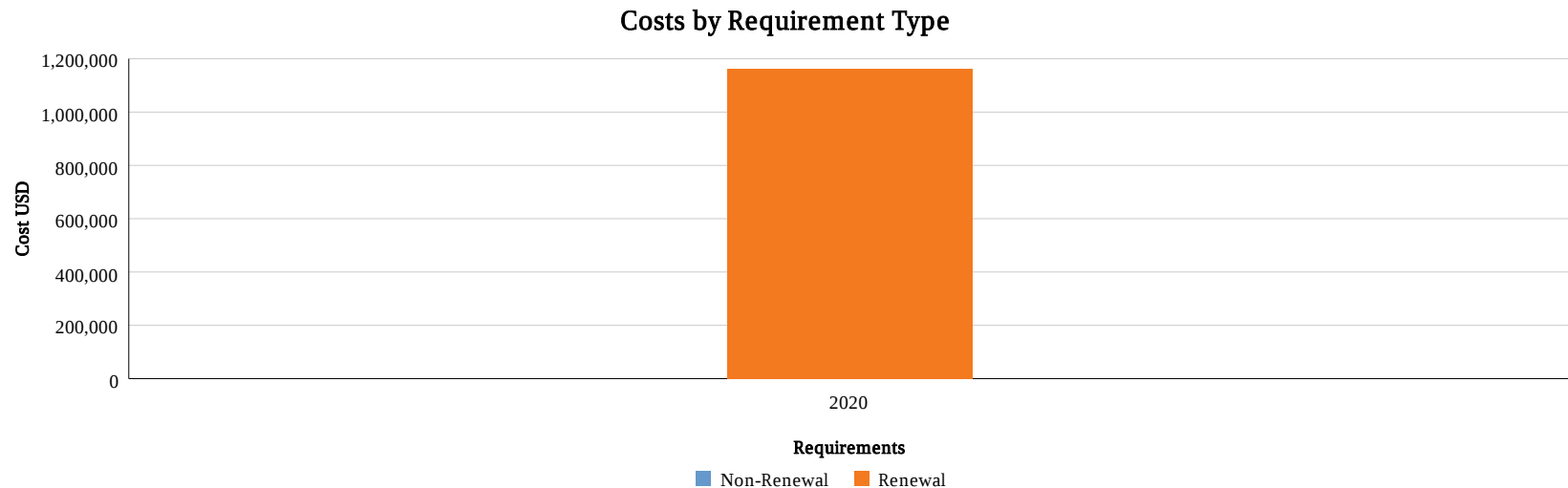
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2010 - Roadways	Roadways	30	62	1990	2020	720,090	1,152,144
G2022 - Paving and Surfacing	Parking Lots (Bituminous Asphalt)	30	62	1990	2020	288,375	461,401
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete (Basketball Court)	30	62	2000	2030	11,136	17,818
G2030 - Pedestrian Paving	Pedestrian Pavement - Concrete	30	62	1990	2020	6,960	11,136
G3010 - Water Supply	Site - Domestic Water Supply	50	112	1970	2020	67,889	60,346
G3020 - Sanitary Sewer	Site - Sanitary Sewer	50	112	1970	2020	78,822	70,064
Subtotal							1,772,908
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							1,772,908



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Parking Lots (Bituminous Asphalt) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	288,375
Pedestrian Pavement - Concrete Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	6,960
Roadways Renewal	Yes	G2010 - Roadways	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	720,090
Site - Domestic Water Supply Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	67,889
Site - Sanitary Sewer Renewal	Yes	G3020 - Sanitary Sewer	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	78,822
Total						1,162,136



Asset Overview Report

By Asset Name

Region: Parks

Asset: Whatcom Falls Park Large Shelter

Campus: Whatcom Falls Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	62,549	FCI:	0.48
RI Cost:	62,549	RI:	0.48
Total Requirement Cost:	62,549	Size:	1,509 SF
Current Replacement Value:	131,422		

Address 1

1600 Silverbeach Road

Address 2

Whatcom Falls Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Whatcom Falls Park Large Shelter

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.



Asset Overview Report

By Asset Name

System Name	Description
B2020 - Exterior Windows-Wood Windows - Fixed	The building includes fixed plexiglass window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
D2010 - Plumbing Fixtures-Sinks	Plumbing fixtures include counter mounted stainless steel sink.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures with acrylic covers. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Counter Tops - Concrete	Building includes a concrete counter top with sink in the covered porch area.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1968	2043	786	12,581
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1968	2043	960	15,356
B1020 - Roof Construction	Wood-Frame Roof	75	6	1968	2043	1,770	28,326
B2010 - Exterior Walls	Paint (Exterior)	10	125	2011	2021	6,102	4,882
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1968	2043	31,960	25,568
B2020 - Exterior Windows	Wood Windows - Fixed	30	125	1968	2019	1,131	905
B30 - Roofing	Metal Roofing	50	125	1968	2019	25,816	20,653



Asset Overview Report

By Asset Name

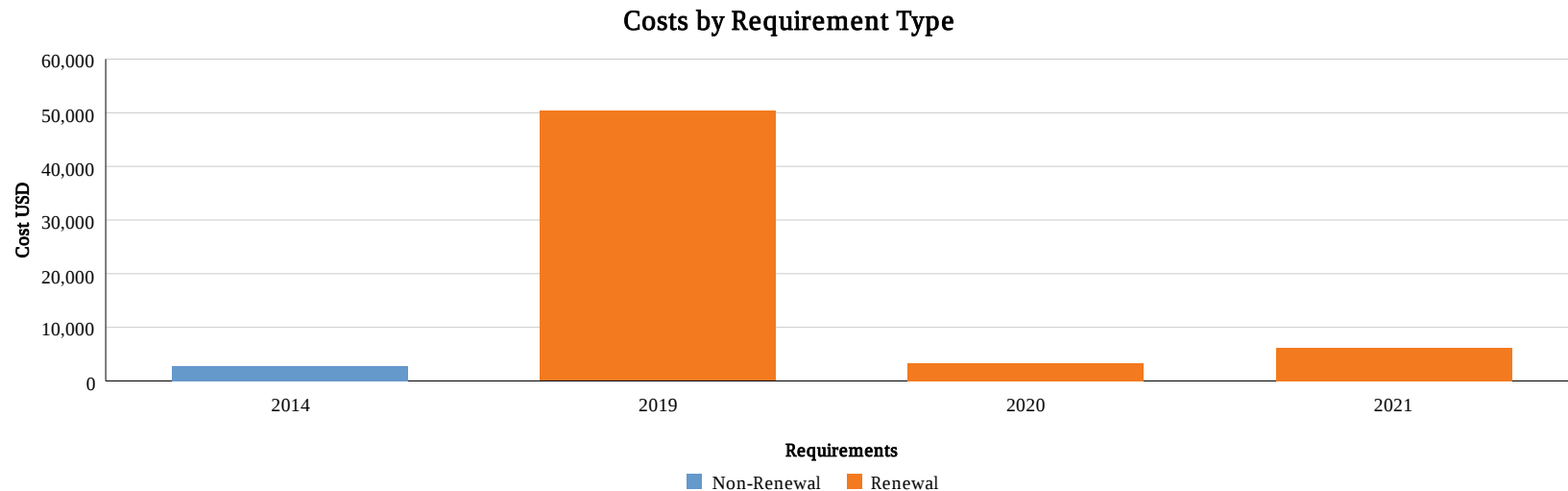
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2010 - Plumbing Fixtures	Sinks	20	125	2000	2020	3,298	2,638
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1968	2019	6,819	5,455
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1968	2019	9,376	7,500
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1968	2019	7,197	5,758
E2010 - Fixed Furnishings	Counter Tops - Concrete	30	125	2000	2030	2,250	1,800
Subtotal							131,422
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							131,422



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices GFCI Protection Lacking	No	D5021 - Branch Wiring Devices	Building Code	2- Potentially Critical	Oct 15, 2014	2,810
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	9,376
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,197
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,819
Metal Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	25,816
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	6,102
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,298



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Wood Windows - Fixed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,131
Total						62,549



Asset Overview Report

By Asset Name

Region: Parks

Asset: Whatcom Falls Park Restroom Large

Campus: Whatcom Falls Park

Asset Number: 0

Assets are ordered by Asset Name **Currency:** USD

Statistics

FCI Cost:	168,345	FCI:	0.73
RI Cost:	178,185	RI:	0.77
Total Requirement Cost:	178,187	Size:	836 SF
Current Replacement Value:	231,633		

Address 1

Electric Avenue

Address 2

Whatcom Falls Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Paint (Exterior) Renewal

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic foundation for building - includes strip and pier footings and foundation walls. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components (trusses) supported on bearing walls and/or columns. System includes sheathing and insulation and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding	The exterior gable wall assemblies include wood siding with a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as GWB and



Asset Overview Report

By Asset Name

System Name	Description
(Exterior) - Wood-Frame Backup	paint.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2020 - Exterior Windows-Aluminum Windows	The building fenestration includes aluminum-framed exterior units with protective screens.
B2030 - Exterior Doors-Overhead Sectional Units	Exterior door systems include a sectional, overhead aluminum door at the entrance to each of the storage area. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
C1010 - Partitions-Gypsum Wallboard (Partition)	The building interior includes standard gypsum wallboard (GWB) partitions, taped and finished, with no insulation. Fire rated wall assembly utilized as standard. Refer to separate system for wall finishes.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, grab bars, mirrors, sanitary napkin dispenser and soap and toilet tissue dispensers. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Partitions	Restrooms are equipped with floor and/or ceiling mounted toilet partitions. Plastic laminate partitions utilized as standard. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1035 - Identifying Devices-Signage (Room Numbering and Identification)	The building has way finding signage which typically includes door numbers, names and graphics. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3010 - Wall Finishes-Fiber Reinforced Plastic (FRP)	Interior wall finishes include embossed, fiberglass reinforced plastic (FRP) paneling in the restrooms.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wood Ceiling - Painted or Stained	Ceiling system of painted or stained wood. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Custodial/Utility Sinks	The plumbing fixtures include custodial/utility sinks. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories	The restroom fixtures include lavatories. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures - Urinals	The restroom fixtures include wall hung urinals. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets	The restroom fixtures include vitreous china water closets. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by suspended, electric unit heaters. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1968	2043	1,714	27,427
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1968	2043	565	9,046
B1020 - Roof Construction	Wood-Frame Roof	75	6	1968	2043	1,342	21,479



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Paint (Exterior)	10	125	2000	2015	6,048	4,838
B2010 - Exterior Walls	Wood Siding (Exterior) - Wood-Frame Backup	75	125	1968	2043	10,176	8,141
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1968	2043	23,970	19,176
B2020 - Exterior Windows	Aluminum Windows	30	125	2000	2030	541	433
B2030 - Exterior Doors	Overhead Sectional Units	30	125	1968	2019	13,532	10,825
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	1968	2019	18,868	15,095
B30 - Roofing	Metal Roofing	50	125	1968	2019	18,330	14,664
C1010 - Partitions	Gypsum Wallboard (Partition)	50	62	1968	2019	3,445	5,512
C1030 - Fittings	Restroom Accessories	20	125	1968	2019	2,197	1,758
C1030 - Fittings	Restroom Partitions	40	125	1968	2019	8,845	7,076
C1035 - Identifying Devices	Signage (Room Numbering and Identification)	10	125	2000	2019	1,877	1,502
C3010 - Wall Finishes	Fiber Reinforced Plastic (FRP)	25	125	2000	2025	9,840	7,872
C3030 - Ceiling Finishes	Wood Ceiling - Painted or Stained	30	125	1968	2019	4,888	3,910
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1968	2019	7,594	6,075
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories	30	125	1968	2019	14,793	11,834
D2010 - Plumbing Fixtures	Restroom Fixtures - Urinals	30	125	1968	2019	3,224	2,579
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets	30	125	1968	2019	18,291	14,633
D2010 - Plumbing Fixtures	Custodial/Utility Sinks	30	125	1968	2019	7,003	5,603
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1968	2019	5,275	4,689



Asset Overview Report

By Asset Name

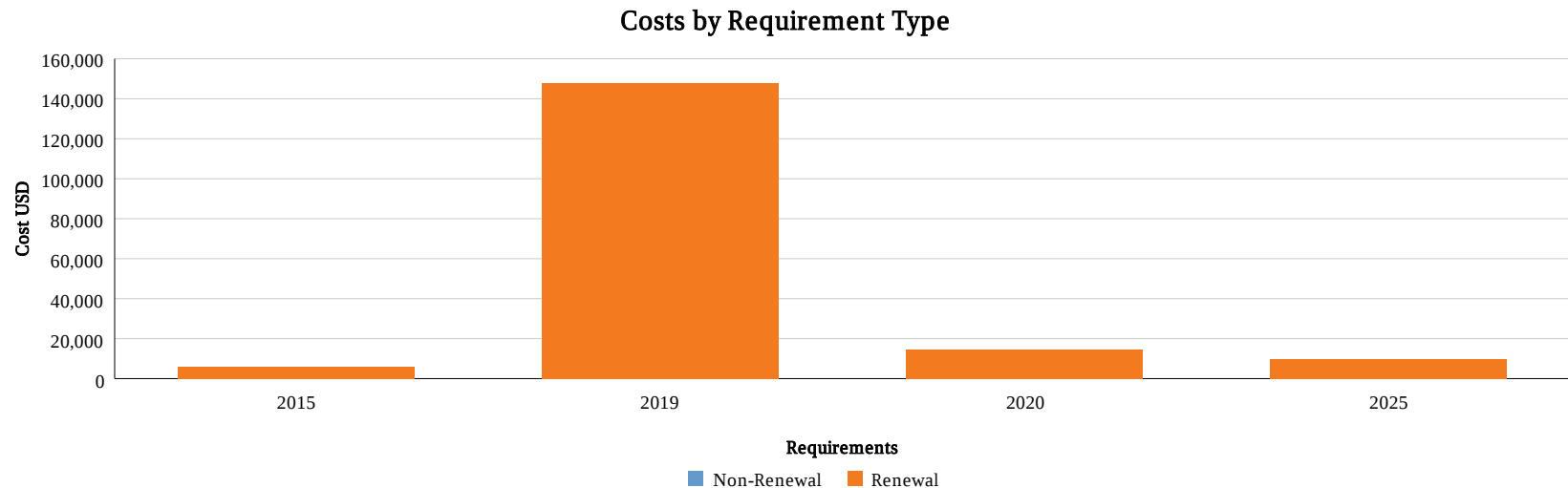
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1968	2019	4,433	3,546
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	1990	2019	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2000	2019	1,695	1,513
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	1990	2020	9,311	7,449
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1990	2019	2,952	2,361
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1990	2020	5,244	4,195
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1990	2019	8,166	6,533
Subtotal							231,633
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							231,633



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	5,244
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,003
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	5,275
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,336
Fiber Reinforced Plastic (FRP) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2025	9,840
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	7,594
Gypsum Wallboard (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,445



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,952
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,166
Main Electrical Service - 100A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	9,311
Metal Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,330
Overhead Sectional Units Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	13,532
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2015	6,048
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,197
Restroom Fixtures - Lavatories Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	14,793
Restroom Fixtures - Urinals Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,224
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,291
Restroom Partitions Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,845
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,433
Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,877
Swinging Doors - 3 x 7 Hollow Metal (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	18,868
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,695
Wood Ceiling - Painted or Stained Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	4,888
Total						178,187



Asset Overview Report

By Asset Name

Region: Parks

Asset: Whatcom Falls Park Restroom Small

Campus: Whatcom Falls Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	2,826	FCI:	0.02
RI Cost:	2,826	RI:	0.02
Total Requirement Cost:	2,826	Size:	195 SF
Current Replacement Value:	121,993		

Address 1

1600 Silverbeach Road

Address 2

Whatcom Falls Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Whatcom Falls Park Restroom Small

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic foundation for building - includes strip footings. System also includes perimeter drainage and damp-roofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade.
B1020 - Roof Construction-Concrete - Roof	The roof of the building is a reinforced concrete.
B2010 - Exterior Walls-Paint (Exterior)	Exterior concrete walls and roof includes a standard exterior paint finish.
B2010 - Exterior Walls-Precast Concrete Panels	The exterior walls are of precast concrete panels.
B2020 - Exterior Windows-Aluminum Windows - Double Glazed	The building fenestration includes aluminum-framed exterior units with insulating glass.



Asset Overview Report

By Asset Name

System Name	Description
B2030 - Exterior Doors-Swinging Doors - 3 x 7 Hollow Metal (Exterior)	Exterior door assemblies include metal doors and frames, and have standard exit-door hardware. Unit cost for the system is based on hollow metal door and frame assemblies as the standard.
D2010 - Plumbing Fixtures-Drinking Fountains	Plumbing fixtures include a dual height wall-mounted stainless steel water cooler.
D2010 - Plumbing Fixtures-Restroom Fixtures - Lavatories (Stainless Steel)	The restroom fixtures include lavatories.
D2010 - Plumbing Fixtures-Restroom Fixtures - Water Closets (Stainless Steel)	The restroom fixtures include vitreous china water closets.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Exhaust System - Restroom	HVAC ventilation systems include exhaust fans with ductwork and propeller type fans.
D3050 - Terminal and Package Units-Unit Heaters - Electric (Each)	Heating is provided by a suspended, electric unit heater in the pipe chase.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 100A 208Y/120V	The building includes a typical 100A 120/208V electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	2008	2083	283	4,523
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	2008	2083	132	2,110
B1020 - Roof Construction	Concrete - Roof	75	6	2008	2083	124	1,984
B2010 - Exterior Walls	Precast Concrete Panels	75	12	2008	2083	7,034	56,268
B2010 - Exterior Walls	Paint (Exterior)	10	125	2008	2019	2,402	1,922
B2020 - Exterior Windows	Aluminum Windows - Double Glazed	30	125	2008	2038	270	216
B2030 - Exterior Doors	Swinging Doors - 3 x 7 Hollow Metal (Exterior)	30	125	2008	2038	31,452	25,161
D2010 - Plumbing Fixtures	Restroom Fixtures - Lavatories (Stainless Steel)	30	125	2008	2038	6,153	4,923
D2010 - Plumbing Fixtures	Drinking Fountains	20	125	2008	2028	5,339	4,271
D2010 - Plumbing Fixtures	Restroom Fixtures - Water Closets (Stainless Steel)	30	125	2008	2038	8,643	6,914
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	2008	2038	1,231	1,094
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	2008	2058	1,034	827
D3040 - Distribution Systems	Exhaust System - Restroom	25	125	2008	2033	2,336	1,868
D3050 - Terminal and Package Units	Unit Heaters - Electric (Each)	15	112	2008	2023	424	378
D5012 - Low Tension Service and Dist.	Main Electrical Service - 100A 208Y/120V	30	125	2008	2038	6,819	5,455
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2008	2028	1,968	1,574
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2008	2038	1,223	979
D5022 - Lighting Equipment	Lighting Fixtures	20	125	2008	2028	1,905	1,524



Asset Overview Report

By Asset Name

Subtotal	121,993
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Overhead:	0
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Subtotal	0
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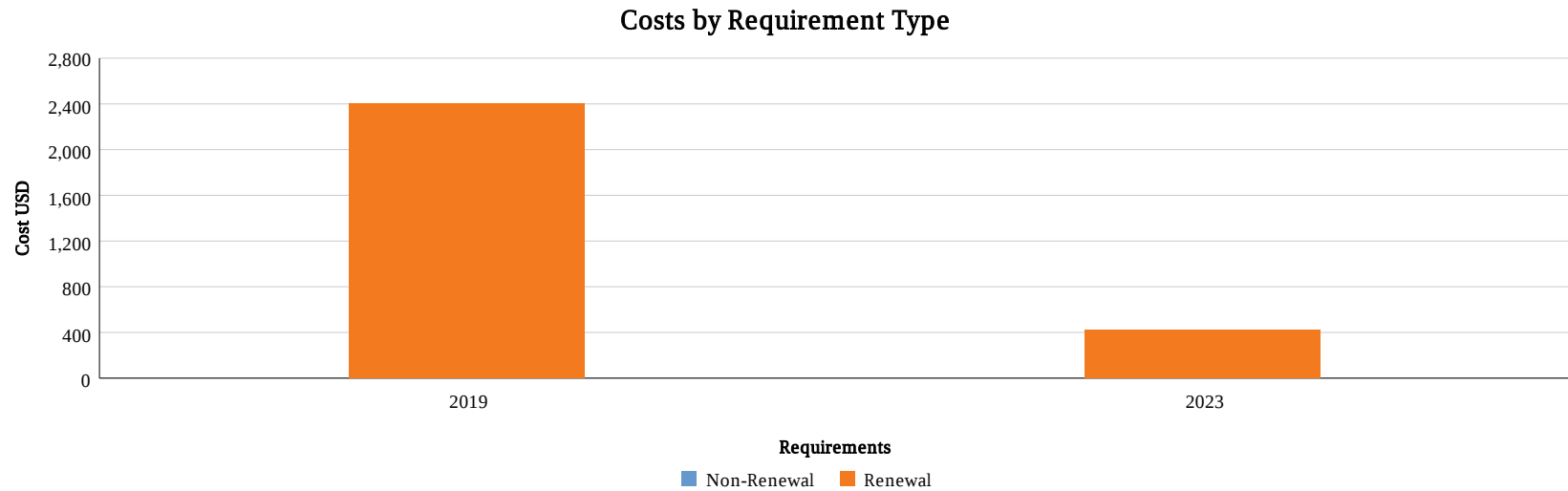
Total Replacement Value Based on System Costs with Overheads	121,993
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,402
Unit Heaters - Electric (Each) Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2023	424
Total						2,826



Asset Overview Report

By Asset Name

Region: Parks

Asset: Whatcom Falls Park Small Shelter

Campus: Whatcom Falls Park

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	51,216	FCI:	0.42
RI Cost:	51,216	RI:	0.42
Total Requirement Cost:	51,217	Size:	525 SF
Current Replacement Value:	121,123		

Address 1

1600 Silverbeach Road

Address 2

Whatcom Falls Park

City

Bellingham

State/Province/Region

WA



Asset Overview Report

By Asset Name

Photo



Whatcom Falls Park Small Shelter

System Description

System Name	Description
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings.
A1011 - Wall Foundations-Footings - Perimeter	Basic perimeter foundation for building with without crawlspace - includes strip footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade throughout. The system includes rigid insulation at the perimeter of the slab.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B1020 - Roof Construction-Wood-Frame Roof	The roof superstructure consists of wood-framed components supported on bearing walls and/or columns. System includes sheathing and an allowance for columns.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Paint (Exterior)	Exterior wall and trim finishes a standard exterior paint finish.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2010 - Exterior Walls-Wood Siding T1-11 (Exterior) - Wood-Frame Backup	The exterior wall assemblies include T1-11 wood siding with a wood-frame stud backup assembly.
B2020 - Exterior Windows-Wood Windows - Fixed	The building includes fixed plexiglass window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Fixed	The building includes fixed plexiglass window assemblies. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
B30 - Roofing-Metal Roofing	The roof covering consists of a preformed metal roofing system, such as corrugated steel or aluminum.
D2010 - Plumbing Fixtures-Sinks	Plumbing fixtures include counter mounted stainless steel sink.
D2010 - Plumbing Fixtures-Sinks	Plumbing fixtures include counter mounted stainless steel sink.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of a wall mounted fixture over the sink area.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a average density lighting system with T8 fluorescent fixtures with acrylic covers. Lighting system includes lighting fixtures, lamps, conduit and wire. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Counter Tops - Concrete	Building includes a concrete counter top with sink in the covered porch area.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Footings - Perimeter	75	6	1968	2043	464	7,421
A1011 - Wall Foundations	Footings - Perimeter	75	6	1968	2043	464	7,421
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1968	2043	334	5,342
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1968	2043	334	5,342
B1020 - Roof Construction	Wood-Frame Roof	75	6	1968	2043	616	9,855
B1020 - Roof Construction	Wood-Frame Roof	75	6	1968	2043	616	9,855
B2010 - Exterior Walls	Paint (Exterior)	10	125	2011	2021	6,102	4,882
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1968	2043	31,960	25,568
B2010 - Exterior Walls	Wood Siding T1-11 (Exterior) - Wood-Frame Backup	75	125	1968	2043	11,985	9,588
B2010 - Exterior Walls	Paint (Exterior)	10	125	2008	2019	6,102	4,882
B2020 - Exterior Windows	Wood Windows - Fixed	30	125	1968	2019	1,131	905
B2020 - Exterior Windows	Wood Windows - Fixed	30	125	1968	2019	1,131	905
B30 - Roofing	Metal Roofing	50	125	1968	2019	8,982	7,185
B30 - Roofing	Metal Roofing	50	125	1968	2019	8,982	7,185
D2010 - Plumbing Fixtures	Sinks	20	125	2000	2020	3,298	2,638
D2010 - Plumbing Fixtures	Sinks	20	125	2000	2020	3,298	2,638
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	984	787
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1968	2019	3,262	2,610



Asset Overview Report

By Asset Name

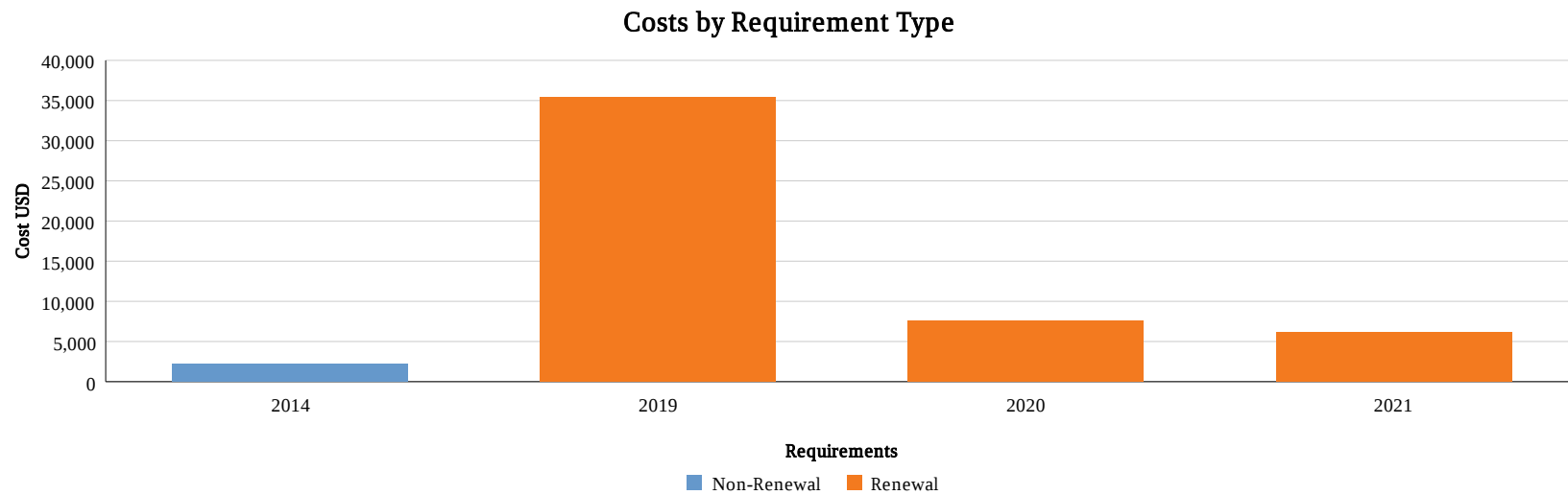
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1968	2019	3,262	2,610
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1968	2019	2,504	2,003
E2010 - Fixed Furnishings	Counter Tops - Concrete	30	125	2000	2030	1,875	1,500
Subtotal							121,123
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							121,123

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Equipment & Devices GFCI Protection Lacking	No	D5021 - Branch Wiring Devices	Building Code	2- Potentially Critical	Oct 15, 2014	2,179
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	3,262
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	984
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	2,504
Metal Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,982
Metal Roofing Renewal	Yes	B30 - Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	8,982
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2021	6,102
Paint (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	6,102
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,298



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2020	3,298
Wood Windows - Fixed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 15, 2019	1,131
Total						46,824



Asset Overview Report

By Asset Name

Region: Parks

Asset: Site - Woodstock Farm Property

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	1,281,606	FCI:	0.90
RI Cost:	1,281,606	RI:	0.90
Total Requirement Cost:	1,281,606	Size:	1 Each
Current Replacement Value:	1,425,109		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Site - Woodstock Farm Property

System Description

System Name	Description
D2034 - Sanitary Waste Equipment-Site Septic Service	The site is served by a septic system including collection tank and leach fields. According to facilities staff the system is in a state of failure and needs to be reengineered to meet current codes and capacities.
G2022 - Paving and Surfacing-Driveways (Concrete)	Concrete access roadways provide for access around the site.
G2022 - Paving and Surfacing-Parking Lot and Driveways (Bituminous Asphalt)	Asphaltic concrete access roadways and parking lots provide for staff and public vehicular traffic and parking at the site.
G2030 - Pedestrian Paving-Sidewalks and Stairways (Concrete)	Concrete sidewalks and stairways provide for access around the site.
G2041 - Fences and Gates-Driveway Gates	A gate provides for security at the driveway entrance to the site.



Asset Overview Report

By Asset Name

System Name	Description
G2041 - Fences and Gates-Perimeter Fencing	The site includes fencing. Chain link fencing utilized as standard for budget purposes.
G2041 - Fences and Gates-Roadway Barriers	The site includes roadway barriers adjacent to the highway and at the entrance to the site.
G2042 - Retaining Walls-Retaining Walls - Unit Masonry (Roadway)	The edge of the Roadway has unit a masonry retaining wall.
G3010 - Water Supply-Domestic Water Piping - Site	The domestic water service piping system is connected to the municipal system serves the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment
G3030 - Storm Sewer-Rain Water Drainage Piping - Site	The rain water drainage piping system is connected to the municipal system serving the city of Bellingham. System data has been assumed; details were not available from the Client at the time of the assessment.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2034 - Sanitary Waste Equipment	Site Septic Service	25	125	1960	2012	325,268	260,214
G2022 - Paving and Surfacing	Driveways (Concrete)	25	62	1910	2012	51,300	82,080
G2022 - Paving and Surfacing	Parking Lot and Driveways (Bituminous Asphalt)	25	62	2009	2034	68,661	109,857
G2030 - Pedestrian Paving	Sidewalks and Stairways (Concrete)	25	62	1910	2012	72,419	115,870
G2041 - Fences and Gates	Roadway Barriers	20	125	2009	2029	34,462	27,569
G2041 - Fences and Gates	Driveway Gates	20	125	2009	2029	99,046	79,237
G2041 - Fences and Gates	Perimeter Fencing	20	125	1910	2012	97,020	77,616
G2042 - Retaining Walls	Retaining Walls - Unit Masonry (Roadway)	75	125	2009	2084	23,499	18,799
G3010 - Water Supply	Domestic Water Piping - Site	50	112	1910	2012	501,660	445,920
G3030 - Storm Sewer	Rain Water Drainage Piping - Site	50	112	1910	2012	233,939	207,946
Subtotal							1,425,109



Asset Overview Report

By Asset Name

Overhead:	0
Subtotal	0

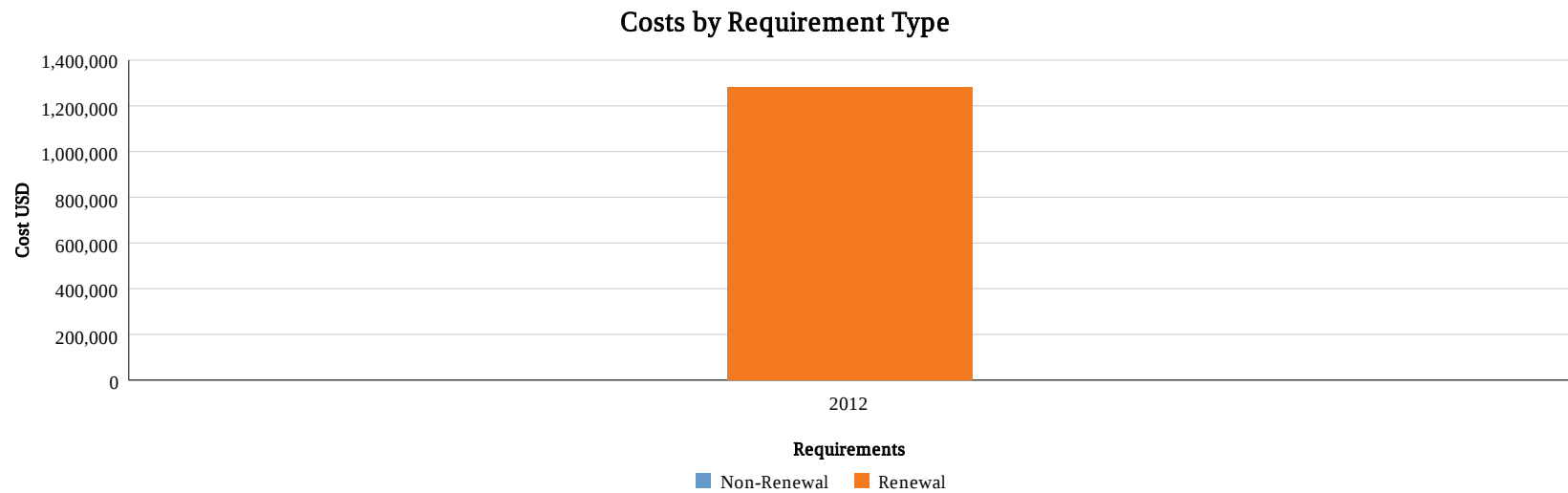
Total Replacement Value Based on System Costs with Overheads	1,425,109
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Domestic Water Piping - Site Renewal	Yes	G3010 - Water Supply	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	501,660
Driveways (Concrete) Renewal	Yes	G2022 - Paving and Surfacing	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	51,300
Perimeter Fencing Renewal	Yes	G2041 - Fences and Gates	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	97,020
Rain Water Drainage Piping - Site Renewal	Yes	G3030 - Storm Sewer	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	233,939
Sidewalks and Stairways (Concrete) Renewal	Yes	G2030 - Pedestrian Paving	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	72,419
Site Septic Service Renewal	Yes	D2034 - Sanitary Waste Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	325,268
Total						1,281,606



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Barn

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	397,771	FCI:	0.86
RI Cost:	397,771	RI:	0.86
Total Requirement Cost:	397,770	Size:	2,800 SF
Current Replacement Value:	462,276		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Barn

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade at the basement and the main floor level where applicable.
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor (Main Floor)	Floor assembly includes wood floor joists and wood subfloor.



Asset Overview Report

By Asset Name

System Name	Description
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor (Second Floor)	Floor assembly includes wood floor joists and wood subfloor assumed to have been installed in 1997
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a conventional-frame, sloped, roof-truss assembly with plywood and skip-board roof sheathing. System includes partial blanket insulation and assumed to be installed in the apartment ceiling. Overall the system condition appears reasonable and due to recent re-roofing with new sheathing the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Sliding - Double and Single (Exterior)	The exterior door assemblies include two large, single-leaf, wood-panel, sliding barn-type doors and two smaller single-leaf sliding doors of similar manufacture.
B2030 - Exterior Doors-Swinging Single-Leaf (Exterior)	The exterior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish installed in 1997.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Eaves gutters and down-spouts are located at the lowest edges of the roof assumed to have been installed in 1997.
C1010 - Partitions-GWB on Stud-Frame Back Up (Partitions)	The building interior includes gypsum wallboard (GWB) on wood stud partitions assumed to have been installed in 1997.
C1010 - Partitions-Wood Plank and GWB on Stud-Frame Back Up (Partitions)	The building interior includes wood planking on wood stud partitions assumed to have been upgraded in 1997.
C1020 - Interior Doors-Swinging Single-Leaf (Interior)	The interior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, mirrors and soap and toilet tissue dispensers.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish.



Asset Overview Report

By Asset Name

System Name	Description
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (GWB)	The finish to the interior of the exterior walls includes GWB assumed to have been installed in 1997.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes assumed to have been installed in 2007. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Varnish - Barn Flooring	Floor finishes include varnished wood upgraded in 2012.
C3020 - Floor Finishes-Vinyl Sheet Goods	The floor finishes include vinyl sheet goods.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard assumed to have been installed in 1997. Refer to separate system for paint finishes.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Elec - 50 Gal	The domestic hot water is provided by a 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating.
D5012 - Low Tension Service and Dist.- Main Electrical Service - 125A 208Y/120V + Distribution	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

System Name	Description
E2010 - Fixed Furnishings-Casework - Kitchens and Built-In Units	Building includes built-in cabinets and counters throughout. System also includes built-in storage units.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	1910	2012	2,776	44,408
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1910	2012	684	10,944
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor (Main Floor)	75	6	1910	2018	3,754	60,071
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor (Second Floor)	75	6	1997	2072	433	6,933
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1910	2032	2,744	43,900
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1910	2013	5,925	47,400
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	1910	2012	3,320	2,656
B2016 - Exterior Soffits	Board (Soffit)	30	125	1910	2018	2,920	2,336
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1910	2014	5,144	4,115
B2030 - Exterior Doors	Sliding - Double and Single (Exterior)	30	125	1910	2014	15,530	12,424
B2030 - Exterior Doors	Swinging Single-Leaf (Exterior)	30	125	1910	2014	2,389	1,911
B3010 - Roof Coverings	Asphalt Shingles	20	125	1997	2017	21,658	17,326
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1997	2057	1,632	1,306



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C1010 - Partitions	Wood Plank and GWB on Stud-Frame Back Up (Partitions)	50	62	1997	2047	3,805	6,088
C1010 - Partitions	GWB on Stud-Frame Back Up (Partitions)	50	62	1997	2047	5,310	8,496
C1020 - Interior Doors	Swinging Single-Leaf (Interior)	50	125	1910	2014	9,776	7,821
C1030 - Fittings	Restroom Accessories	20	125	1997	2017	783	627
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	2007	2017	6,640	5,312
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (GWB)	75	125	1997	2072	6,390	5,112
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	2007	2019	3,202	2,562
C3020 - Floor Finishes	Varnish - Barn Flooring	10	125	2012	2022	3,596	2,877
C3020 - Floor Finishes	Carpeting	10	125	2007	2017	3,260	2,608
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1997	2027	10,746	8,597
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2007	2017	2,532	2,026
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1980	2012	21,799	17,439
D2020 - Domestic Water Distribution	Water Heater - Elec - 50 Gal	10	112	2009	2019	6,992	6,243
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1970	2012	17,669	15,706
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1960	2012	14,846	11,877
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1980	2012	20,622	18,413
D5012 - Low Tension Service and Dist.	Main Electrical Service - 125A 208Y/120V + Distribution	30	125	2006	2036	20,733	16,587
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	2,707	2,166
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2012	17,565	14,052
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2012	24,926	19,941



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
E2010 - Fixed Furnishings	Casework - Kitchens and Built-In Units	25	125	1997	2022	39,998	31,999
					Subtotal		462,276
					Overhead:		0
					Subtotal		0
					Total Replacement Value Based on System Costs with Overheads		462,276

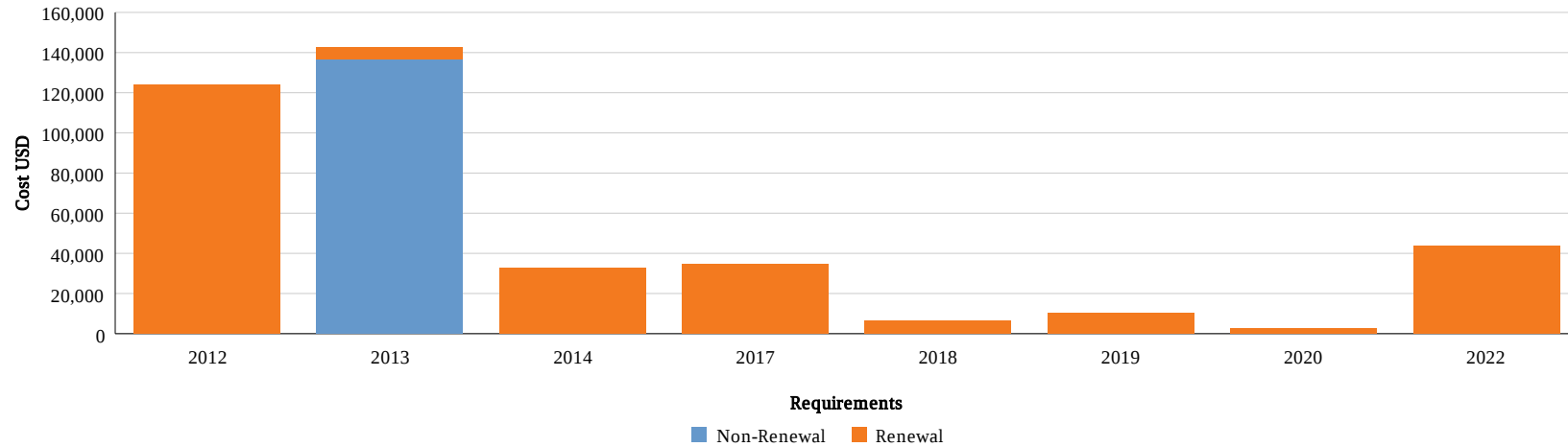
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Asphalt Shingles Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	21,658
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	2,920
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	17,565
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	3,260
Casework - Kitchens and Built-In Units Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	39,998
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	684
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	17,669
Floor Assemblies - Wood Joists and Subfloor (Main Floor) Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	3,754
Foundation Wall and Footings - Perimeter (Basement) - Failed	No	A1011 - Wall Foundations	Reliability	1- Currently Critical	Oct 1, 2013	136,757



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Foundation Wall and Footings - Perimeter (Basement) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	2,776
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,707
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	24,926
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	2,532
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	3,320
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	6,640
Perimeter Heat - Electric Baseboard Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	20,622
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2017	783
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	21,799
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	14,846
Sliding - Double and Single (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	15,530
Swinging Single-Leaf (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	2,389
Swinging Single-Leaf (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	9,776
Varnish - Barn Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	3,596
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	3,202
Water Heater - Elec - 50 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	6,992
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	5,925
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	5,144
Total						397,770



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Cook's House

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	464,284	FCI:	0.70
RI Cost:	464,284	RI:	0.70
Total Requirement Cost:	464,286	Size:	1,800 SF
Current Replacement Value:	658,783		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Cook's House

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1011 - Wall Foundations-Under-Slab Footings (SOG)	Interior concrete column and bearing-wall footings. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade at the basement. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor	Floor assembly includes wood floor joists and wood subfloor. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B1015 - Exterior Stairs and Fire Escapes-Access Stairs - Wood (Exterior)	Wood-frame stairways provide for access between the basement level and the main floor and from grade level to main entry porch. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a prefabricated, sloped roof truss assembly with plywood roof sheathing. System includes blanket insulation. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Fascia - Painted Wood	The building has a wood fascia around the entire perimeter of the building at the edge of the roof. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board and includes the ceiling at the entry porch. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Sliding Patio Door (Exterior)	The exterior door assemblies include an aluminum sliding patio door with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Single-Leaf (Exterior)	The exterior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Eaves gutters and down-spouts are located at the lowest edges of the roof.
C1010 - Partitions-Beadboard Walls (Interior)	The building interior finishes include beadboard. Refer to separate system for wall finishes such as painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1010 - Partitions-Hardboard Walls (Interior)	The building interior finishes include wood-grain hardboard paneling and beadboard. Refer to separate system for wall finishes such as painting.
C1010 - Partitions-Plaster - Wood Stud Back-up (Partition)	The building interior includes partitions of plaster on wood-stud framing, with no insulation. Refer to separate system for wall finishes. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1020 - Interior Doors-Swinging Single-Leaf (Interior)	The interior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, mirrors and soap and toilet tissue dispensers.
C2010 - Stair Construction-Access Stairs - Wood (Interior)	Wood-frame stairways provide for access between all floors; basement to attic. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (Plaster and Beadboard)	The finish to the interior of the exterior walls includes plaster on a wood-frame stud substrate. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas. System includes the Brick paving (interior and exterior) at the main entry. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3020 - Floor Finishes-Paint or Sealant (Floor)	Floor finishes include areas of paint and/or concrete sealants. Overall the system condition appears reasonable; the observed years remaining has been adjusted accordingly.
C3020 - Floor Finishes-Varnish Wood Strip Flooring - Main Floor	Floor finishes include varnished wood.
C3020 - Floor Finishes-Vinyl Sheet Goods	The floor finishes include vinyl sheet goods. Installation date not verified.
C3020 - Floor Finishes-Wood Strip Flooring	Floor finishes include finished maple strip flooring. Includes finished wood base. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Beadboard (Ceiling)	Ceiling systems include painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Plaster (Ceiling)	The ceiling system appears to consist of painted plaster on metal lath. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Elec - 50 Gal	The domestic hot water is provided by a 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3020 - Heat Generating Systems-Boiler Steam - Gas-Fired	Heating is provided by an oil-fired steam boiler rated for 127 mbh.
D3040 - Distribution Systems-Perimeter Heat	The HVAC system includes steam heat distribution piping, including cast iron radiators serving the perimeter of the facility.



Asset Overview Report

By Asset Name

System Name	Description
System - Steam Radiators	
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V + Distribution	The building includes a typical electrical service, which includes incoming feeders, two 100A main panels, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
E2010 - Fixed Furnishings-Architectural Millwork	The building includes typical architectural millwork for the building era, such as wood trim at interior doors, ceiling moldings, wainscoting and other miscellaneous wood details such as wood hand and guard rails. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Casework - Kitchens and Built-In Units	Building includes built-in cabinets and counters throughout. System also includes built-in storage units.
E2010 - Fixed Furnishings-Fireplaces - Brick	The building has a fireplace installed. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	1910	2020	2,621	41,941
A1011 - Wall Foundations	Under-Slab Footings (SOG)	75	6	1910	2020	305	4,887
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1910	2020	513	8,208
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor	75	6	1910	2020	798	12,768
B1015 - Exterior Stairs and Fire Escapes	Access Stairs - Wood (Exterior)	50	38	2009	2059	1,288	3,435
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1910	2020	2,123	33,970



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
B2010 - Exterior Walls	Fascia - Painted Wood	20	125	1910	2018	5,082	4,066
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	2009	2019	4,980	3,984
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1910	2018	11,850	94,800
B2016 - Exterior Soffits	Board (Soffit)	30	125	1910	2018	4,380	3,504
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1910	2014	34,908	27,926
B2030 - Exterior Doors	Swinging Single-Leaf (Exterior)	30	125	1910	2018	4,778	3,822
B2030 - Exterior Doors	Sliding Patio Door (Exterior)	30	125	1910	2018	901	721
B3010 - Roof Coverings	Asphalt Shingles	20	125	2009	2029	19,740	15,792
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	2009	2069	2,616	2,093
C1010 - Partitions	Beadboard Walls (Interior)	50	62	1910	2018	2,241	3,586
C1010 - Partitions	Hardboard Walls (Interior)	50	62	1972	2022	1,155	1,848
C1010 - Partitions	Plaster - Wood Stud Back-up (Partition)	50	62	1910	2020	40,470	64,752
C1020 - Interior Doors	Swinging Single-Leaf (Interior)	50	125	1910	2020	18,330	14,664
C1030 - Fittings	Restroom Accessories	20	125	2009	2029	3,741	2,993
C2010 - Stair Construction	Access Stairs - Wood (Interior)	50	38	1910	2018	3,306	8,815
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	1910	2018	14,940	11,952
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (Plaster and Beadboard)	75	6	1910	2018	1,917	30,672
C3020 - Floor Finishes	Wood Strip Flooring	25	125	1910	2018	23,056	18,445
C3020 - Floor Finishes	Carpeting	10	125	1910	2013	7,697	6,157
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	1910	2018	1,683	1,346
C3020 - Floor Finishes	Paint or Sealant (Floor)	5	125	1910	2018	356	285



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Varnish Wood Strip Flooring - Main Floor	10	125	2009	2019	1,776	1,421
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	2009	2021	4,804	3,843
C3030 - Ceiling Finishes	Beadboard (Ceiling)	30	125	1910	2018	2,988	2,390
C3030 - Ceiling Finishes	Plaster (Ceiling)	30	125	1910	2018	33,472	26,778
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1910	2018	5,064	4,051
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1970	2012	16,816	13,453
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1960	2012	11,359	10,097
D2020 - Domestic Water Distribution	Water Heater - Elec - 50 Gal	10	112	2009	2019	6,992	6,243
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1960	2012	9,544	7,635
D3020 - Heat Generating Systems	Boiler Steam - Gas-Fired	30	125	1980	2012	36,385	29,108
D3040 - Distribution Systems	Perimeter Heat System - Steam Radiators	30	125	1910	2012	56,110	44,888
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V + Distribution	30	125	1990	2020	25,084	20,067
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	1,354	1,083
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2012	11,292	9,033
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2012	16,024	12,819
E2010 - Fixed Furnishings	Architectural Millwork	30	125	1910	2018	8,024	6,420
E2010 - Fixed Furnishings	Fireplaces - Brick	50	38	1910	2020	4,809	12,823
E2010 - Fixed Furnishings	Casework - Kitchens and Built-In Units	25	125	1997	2022	23,999	19,199
Subtotal							658,783
Overhead:							0



Asset Overview Report

By Asset Name

Subtotal	0
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Total Replacement Value Based on System Costs with Overheads	658,783
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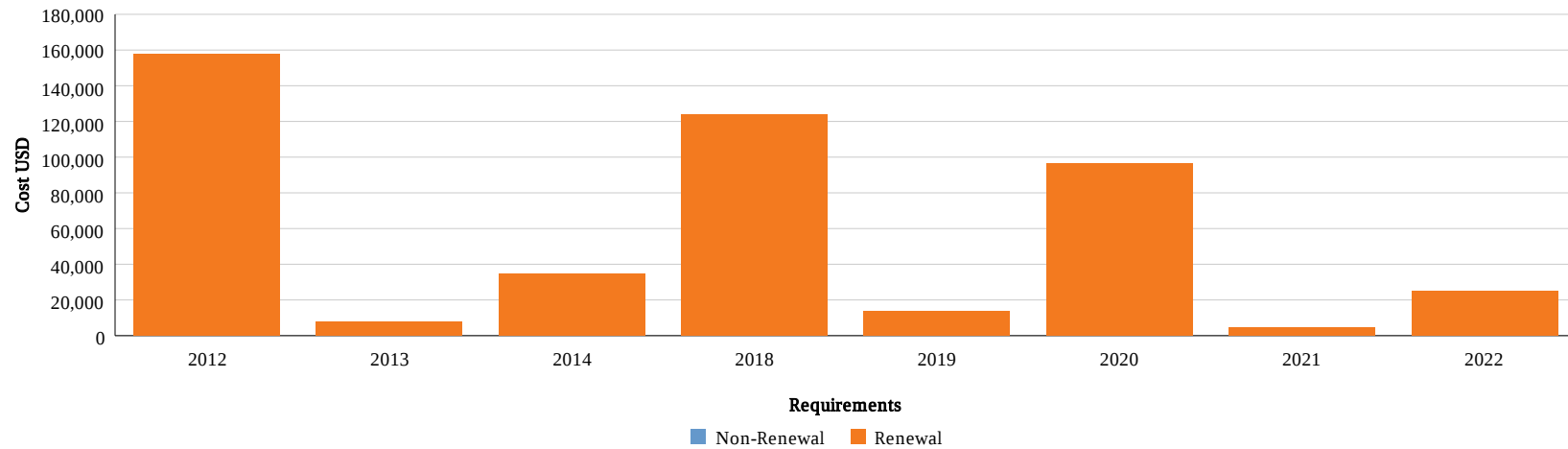
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Access Stairs - Wood (Interior) Renewal	Yes	C2010 - Stair Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	3,306
Architectural Millwork Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	8,024
Beadboard (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	2,988
Beadboard Walls (Interior) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	2,241
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	4,380
Boiler Steam - Gas-Fired Renewal	Yes	D3020 - Heat Generating Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	36,385
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	11,292
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	7,697
Casework - Kitchens and Built-In Units Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	23,999



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Ceramic Tile (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,683
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	513
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	11,359
Fascia - Painted Wood Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	5,082
Finish to Inside of Exterior Walls (Plaster and Beadboard) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,917
Fireplaces - Brick Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	4,809
Floor Assemblies - Wood Joists and Subfloor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	798
Foundation Wall and Footings - Perimeter (Basement) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,621
Hardboard Walls (Interior) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	1,155
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	1,354
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	16,024
Main Electrical Service - 200A 208Y/120V + Distribution Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	25,084
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	5,064
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	4,980
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	14,940
Paint or Sealant (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	356
Perimeter Heat System - Steam Radiators Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	56,110
Plaster (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	33,472
Plaster - Wood Stud Back-up (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	40,470
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	16,816
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	9,544
Sliding Patio Door (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	901
Sloped Roof Assembly - Wood Trusses and Sheathing Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,123
Swinging Single-Leaf (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	4,778



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Swinging Single-Leaf (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	18,330
Under-Slab Footings (SOG) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	305
Varnish Wood Strip Flooring - Main Floor Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	1,776
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2021	4,804
Water Heater - Elec - 50 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	6,992
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	11,850
Wood Strip Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	23,056
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	34,908
Total						464,286



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Cottage

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	139,062	FCI:	0.61
RI Cost:	139,062	RI:	0.61
Total Requirement Cost:	139,062	Size:	510 SF
Current Replacement Value:	228,084		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Cottage

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1012 - Column Foundations and Pile Caps-Interior Foundations (Crawlspace)	The interior crawlspace foundations typically consist of concrete piers and footings.
B1010 - Floor Construction-Floor Assemblies - Wood Decks (Exterior)	Floor assemblies include wood decks on each end of the building and at the entry.
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor	Floor assembly includes wood floor joists and wood subfloor.



Asset Overview Report

By Asset Name

System Name	Description
B1015 - Exterior Stairs and Fire Escapes-Access Stairs - Wood (Exterior)	A wood-frame stairway is located at the west deck.
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a prefabricated, sloped roof truss assembly with plywood roof sheathing. System includes blanket insulation. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Swinging Single-Leaf (Exterior)	The exterior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Eaves gutters and down-spouts are located at the lowest edges of the roof. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1010 - Partitions-Plaster - Wood Stud Back-up (Partition)	The building interior includes partitions of plaster on wood-stud framing, with no insulation. Refer to separate system for wall finishes. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1020 - Interior Doors-Swinging Single-Leaf (Interior)	The interior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, mirrors and soap and toilet tissue dispensers.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish.
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (GWB and Paneling)	The finish to the interior of the exterior walls includes GWB and wood-grain paneling on wood-frame stud substrate. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Varnish - Wood Strip Flooring	Floor finishes include varnished wood.
C3020 - Floor Finishes-Vinyl Sheet Goods	The floor finishes include vinyl sheet goods.
C3020 - Floor Finishes-Wood Strip Flooring	Floor finishes include finished maple strip flooring. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Beadboard (Ceiling)	Ceiling systems include painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Elec - 50 Gal	The domestic hot water is provided by a 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3050 - Terminal and Package Units-Unit Heaters - Electric	Heating is provided by a wall mounted electric unit heater.
D3050 - Terminal and Package Units-Woodburning Stove	Heating is provided by a woodburning stove.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V + Distribution	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
E2010 - Fixed Furnishings-Casework - Kitchens and Built-In Units	Building includes built-in cabinets and counters throughout. System also includes built-in storage units.
E2010 - Fixed Furnishings-Fireplaces - Brick	The building has a fireplace installed.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	1924	2020	1,722	27,560
A1012 - Column Foundations and Pile Caps	Interior Foundations (Crawlspace)	75	6	1924	2020	413	6,606
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor	75	6	1924	2013	404	6,457
B1010 - Floor Construction	Floor Assemblies - Wood Decks (Exterior)	75	6	1924	2013	295	4,720
B1015 - Exterior Stairs and Fire Escapes	Access Stairs - Wood (Exterior)	50	38	1924	2013	184	490
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1924	2022	934	14,947
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	1924	2012	1,494	1,195
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1924	2012	3,555	28,440
B2016 - Exterior Soffits	Board (Soffit)	30	125	1924	2018	1,460	1,168
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1924	2014	5,512	4,409
B2030 - Exterior Doors	Swinging Single-Leaf (Exterior)	30	125	1924	2014	4,778	3,822
B3010 - Roof Coverings	Asphalt Shingles	20	125	1924	2012	8,686	6,948
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1924	2018	1,419	1,135
C1010 - Partitions	Plaster - Wood Stud Back-up (Partition)	50	62	1924	2018	4,264	6,823
C1020 - Interior Doors	Swinging Single-Leaf (Interior)	50	125	1924	2014	3,666	2,933
C1030 - Fittings	Restroom Accessories	20	125	1924	2013	783	627
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	1924	2013	1,494	1,195
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (GWB and Paneling)	75	125	1924	2018	19,836	15,869



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	1924	2013	2,882	2,306
C3020 - Floor Finishes	Varnish - Wood Strip Flooring	10	125	2003	2013	1,421	1,137
C3020 - Floor Finishes	Wood Strip Flooring	25	125	1924	2018	13,576	10,861
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1924	2013	1,291	1,033
C3030 - Ceiling Finishes	Beadboard (Ceiling)	30	125	1924	2018	11,952	9,562
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1924	2018	1,313	1,051
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1980	2012	3,970	3,176
D2020 - Domestic Water Distribution	Water Heater - Elec - 50 Gal	10	112	2006	2016	6,992	6,243
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1970	2012	3,218	2,861
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1960	2012	2,704	2,163
D3050 - Terminal and Package Units	Woodburning Stove	30	112	1975	2012	6,900	6,161
D3050 - Terminal and Package Units	Unit Heaters - Electric	15	112	1975	2012	5,186	4,630
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V + Distribution	30	125	2006	2036	25,084	20,067
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2012	1,354	1,083
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2012	3,199	2,559
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2012	4,540	3,632
E2010 - Fixed Furnishings	Fireplaces - Brick	50	38	1924	2013	4,331	11,549
E2010 - Fixed Furnishings	Casework - Kitchens and Built-In Units	25	125	1924	2013	3,333	2,667
Subtotal							228,084
Overhead:							0



Asset Overview Report

By Asset Name

Subtotal	0
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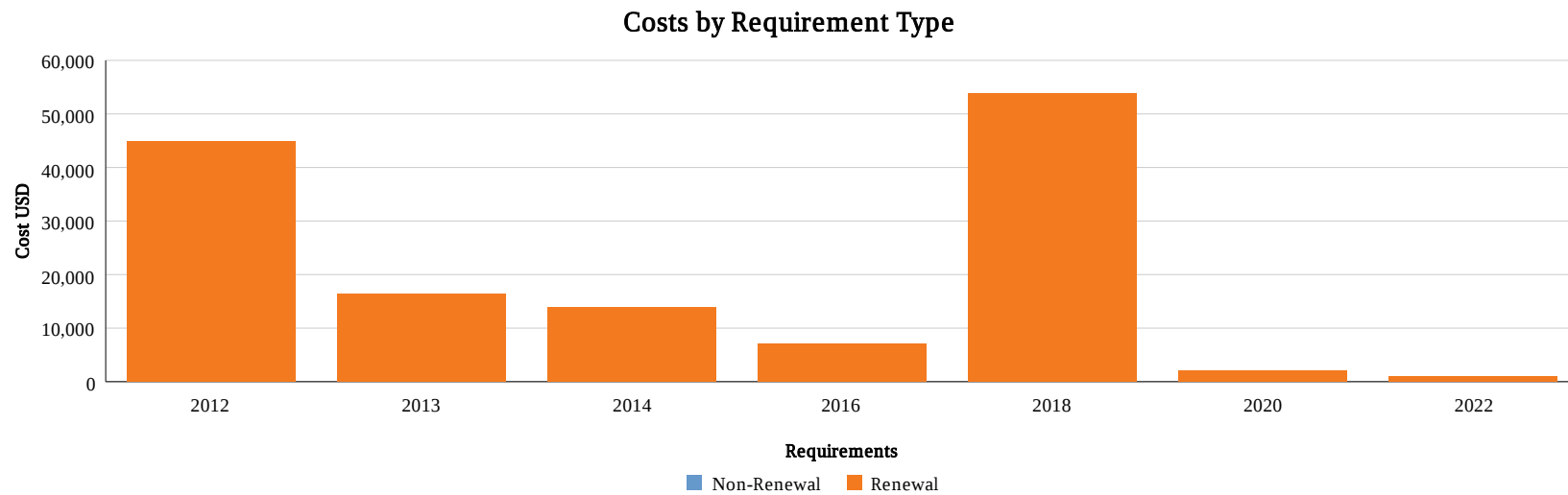
Total Replacement Value Based on System Costs with Overheads	228,084
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Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Access Stairs - Wood (Exterior) Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	184
Asphalt Shingles Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	8,686
Beadboard (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	11,952
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,460
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	3,199
Casework - Kitchens and Built-In Units Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	3,333
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	3,218
Finish to Inside of Exterior Walls (GWB and Paneling) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	19,836
Fireplaces - Brick Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	4,331



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Floor Assemblies - Wood Decks (Exterior) Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	295
Floor Assemblies - Wood Joists and Subfloor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	404
Foundation Wall and Footings - Perimeter (Basement) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	1,722
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,313
Gutters and Downspouts Renewal	Yes	B3016 - Gutters and Downspouts	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,419
Interior Foundations (Crawlspace) Renewal	Yes	A1012 - Column Foundations and Pile Caps	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	413
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,354
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	4,540
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,291
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,494
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,494
Plaster - Wood Stud Back-up (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	4,265
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	783
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	3,970
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	2,704
Sloped Roof Assembly - Wood Trusses and Sheathing Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	934
Swinging Single-Leaf (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	4,778
Swinging Single-Leaf (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	3,666
Unit Heaters - Electric Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	5,186
Varnish - Wood Strip Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,421
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	2,882
Water Heater - Elec - 50 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2016	6,992
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	3,555
Wood Strip Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	13,576



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	5,512
Woodburning Stove Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	6,900
Total						139,062



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Garage

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	74,149	FCI:	0.54
RI Cost:	74,149	RI:	0.54
Total Requirement Cost:	74,150	Size:	400 SF
Current Replacement Value:	138,180		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Garage

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic perimeter foundation for building without basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade at the basement and the main floor level where applicable.
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a conventional-frame, sloped, roof-truss assembly with plywood and skip-board roof sheathing. System assumed to include blanket insulation. Overall the system condition appears reasonable and due to recent re-roofing with new sheathing the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.



Asset Overview Report

By Asset Name

System Name	Description
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Sliding - Double and Single (Exterior)	The exterior door assemblies include two large, single-leaf, wood-panel, sliding barn-type doors.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish installed in 1997.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish assumed to have been upgraded in 2009.
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (Paneling)	The finish to the interior of the exterior walls includes GWB and wood-grain paneling on wood-frame stud substrate. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Beadboard (Ceiling)	Ceiling systems include painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable.
D2010 - Plumbing Fixtures-Plumbing Fixtures	A single slop sink serves the facility.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly galvanized steel piping.
D3050 - Terminal and Package Units-Woodburning Stove	Heating is provided by a woodburning stove.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1910	2020	2,328	37,240
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1910	2020	228	3,648
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1910	2032	995	15,914
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	2003	2013	1,328	1,062
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1910	2013	2,370	18,960
B2016 - Exterior Soffits	Board (Soffit)	30	125	1910	2018	1,460	1,168
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1910	2014	5,512	4,409
B2030 - Exterior Doors	Sliding - Double and Single (Exterior)	30	125	1910	2014	15,530	12,424
B3010 - Roof Coverings	Asphalt Shingles	20	125	2009	2029	7,851	6,281
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	2009	2019	996	797
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (Paneling)	75	125	1910	2018	16,715	13,372
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	2002	2012	1,013	810
C3030 - Ceiling Finishes	Beadboard (Ceiling)	30	125	1910	2018	11,952	9,562
D2010 - Plumbing Fixtures	Plumbing Fixtures	30	125	1910	2012	4,140	3,312
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1910	2012	1,323	1,176
D3050 - Terminal and Package Units	Woodburning Stove	30	112	1960	2012	6,900	6,161
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1960	2012	1,132	906
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1960	2012	1,223	978



Asset Overview Report

By Asset Name

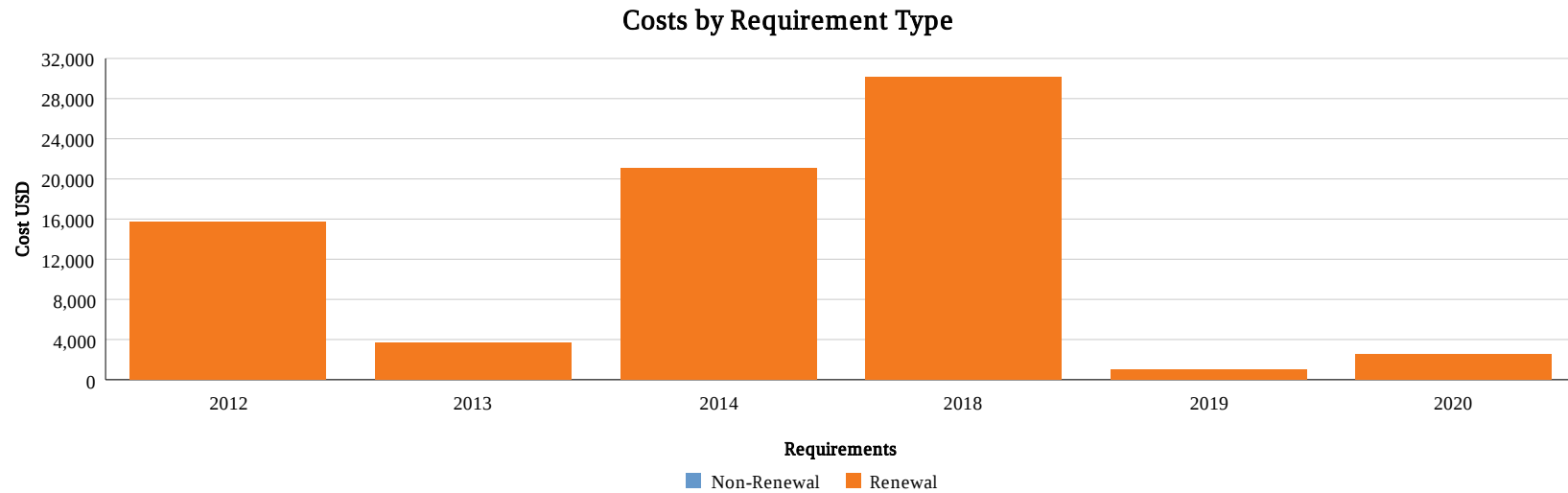
Subtotal	138,180
Overhead:	0
Subtotal	0
Total Replacement Value Based on System Costs with Overheads	138,180

Requirements including Renewals



Asset Overview Report

By Asset Name



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Beadboard (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	11,952
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,460
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,132
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	228
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,323
Finish to Inside of Exterior Walls (Paneling) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	16,715
Foundation Wall and Footings - Perimeter Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,328
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,223
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,013



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,328
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	996
Plumbing Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	4,140
Sliding - Double and Single (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	15,530
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	2,370
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	5,512
Woodburning Stove Renewal	Yes	D3050 - Terminal and Package Units	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	6,900
Total						74,150



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Lee House

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	1,266,694	FCI:	0.80
RI Cost:	1,266,694	RI:	0.80
Total Requirement Cost:	1,266,695	Size:	6,100 SF
Current Replacement Value:	1,575,568		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Lee House

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter (Basement)	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1011 - Wall Foundations-Under-Slab Footings (SOG)	Interior concrete column and bearing-wall footings.
A1012 - Column Foundations and Pile Caps-Interior Foundations (Crawlspace)	The interior crawlspace foundations typically consist of concrete piers and footings.
A1030 - Slab on Grade-Concrete Slab-On-Grade	The floor of the building is a reinforced concrete slab-on-grade at the basement and the main floor level where applicable.



Asset Overview Report

By Asset Name

System Name	Description
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor	Floor assembly includes wood floor joists and wood subfloor.
B1015 - Exterior Stairs and Fire Escapes-Access Stairs - Wood (Exterior)	Wood-frame stairways provide for access between the basement level and the main floor and from grade level to main entry porch. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a prefabricated, sloped roof truss assembly with plywood roof sheathing. System includes blanket insulation.
B2010 - Exterior Walls-Fascia - Painted Wood	The building has a wood fascia around the entire perimeter of the building at the edge of the roof. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2030 - Exterior Doors-Swinging Single-Leaf (Exterior)	The exterior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Eaves gutters and down-spouts are located at the lowest edges of the roof.
B3021 - Glazed Roof Openings-Skylights - Dome-Shaped	The roof of the building has plastic dome-shaped, double-glazed skylights installed. Overall the system condition is reasonable; the Observed Years Remaining has been adjusted accordingly.
C1010 - Partitions-Plaster - Wood Stud Back-up (Partition)	The building interior includes partitions of plaster on wood-stud framing, with no insulation. Refer to separate system for wall finishes. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1020 - Interior Doors-Swinging Single-Leaf (Interior)	The interior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, mirrors and soap and toilet tissue dispensers.
C2010 - Stair Construction-Access Stairs - Wood (Interior)	Wood-frame stairways provide for access between all floors; basement to attic. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C2010 - Stair Construction-Guardrail - Wood	A wood-frame guardrail is located at the stairway opening at the Attic Floor level. Overall the system condition appears reasonable; the observed-years-remaining has



Asset Overview Report

By Asset Name

System Name	Description
(Interior)	been adjusted accordingly.
C3010 - Wall Finishes-Ceramic Tile (Wall)	Building wall finishes include ceramic tile typically installed in wet areas, usually restrooms and food prep areas where they exist. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish.
C3010 - Wall Finishes-Wallpaper (Wall)	Interior wall finishes include wallpaper applications. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (Plaster)	The finish to the interior of the exterior walls includes plaster on a wood-frame stud substrate. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes.
C3020 - Floor Finishes-Ceramic Tile (Floor)	The building floor finishes include porcelain type ceramic tile installed in restrooms, showers and wet areas. System includes the Brick paving (interior and exterior) at the main entry. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3020 - Floor Finishes-Paint or Sealant (Floor)	Floor finishes include areas of paint and/or concrete sealants. Overall the system condition appears reasonable; the observed years remaining has been adjusted accordingly.
C3020 - Floor Finishes-Varnish Wood Strip Flooring - Attic	Floor finishes in the Attic include varnished wood.
C3020 - Floor Finishes-Varnish Wood Strip Flooring - Main Floors	Floor finishes include varnished wood.
C3020 - Floor Finishes-Vinyl Sheet Goods	The floor finishes include vinyl sheet goods. Installation date not verified.
C3020 - Floor Finishes-Vinyl Tile	Floor finishes include areas of vinyl tile flooring and related base. Installation date not verified.
C3020 - Floor Finishes-Wood Strip Flooring - Attic	Floor finishes include finished maple strip flooring. Includes finished wood base. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Wood Strip Flooring - Main Floors	Floor finishes on the main floors includes finished oak strip flooring. System includes similar finish at exterior entry porch.
C3030 - Ceiling Finishes-Beadboard (Ceiling)	Ceiling systems include painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable.
C3030 - Ceiling Finishes-Plaster (Ceiling)	The ceiling system appears to consist of painted plaster on metal lath. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3030 - Ceiling Finishes-Wallpaper (Ceiling)	Interior ceiling finishes include wallpaper applications. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.



Asset Overview Report

By Asset Name

System Name	Description
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Elec - 50 Gal	The domestic hot water is provided by a 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3020 - Heat Generating Systems-Boiler Steam - Oil-Fired	Heating is provided by an oil-fired steam boiler rated for 167 mbh.
D3040 - Distribution Systems-Perimeter Heat System - Steam Radiators	The HVAC system includes steam heat distribution piping, including cast iron radiators serving the perimeter of the facility.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V + Distribution	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
E2010 - Fixed Furnishings-Architectural Millwork	The building includes typical architectural millwork for the building era, such as wood trim at interior doors, ceiling moldings, wainscoting and other miscellaneous wood details such as wood hand and guard rails. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Casework - Kitchens and Built-In Units	Building includes built-in cabinets and counters throughout. System also includes built-in storage units. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
E2010 - Fixed Furnishings-Fireplaces - Brick	The building has fireplaces installed. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.

Replacement Value Based on System Costs with Overheads



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter (Basement)	75	6	1910	2020	4,033	64,525
A1011 - Wall Foundations	Under-Slab Footings (SOG)	75	6	1910	2020	305	4,887
A1012 - Column Foundations and Pile Caps	Interior Foundations (Crawlspace)	75	6	1910	2020	891	14,249
A1030 - Slab on Grade	Concrete Slab-On-Grade	75	6	1910	2020	513	8,208
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor	75	6	1910	2013	3,360	53,760
B1015 - Exterior Stairs and Fire Escapes	Access Stairs - Wood (Exterior)	50	38	1910	2022	1,629	4,344
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1910	2020	3,397	54,353
B2010 - Exterior Walls	Fascia - Painted Wood	20	125	1910	2018	6,776	5,421
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	2009	2019	9,960	7,968
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1910	2018	19,750	158,000
B2016 - Exterior Soffits	Board (Soffit)	30	125	1910	2018	6,570	5,256
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1910	2018	55,118	44,094
B2030 - Exterior Doors	Swinging Single-Leaf (Exterior)	30	125	1910	2018	9,556	7,645
B3010 - Roof Coverings	Asphalt Shingles	20	125	2009	2029	31,584	25,267
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1910	2022	8,175	6,540
B3021 - Glazed Roof Openings	Skylights - Dome-Shaped	25	125	1910	2013	1,969	1,575
C1010 - Partitions	Plaster - Wood Stud Back-up (Partition)	50	62	1910	2013	94,430	151,088
C1020 - Interior Doors	Swinging Single-Leaf (Interior)	50	125	1910	2020	48,879	39,103
C1030 - Fittings	Restroom Accessories	20	125	1910	2013	1,871	1,496
C2010 - Stair Construction	Guardrail - Wood (Interior)	50	38	1910	2020	575	1,534



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C2010 - Stair Construction	Access Stairs - Wood (Interior)	50	38	1910	2018	7,413	19,768
C3010 - Wall Finishes	Ceramic Tile (Wall)	25	125	1993	2018	5,460	4,368
C3010 - Wall Finishes	Wallpaper (Wall)	10	125	1910	2018	35,400	28,320
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	1910	2013	24,900	19,920
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (Plaster)	75	6	1910	2018	3,264	52,224
C3020 - Floor Finishes	Wood Strip Flooring - Attic	25	125	1910	2018	46,113	36,890
C3020 - Floor Finishes	Paint or Sealant (Floor)	5	125	1910	2013	1,602	1,282
C3020 - Floor Finishes	Carpeting	10	125	1910	2013	3,622	2,898
C3020 - Floor Finishes	Varnish Wood Strip Flooring - Attic	10	125	2003	2013	7,992	6,394
C3020 - Floor Finishes	Vinyl Sheet Goods	12	125	1910	2013	4,804	3,843
C3020 - Floor Finishes	Vinyl Tile	10	125	2002	2013	2,954	2,363
C3020 - Floor Finishes	Ceramic Tile (Floor)	25	125	1993	2018	404	323
C3020 - Floor Finishes	Varnish Wood Strip Flooring - Main Floors	10	125	2009	2019	8,880	7,104
C3020 - Floor Finishes	Wood Strip Flooring - Main Floors	25	125	1997	2022	100,296	80,237
C3030 - Ceiling Finishes	Beadboard (Ceiling)	30	125	1910	2018	5,976	4,781
C3030 - Ceiling Finishes	Plaster (Ceiling)	30	125	1910	2013	104,600	83,680
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1910	2013	15,192	12,154
C3030 - Ceiling Finishes	Wallpaper (Ceiling)	10	125	1910	2018	1,416	1,133
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1960	2012	56,988	45,591
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1960	2012	38,493	34,216
D2020 - Domestic Water Distribution	Water Heater - Elec - 50 Gal	10	112	2009	2019	6,992	6,243



Asset Overview Report

By Asset Name

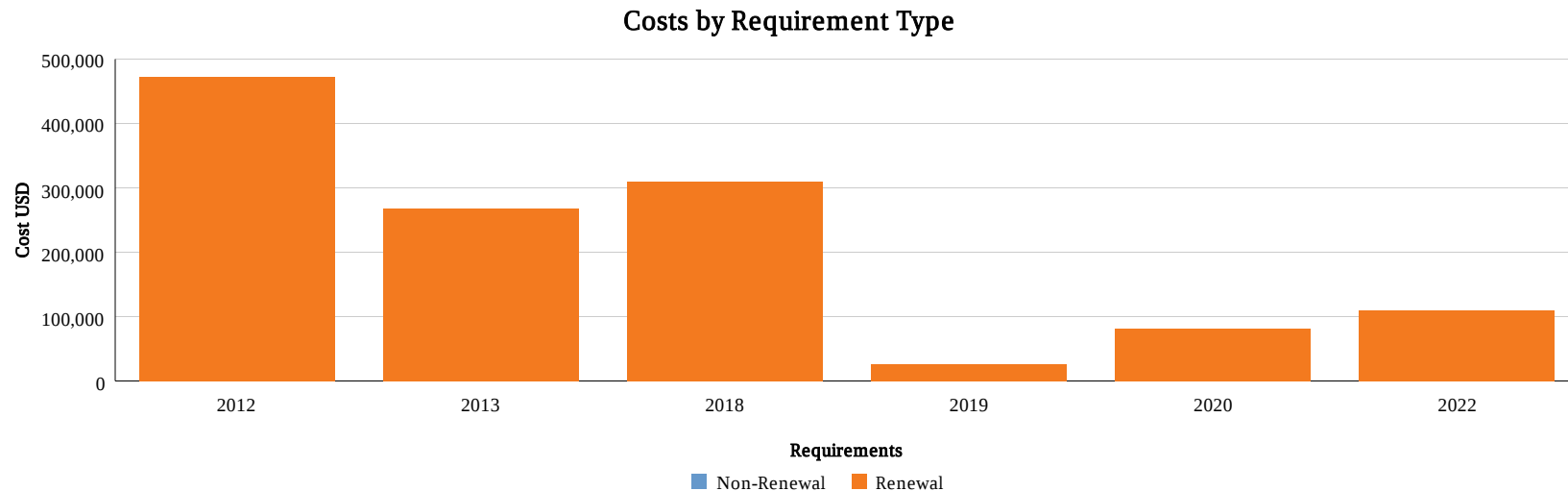
Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1960	2012	32,343	25,874
D3020 - Heat Generating Systems	Boiler Steam - Oil-Fired	30	125	1980	2012	61,565	49,252
D3040 - Distribution Systems	Perimeter Heat System - Steam Radiators	30	125	1910	2012	190,149	152,119
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V + Distribution	30	125	2009	2039	25,084	20,067
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	2000	2020	2,707	2,166
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1970	2012	38,266	30,613
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1970	2012	54,304	43,443
E2010 - Fixed Furnishings	Architectural Millwork	30	125	1910	2018	26,748	21,398
E2010 - Fixed Furnishings	Fireplaces - Brick	50	38	1910	2020	20,098	53,595
E2010 - Fixed Furnishings	Casework - Kitchens and Built-In Units	25	125	1910	2018	79,997	63,997
Subtotal							1,575,568
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							1,575,568



Asset Overview Report

By Asset Name

Requirements including Renewals



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Access Stairs - Wood (Exterior) Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	1,629
Access Stairs - Wood (Interior) Renewal	Yes	C2010 - Stair Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	7,413
Architectural Millwork Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	26,748
Beadboard (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	5,976
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	6,570
Boiler Steam - Oil-Fired Renewal	Yes	D3020 - Heat Generating Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	61,565
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	38,266



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	3,622
Casework - Kitchens and Built-In Units Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	79,997
Ceramic Tile (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	404
Ceramic Tile (Wall) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	5,460
Concrete Slab-On-Grade Renewal	Yes	A1030 - Slab on Grade	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	513
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	38,493
Fascia - Painted Wood Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	6,776
Finish to Inside of Exterior Walls (Plaster) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	3,264
Fireplaces - Brick Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	20,098
Floor Assemblies - Wood Joists and Subfloor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	3,360
Foundation Wall and Footings - Perimeter (Basement) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	4,033
Guardrail - Wood (Interior) Renewal	Yes	C2010 - Stair Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	575
Gutters and Downspouts Renewal	Yes	B3016 - Gutters and Downspouts	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	8,175
Interior Foundations (Crawlspace) Renewal	Yes	A1012 - Column Foundations and Pile Caps	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	891
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	2,707
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	54,304
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	15,192
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	9,960
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	24,900
Paint or Sealant (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,602
Perimeter Heat System - Steam Radiators Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	190,149
Plaster (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	104,600
Plaster - Wood Stud Back-up (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	94,430
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,871



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	56,988
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	32,343
Skylights - Dome-Shaped Renewal	Yes	B3021 - Glazed Roof Openings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,969
Sloped Roof Assembly - Wood Trusses and Sheathing Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	3,397
Swinging Single-Leaf (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	9,556
Swinging Single-Leaf (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	48,879
Under-Slab Footings (SOG) Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	305
Varnish Wood Strip Flooring - Attic Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	7,992
Varnish Wood Strip Flooring - Main Floors Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	8,880
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	4,804
Vinyl Tile Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	2,954
Wallpaper (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,416
Wallpaper (Wall) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	35,400
Water Heater - Elec - 50 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2019	6,992
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	19,750
Wood Strip Flooring - Attic Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	46,113
Wood Strip Flooring - Main Floors Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	100,296
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	55,118
Total						1,266,695



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Outlook

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	0	FCI:	0.00
RI Cost:	0	RI:	0.00
Total Requirement Cost:		Size:	1 Each
Current Replacement Value:	459,034		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Outlook

System Description

System Name	Description
G2031 - Paving and Surfacing-Pathway - Gravel	The pathway from the parking lot to the Outlook is gravel.
G2031 - Paving and Surfacing-Viewing Platform - Concrete	The surface finish at the Outlook platform is a concrete slab.
G2033 - Exterior Steps-Stairway - Concrete	A stairway along the pathway provides access to a trail through the forest.
G2041 - Fences and Gates-Guardrail - Wood	A wood guardrail with wire-mesh panels is installed along the edge of the access pathway from the parking area to the Outlook.
G2042 - Retaining Walls-Retaining Walls - Concrete (Lookout)	The edge of the Outlook platform has a concrete foundation (retaining wall) with footing.
G2042 - Retaining Walls-Retaining Walls - Unit Masonry (Pathway)	The edge of the Pathway to the Outlook platform has unit masonry retaining walls.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
G2031 - Paving and Surfacing	Viewing Platform - Concrete	75	6	2009	2084	95	1,526
G2031 - Paving and Surfacing	Pathway - Gravel	50	38	2009	2059	4,342	11,578
G2033 - Exterior Steps	Stairway - Concrete	50	38	2009	2059	1,436	3,830
G2041 - Fences and Gates	Guardrail - Wood	75	125	2009	2084	428,769	343,016
G2042 - Retaining Walls	Retaining Walls - Concrete (Lookout)	75	125	2009	2084	29,860	23,888
G2042 - Retaining Walls	Retaining Walls - Unit Masonry (Pathway)	75	125	2009	2084	93,996	75,197
Subtotal							459,034
Overhead:							0
Subtotal							0
Total Replacement Value Based on System Costs with Overheads							459,034



Asset Overview Report

By Asset Name

Requirements including Renewals

No data available.



Asset Overview Report

By Asset Name

Region: Parks

Asset: Woodstock Farm Studio

Campus: Woodstock Farm

Asset Number: 0

Assets are ordered by Asset Name Currency: USD

Statistics

FCI Cost:	184,452	FCI:	0.75
RI Cost:	184,452	RI:	0.75
Total Requirement Cost:	184,452	Size:	846 SF
Current Replacement Value:	244,625		

Address 1
City 1200 Chuckanut Drive
Bellingham

Address 2
State/Province/Region Woodstock
WA



Asset Overview Report

By Asset Name

Photo



Woodstock Farm Studio

System Description

System Name	Description
A1011 - Wall Foundations-Foundation Wall and Footings - Perimeter	Basic perimeter foundation for building with basement - includes strip footings and foundation walls. System also includes underdrains and damp-proofing.
A1012 - Column Foundations and Pile Caps-Interior Foundations (Crawlspace)	The interior crawlspace foundations typically consist of concrete piers and footings.
B1010 - Floor Construction-Floor Assemblies - Wood Joists and Subfloor	Floor assembly includes wood floor joists and wood subfloor.
B1015 - Exterior Stairs and Fire Escapes-Access Stairs - Wood (Exterior)	A wood-frame stairway is located at the east end of the building. Unit cost based on 14-riser flight of stairs. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
B1020 - Roof Construction-Sloped Roof Assembly - Wood Trusses and Sheathing	The building superstructure has a prefabricated, sloped roof truss assembly with plywood roof sheathing. System includes blanket insulation. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2010 - Exterior Walls-Paint Walls (Exterior)	Exterior wall finishes include standard paint finish. System includes painting of board soffit.
B2010 - Exterior Walls-Wood Shingles (Exterior) - Wood-Frame Backup	The exterior wall assemblies include wood shingles on a wood-frame stud backup assembly. Refer to separate system for interior wall finishes such as plaster and paint.
B2016 - Exterior Soffits-Board (Soffit)	The building soffit system consists of painted board. Refer to separate system for painting. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
B2020 - Exterior Windows-Wood Windows - Single Glazed	The building fenestration includes single-glazed wood window assemblies.
B2030 - Exterior Doors-Swinging Single-Leaf (Exterior)	The exterior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware.
B3010 - Roof Coverings-Asphalt Shingles	The roof areas have asphalt shingle roof finish.
B3016 - Gutters and Downspouts-Gutters and Downspouts	Eaves gutters and down-spouts are located at the lowest edges of the roof. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C1010 - Partitions-Paneling - Wood Stud Back-up (Partition)	The building interior includes partitions of wood paneling on wood-stud framing, with no insulation. Assumed that the system includes a drywall substrate.
C1020 - Interior Doors-Swinging Single-Leaf (Interior)	The interior door assemblies include single-leaf, wood-panel doors in wood frames and with standard operating hardware.
C1030 - Fittings-Restroom Accessories	Typically the restroom accessories include paper towel dispenser and disposal, mirrors and soap and toilet tissue dispensers.
C2010 - Stair Construction-Access Stairs - Wood (Interior)	Wood-frame stairways provide for access between all floors; basement to attic. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3010 - Wall Finishes-Paint Walls (Interior)	Interior wall finishes include standard paint finish. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3011 - Wall Finishes to Inside Exterior Walls-Finish to Inside of Exterior Walls (GWB and Paneling)	The finish to the interior of the exterior walls includes GWB and wood-grain paneling on wood-frame stud substrate. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
C3020 - Floor Finishes-Carpeting	The building has carpeting floor finishes.
C3020 - Floor Finishes-Paint (Floor)	Floor finishes include areas of paint.
C3020 - Floor Finishes-Varnish - Wood Strip Flooring	Floor finishes include varnished wood.
C3020 - Floor Finishes-Vinyl Tile	Floor finishes include areas of vinyl tile flooring and related base. Installation date not verified.
C3020 - Floor Finishes-Wood Strip Flooring	Floor finishes include finished maple strip flooring. Includes finished wood base. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.



Asset Overview Report

By Asset Name

System Name	Description
C3030 - Ceiling Finishes-GWB Ceilings Taped and Finished	The system includes gypsum wallboard throughout the facility. Refer to separate system for paint finishes. Overall condition is reasonable; Observed Years Remaining adjusted accordingly.
C3030 - Ceiling Finishes-Hardboard Paneling (Ceiling)	Ceiling systems include wood-grain hardboard paneling. Refer to separate system for painting.
C3030 - Ceiling Finishes-Paint (Ceiling)	Ceiling finishes include the painted underside of the concrete roof. System includes the area of the building soffit if applicable. Overall the system condition appears reasonable; the observed-years-remaining has been adjusted accordingly.
D2010 - Plumbing Fixtures-Restroom Fixtures	The restroom fixtures include vitreous china water closets, urinals and vitreous china or molded lavatories and shower stalls.
D2020 - Domestic Water Distribution-Domestic Water Distribution	The building domestic water distribution system is comprised of mostly copper piping.
D2020 - Domestic Water Distribution-Water Heater - Elec - 50 Gal	The domestic hot water is provided by a 50-gallon electric water heater.
D2030 - Sanitary Waste-Sanitary Waste - Gravity Discharge	The building includes an average sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3040 - Distribution Systems-Perimeter Heat - Electric Baseboard	HVAC distribution includes electric baseboard heating.
D5012 - Low Tension Service and Dist.-Main Electrical Service - 200A 208Y/120V + Distribution	The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.
D5020 - Lighting and Branch Wiring-Lighting - Exterior	Exterior lighting consists of wall mounted fixtures.
D5021 - Branch Wiring Devices-Branch Wiring - Equipment & Devices	Branch wiring for this building includes a average concentration of interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment-Lighting Fixtures	The building includes a light density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
E2010 - Fixed Furnishings-Casework - Kitchens and Built-In Units	Building includes built-in cabinets and counters throughout. System also includes built-in storage units.



Asset Overview Report

By Asset Name

Replacement Value Based on System Costs with Overheads

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
A1011 - Wall Foundations	Foundation Wall and Footings - Perimeter	75	6	1910	2020	1,008	16,131
A1012 - Column Foundations and Pile Caps	Interior Foundations (Crawlspace)	75	6	1910	2020	680	10,881
B1010 - Floor Construction	Floor Assemblies - Wood Joists and Subfloor	75	6	1910	2020	750	12,005
B1015 - Exterior Stairs and Fire Escapes	Access Stairs - Wood (Exterior)	50	38	1910	2018	459	1,224
B1020 - Roof Construction	Sloped Roof Assembly - Wood Trusses and Sheathing	75	6	1910	2022	1,427	22,828
B2010 - Exterior Walls	Paint Walls (Exterior)	10	125	1910	2012	2,324	1,859
B2010 - Exterior Walls	Wood Shingles (Exterior) - Wood-Frame Backup	75	12	1910	2013	4,345	34,760
B2016 - Exterior Soffits	Board (Soffit)	30	125	1910	2018	1,825	1,460
B2020 - Exterior Windows	Wood Windows - Single Glazed	30	125	1910	2014	22,047	17,638
B2030 - Exterior Doors	Swinging Single-Leaf (Exterior)	30	125	1910	2014	4,778	3,822
B3010 - Roof Coverings	Asphalt Shingles	20	125	1910	2012	13,360	10,688
B3016 - Gutters and Downspouts	Gutters and Downspouts	60	125	1910	2018	1,987	1,590
C1010 - Partitions	Paneling - Wood Stud Back-up (Partition)	50	62	1910	2014	3,980	6,368
C1020 - Interior Doors	Swinging Single-Leaf (Interior)	50	125	1910	2014	6,110	4,888
C1030 - Fittings	Restroom Accessories	20	125	1910	2013	783	627
C2010 - Stair Construction	Access Stairs - Wood (Interior)	50	38	1910	2018	687	1,833
C3010 - Wall Finishes	Paint Walls (Interior)	10	125	1910	2018	1,660	1,328
C3011 - Wall Finishes to Inside Exterior Walls	Finish to Inside of Exterior Walls (GWB and Paneling)	75	125	1910	2018	9,804	7,843



Asset Overview Report

By Asset Name

Uniformat	System Name	Lifetime (Years)	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Cost
C3020 - Floor Finishes	Varnish - Wood Strip Flooring	10	125	2003	2013	3,552	2,842
C3020 - Floor Finishes	Carpeting	10	125	1910	2014	4,075	3,260
C3020 - Floor Finishes	Paint (Floor)	5	125	1910	2014	267	214
C3020 - Floor Finishes	Vinyl Tile	10	125	1910	2013	1,699	1,359
C3020 - Floor Finishes	Wood Strip Flooring	25	125	1910	2018	4,259	3,407
C3030 - Ceiling Finishes	Hardboard Paneling (Ceiling)	30	125	1910	2013	6,259	5,007
C3030 - Ceiling Finishes	GWB Ceilings Taped and Finished	30	125	1910	2018	9,552	7,642
C3030 - Ceiling Finishes	Paint (Ceiling)	10	125	1910	2018	2,532	2,026
D2010 - Plumbing Fixtures	Restroom Fixtures	30	125	1980	2012	6,586	5,269
D2020 - Domestic Water Distribution	Domestic Water Distribution	30	112	1970	2012	5,339	4,745
D2020 - Domestic Water Distribution	Water Heater - Elec - 50 Gal	10	112	2000	2012	6,992	6,243
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	125	1960	2012	4,486	3,588
D3040 - Distribution Systems	Perimeter Heat - Electric Baseboard	30	112	1980	2012	6,231	5,563
D5012 - Low Tension Service and Dist.	Main Electrical Service - 200A 208Y/120V + Distribution	30	125	1980	2012	25,084	20,067
D5020 - Lighting and Branch Wiring	Lighting - Exterior	20	125	1980	2012	1,354	1,083
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1980	2012	5,307	4,246
D5022 - Lighting Equipment	Lighting Fixtures	20	125	1980	2012	7,531	6,025
E2010 - Fixed Furnishings	Casework - Kitchens and Built-In Units	25	125	1910	2013	5,333	4,266
Subtotal							244,625
Overhead:							0



Asset Overview Report

By Asset Name

Subtotal	0
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Total Replacement Value Based on System Costs with Overheads	244,625
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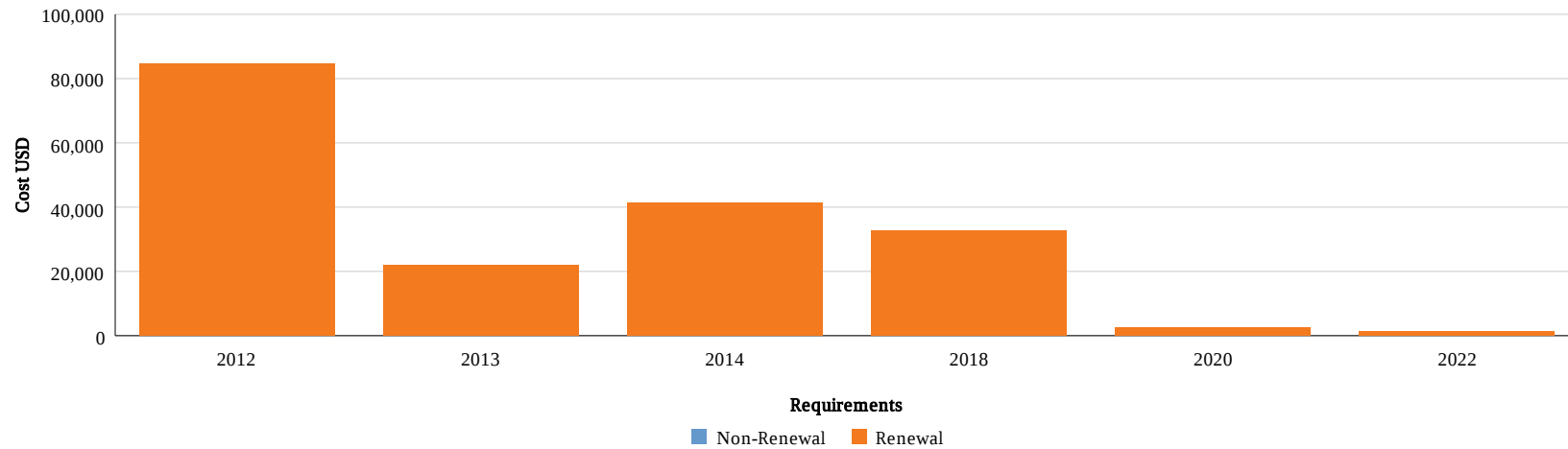
Requirements including Renewals



Asset Overview Report

By Asset Name

Costs by Requirement Type



Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Access Stairs - Wood (Exterior) Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	459
Access Stairs - Wood (Interior) Renewal	Yes	C2010 - Stair Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	687
Asphalt Shingles Renewal	Yes	B3010 - Roof Coverings	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	13,360
Board (Soffit) Renewal	Yes	B2016 - Exterior Soffits	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,825
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	5,307
Carpeting Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	4,075
Casework - Kitchens and Built-In Units Renewal	Yes	E2010 - Fixed Furnishings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	5,333
Domestic Water Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	5,339
Finish to Inside of Exterior Walls (GWB and Paneling) Renewal	Yes	C3011 - Wall Finishes to Inside Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	9,804



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Floor Assemblies - Wood Joists and Subfloor Renewal	Yes	B1010 - Floor Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	750
Foundation Wall and Footings - Perimeter Renewal	Yes	A1011 - Wall Foundations	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	1,008
GWB Ceilings Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	9,552
Gutters and Downspouts Renewal	Yes	B3016 - Gutters and Downspouts	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,987
Hardboard Paneling (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	6,259
Interior Foundations (Crawlspace) Renewal	Yes	A1012 - Column Foundations and Pile Caps	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2020	680
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	1,354
Lighting Fixtures Renewal	Yes	D5022 - Lighting Equipment	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	7,531
Main Electrical Service - 200A 208Y/120V + Distribution Renewal	Yes	D5012 - Low Tension Service and Dist.	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	25,084
Paint (Ceiling) Renewal	Yes	C3030 - Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	2,532
Paint (Floor) Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	267
Paint Walls (Exterior) Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	2,324
Paint Walls (Interior) Renewal	Yes	C3010 - Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	1,660
Paneling - Wood Stud Back-up (Partition) Renewal	Yes	C1010 - Partitions	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	3,980
Perimeter Heat - Electric Baseboard Renewal	Yes	D3040 - Distribution Systems	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	6,231
Restroom Accessories Renewal	Yes	C1030 - Fittings	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	783
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	6,586
Sanitary Waste - Gravity Discharge Renewal	Yes	D2030 - Sanitary Waste	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	4,486
Sloped Roof Assembly - Wood Trusses and Sheathing Renewal	Yes	B1020 - Roof Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2022	1,427
Swinging Single-Leaf (Exterior) Renewal	Yes	B2030 - Exterior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	4,778
Swinging Single-Leaf (Interior) Renewal	Yes	C1020 - Interior Doors	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	6,110
Varnish - Wood Strip Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	3,552
Vinyl Tile Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	1,699
Water Heater - Elec - 50 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	Oct 1, 2012	6,992



Asset Overview Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Wood Shingles (Exterior) - Wood-Frame Backup Renewal	Yes	B2010 - Exterior Walls	Beyond Useful Life	1- Currently Critical	Oct 1, 2013	4,345
Wood Strip Flooring Renewal	Yes	C3020 - Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	Oct 1, 2018	4,259
Wood Windows - Single Glazed Renewal	Yes	B2020 - Exterior Windows	Beyond Useful Life	2- Potentially Critical	Oct 1, 2014	22,047
Total						184,452