

Appendix B

FACILITY CONDITION SUMMARY



**BUREAU
VERITAS**

prepared for

Pierce Transit
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Lakewood, Washington 98499
W. Duane Wakan



All Property Summary

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Bureau Veritas

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1. Executive Summary

Pierce Transit is a municipal corporation formed under authority of Chapter 36.57 of the revised code of Washington. Founded in 1979, Pierce County Public Transportation Benefit Area Corporation (Pierce Transit) is a nationally recognized leader in the public transportation industry. Pierce Transit covers 292 square miles of Pierce County with roughly 70 percent of the county population. Serving Washington's second largest county, Pierce Transit provides four types of service, Fixed Route, Shuttle Paratransit, On-Demand SHUTTLE, and Vanpools that help get passengers to jobs, schools, and appointments.

The properties reviewed include seven buildings at Pierce Transit's Lakewood, Washington, Headquarters (172,464 Square Feet), plus all Transit Centers and Park-and-Ride lots throughout Pierce County Washington. This is a total of seven vertical structures and thirteen passenger facing facilities with approximately 28.27 acres.

The recommendations are based on visual observations in areas where Bureau Veritas was provided access. There may be defects in the Properties that were in areas that may not have been visible. The report describes facility conditions at the time that the observations and research were conducted. The properties were reviewed from September to November of 2021.

BV was retained by the client to render an opinion as to these Facility's current general physical condition on the day of the site visit in accordance with the FTA Transit Asset Management (TAM) Facility Performance Measure Reporting Guidebook, published in April 2017. The condition assessment is primarily intended to assess the overall physical condition of the facility to support capital investment decisions. The report will also note observed or reported defects that may constitute a safety concern or potential service delay.

Based on the observations, interviews and documents reviewed as outlined below, this report identifies any significant deferred maintenance issues and existing deficiencies which affect the FTA's TERM Condition Assessment Scale. The report also notes systems or components that have realized or exceeded their typical expected useful lives. Opinions are rendered as to a site or Facility's structural integrity, system condition, and the overall condition.

For the purposes of these assessments, the FTA has defined a single facility as one building and a site is considered as a separate facility. Any facility where transit administrative, maintenance, or operations functions are conducted is considered an independent facility, even when it is adjacent to, or on the same property, as another facility.

CONDITION ASSESSMENT MEASURE:

The condition measure used in this report is the five-point scale used by the FTA's TERM. The scale has the following values:

Excellent	5	=	No visible defects, new or near new condition, may still be under warranty if applicable.
Good	4	=	Good condition, but no longer new, may be slightly defective or deteriorated, but is overall functional.
Adequate	3	=	Moderately deteriorated or defective; but has not exceeded useful life.
Marginal	2	=	Defective or deteriorated in need of replacement, exceeded useful life.
Poor	1	=	Critically damaged or in need of immediate repair, well past useful life.

1.1. Facility Condition Rating

One of the major goals of the Facility Condition Assessment (FCA) is to calculate the Facility Condition as defined by the Federal Transportation Administration (FTA). The Facility Condition is determined by using the Condition Assessment Calculation as provided in the FTA Transit Facility Performance Measure Reporting Guidebook (FTA Guidance), published in April 2017. A facility is deemed to be in good repair if it has a condition rating of 3, 4, or 5 on the FTA Transit Economic Requirement Model (TERM) Condition Rating scale. Additional information on the calculation methodology is provided later in this report.

Facility Condition Summary							
Item	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7
Substructure	3.0	4.0	4.0	4.0	4.0	3.0	4.0
Shell	2.8	3.0	3.2	3.4	3.0	3.0	3.2
Interiors	3.0	3.0	3.0	3.4	3.3	3.1	2.8
Conveyance	3.0	NA	NA	4.0	3.0	NA	NA
Plumbing	3.0	3.0	30.0	3.1	3.0	3.1	3.0
HVAC	3.0	2.9	3.0	3.0	3.0	3.0	2.8
Fire Protection	3.0	3.0	2.9	3.0	3.0	3.6	3.0
Electrical	3.0	3.0	3.0	3.0	3.0	3.1	3.0
Equipment	1.5	3.0	NA	3.0	3.0	3.0	3.0
Site	3.0	3.6	3.1	3.1	3.0	3.6	3.0
Total Facility	2.88	3.49	3.09	3.56	3.9	3.11	3.26

Park and Ride Condition Summary						
Item	72nd Street	Commerce Street	Lakewood Towne Center	Parkland	South Hill Mall	Tacoma Community College
Substructure	4.0	4.0	4.0	4.0	4.0	4.0
Shell	3.9	3.9	3.0	3.9	3.3	3.9
Interiors	3.7	3.8	3.1	3.5	4.0	3.7
Conveyance	NA	NA	NA	NA	NA	NA
Plumbing	3.01	4.1	3.1	3.5	2.5	4.0
HVAC	1.5	4.7	2.2	3.6	4.0	3.0
Fire Protection	4	3.0	NA	1.0	3.0	1.0
Electrical	3.4	3.7	3.1	3.8	3.4	3.8
Equipment	NA	4.0	NA	NA	NA	NA
Site	3.7	3.4	3.2	3.5	3.9	3.5
Total Facility	3.7	3.6	3.2	3.3	3.8	3.6

Park and Ride Condition Summary						
Item	Tacoma Dome Station	Tacoma Mall	Kimball Drive	Narrows/Skyline Park	North Purdy	WA State Route 512
Substructure	4.0	4.0	4.0	NA	4.0	4.0
Shell	3.9	3.9	3.8	3.0	4.0	4.0
Interiors	3.2	4.1	3.1	NA	NA	5.0
Conveyance	2.4	NA	NA	NA	NA	NA
Plumbing	3.0	3.5	3.0	NA	NA	4.8
HVAC	3.1	3.9	1.0	NA	NA	NA
Fire Protection	2.8	NA	NA	NA	NA	NA
Electrical	3.1	4.0	3.0	1.4	3.0	3.9
Equipment	3.0	NA	NA	NA	NA	NA
Site	3.4	3.3	3.8	2.2	2.9	4.0
Total Facility	3.8	3.5	3.7	2.3	2.9	4.0



1.2. Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Immediate Needs		
72nd Street & Portland Avenue Transit Center	2	\$25,100
Building 1 - Fleet Maintenance	3	\$94,600
Building 2 - Bus Wash & Facilities Maintenance	1	\$9,600
Building 3 - Fuel House	2	\$3,900
Building 4 - Administrative Offices	1	\$7,700
Building 5 - Safety & Training Facility	1	\$12,700
Building 6 - Vanpool	2	\$12,300
Building 7 - West Base/Radio, Service Supervisors	4	\$29,800
Commerce Street Transfer Facility	3	\$32,700
Kimball Drive Park and Ride Lot	4	\$10,200
Parkland Transit Center	1	\$400
South Hill Mall Transit Center	10	\$34,400
Tacoma Community College Transit Center	1	\$400
Tacoma Dome Station (East and West Garages)	1	\$154,100
Total	36	\$427,900

2. Purpose and Scope

2.1. Purpose

Bureau Veritas was retained by the client to render an opinion as to the Facility's current general physical condition on the day of the site visit in accordance with the FTA Transit Asset Management (TAM) Facility Performance Measure Reporting Guidebook, published in April 2017. The condition assessment is primarily intended to assess the overall physical condition of the facility to support capital investment decisions. The report will also note observed or reported defect that may constitute a safety concern or potential service delay.

Based on the observations, interviews and document review outlined below, this report identifies any significant deferred maintenance issues and existing deficiencies which affect the FTA's TERM Condition Assessment Scale. The report also notes systems or components that have realized or exceeded their typical expected useful lives. Opinions are rendered as to a site or Facility's structural integrity, system condition, and the overall condition.

For the purposes of these assessments the FTA has defined a single facility as one building and a site is considered as a separate facility. Any facility where transit administrative, maintenance, or operations functions are conducted is considered an independent facility, even when it is adjacent to, or on the same property, as another facility.

In addition to the processes required to follow the FTA Guidance described above, Bureau Veritas's contract includes categorizing each facility's rating levels in terms of criticality. Using the criticality information Bureau Veritas will analyze, prioritize and recommend capital maintenance required for each facility over a 20-year period in order to maintain a minimum rating of 3 under the FTA's TERM Condition Assessment Scale. This requirement has necessitated the collection of additional data on the facilities at a more detailed level relating than just what is required to meet the FTA Guidance.

2.2 Facility Assessment Rating Levels

In accordance with the FTA Guidance, Section 2.3, to establish the overall condition of a facility Bureau Veritas assessed the Secondary Levels, assigned a TERM Scale rating to the Secondary Levels based on the observed condition and then aggregated to the Primary Levels shown below. The Primary Levels are then aggregated to the overall facility using the FTA Weighted Average Condition Methodology.

The FTA Guidance does not provide detailed definitions of the Primary Levels but does provide examples of the Secondary Level elements that make up the Primary Levels. To provide additional clarification on the Primary Levels used in this report, Bureau Veritas has included references to the Uniformat codes generally corresponding to the FTA Primary Levels.

Substructure:	Foundations also corresponding to Uniformat Level I A codes.
Shell:	The exterior building materials and structure corresponding to Uniformat Level I B codes.
Interiors:	The interior finish materials and furnishings corresponding to Uniformat Level I C codes.
Conveyance:	The elevators and wheelchair lifts corresponding to Uniformat Level II D1000 codes.
Plumbing:	The plumbing fixtures and piping corresponding to Uniformat Level II D2000 codes.
HVAC:	The heating, ventilating and air-conditioning equipment corresponding to Uniformat Level II D3000 codes.
Fire Protection:	The building fire detection and extinguishing systems corresponding to Uniformat Level II D4000 codes.
Electrical:	The lighting, wiring and other electricity based equipment corresponding to Uniformat Level II D5000 codes.
Equipment:	Repair and service equipment corresponding to Uniformat Level I E codes.
Site:	Above and below ground site materials and systems corresponding to Uniformat Level I G codes.

On the following page is a listing of the Secondary Level Elements in the FTA Guidance that make up the Primary Levels described above.

Below is a listing from the FTA Guidance for the typical Secondary Level elements that make up the Primary Levels. The below information is provided for reference on the FTA Guidance. Not all Primary or Secondary Levels may be present at a building. In some cases, materials not anticipated by the FTA may also be present. The Secondary Levels at this specific facility are listed in the tables in Appendix C of this report.

Primary Level	Secondary Level
Substructure	Foundation: Walls, columns, pilings, etc. Basement: Materials, insulation, slab, floor underpinnings
Shell	Superstructure/structural frame: Columns, pillars, walls Roof: Roof surface, gutters, eaves, skylights, chimney surrounds Exterior: Windows, doors, and all finishes (paint, masonry) Shell appurtenances: Balconies, fire escapes, gutters, downspouts
Interiors	Partitions: Walls, interior doors, fittings and signage Stairs: Interior stairs and landings Finishes: Materials used on walls, floors, and ceilings Covers all interior spaces, regardless of use.
Conveyance	Elevators Escalators Lifts: Any other such fixed apparatuses for the movement of goods or people
Plumbing	Fixtures Water distribution Sanitary waste Rain water drainage
HVAC	Energy supply Heat generation and distribution systems Cooling generation of distribution systems Testing, balancing, controls and instrumentation Chimneys and vents
Fire Protection	Sprinklers Standpipes Hydrants and other fire protection specialties
Electrical	Electrical service and distribution Lighting and branch wiring (interior and exterior) Communications and security Other electrical system-related pieces such as lightning protection, generators, and emergency lighting
Equipment	Equipment related to the function of the facility, including maintenance or vehicle service equipment – does not include supplies
Site	Roadways/driveways and associated signage, markings, and equipment Parking lots and associated signage, markings, and equipment Pedestrian areas and associated signage, markings, and equipment Site development such as fences, walls, and miscellaneous structures Landscaping and irrigation Site utilities



2.2.1 Weighted Average Condition

The FTA has developed a methodology for calculating an Overall Condition Rating for an entire facility based on a cost weighted average approach using the Primary and Secondary Levels discussed above. This approach utilizes the Primary Level TERM scores and their replacement cost.

As stated previously, Bureau Veritas assessed the Secondary Levels and assigned a TERM Scale rating to each Secondary Level based on the observed condition. The Secondary Level elements are then aggregated for each Primary Level using the Weighted Average Condition formula noted below to generate a Primary Level TERM Score. The Primary Level TERM score is not rounded.

The calculation for the overall Facility Rating uses the sum of each Primary Level TERM score multiplied by its respective replacement cost, and then divides the total sum by the sum of all the replacement costs. The aggregated facility condition rating is calculated as follows.

$$FR = \frac{\sum_i CR_i CW_i}{\sum_i CW_i}$$

FR is the overall Facility Rating, CR_i is the TERM Score for each rating level, either Primary or Secondary, and CW_i is the weighting or replacement cost, of each rating level *i*.

The resulting FR is rounded to the next whole integer, rounding either up or down, and the numerical rating of 1 to 5 will identify whether the facility is considered from poor to excellent condition. If the fractional portion of the rating is less than 0.5 the rating is rounded down; if it is 0.5 or greater it is rounded up.

The TERM Score calculations are shown in the documents in Appendix A of this report and summarized in the Executive Summary.

2.3 Opinions of Probable Cost

These estimates are based on Invoice or Bid Document/s provided either by Pierce Transit, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Bureau Veritas' experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Replacement costs are solicited from Facility management, Bureau Veritas' discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the Facility management's maintenance staff are also considered. Costs are expressed in 2018 dollars but with an inflation factor added for future year replacement costs.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

The construction costs contained in the various reports and schedules include a 10% design and permit allowance and a 10% Contractor General Conditions allowance. The allowance markups are multiplied with the construction costs sequentially, so the total soft cost markup is 21%.

At the end of each report section discussing a building or facility there is a reserve table that shows the estimated costs and timing for capital improvements for the next 10 years. The tables have the assets in the order of the Primary Levels discussed above. The costs are spread out over the 10-year period and totaled in the right hand column. The total row at the bottom includes the cost for each year and a second row showing the effect of inflation on the total costs for each year.

3. Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.



Sidewalk in Poor condition.

Concrete, Large Areas
Kimball Drive Park and Ride Lot Bus Island

Uniformat Code: G2030
Recommendation: **Replace in 2022**

Plan Type: Safety

Cost Estimate: \$4,600

Concrete sections heaving. Tripping hazard - AssetCALC ID: 3372905

Emergency Plumbing Fixtures in Poor condition.

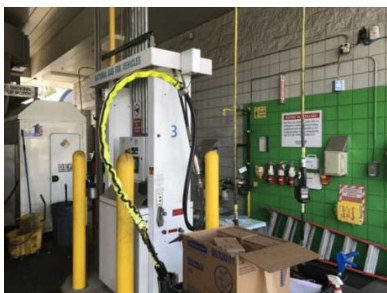
Eye Wash
South Hill Mall Transit Center Mechanical room

Uniformat Code: D2010
Recommendation: **Install in 2022**

Plan Type: Safety

Cost Estimate: \$1,900

Missing in mechanical closet. - AssetCALC ID: 3437303



Fire Extinguisher in Marginal condition.

Type ABC, up to 20 LB
Building 3 - Fuel House Throughout building

Uniformat Code: D4030
Recommendation: **Replace in 2022**

Plan Type: Safety

Cost Estimate: \$1,300

- AssetCALC ID: 3507213



Fire Extinguisher in Poor condition.

Wet Chemical/CO2
Commerce Street Transfer Facility Throughout building

Uniformat Code: D4030
Recommendation: **Replace in 2022**

Plan Type: Safety

Cost Estimate: \$400

Last inspected in September 2020. Past annual inspection date. - AssetCALC ID: 3420255



Standard Fixture w/ Lamp in Poor condition.

LED Replacement, 100 W
South Hill Mall Transit Center Comfort Station

Uniformat Code: D5040
Recommendation: **Replace in 2022**

Plan Type: Safety

Cost Estimate: \$600

Missing light fixtures with exposed wires. - AssetCALC ID: 3437305



Fire Extinguisher in Poor condition.

Wet Chemical/CO2
Building 6 - Vanpool Throughout building

Uniformat Code: D4030
Recommendation: **Replace in 2022**

Plan Type: Safety

Cost Estimate: \$4,600

Last inspected May 2020. Internal maintenance inspection is current. - AssetCALC ID: 3397270



Fire Extinguisher in Poor condition.

Wet Chemical/CO2
Tacoma Community College Transit Center Mechanical room

Uniformat Code: D4030
Recommendation: **Replace in 2022**

Plan Type: Safety

Cost Estimate: \$400

Inspection out of date - AssetCALC ID: 3373897



Exterior Walls in Marginal condition.

any painted surface, 1-2 Story Building
Building 4 - Administrative Offices Building
Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2022**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

Deterioration noted - AssetCALC ID: 3422079



Roofing in Marginal condition.

Metal
Building 7 - West Base/Radio, Service
Supervisors Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Plan Type:
Performance/Integrity

Cost Estimate: \$100,100

Material has exceeded its estimated useful life. - AssetCALC ID: 3325806



Roofing in Marginal condition.

Asphalt Shingle, 30-Year Premium
Building 7 - West Base/Radio, Service
Supervisors Roof

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,600

Shingles have exceeded their expected useful life. Some cupping and wear. - AssetCALC ID: 3325771



Exterior Walls in Marginal condition.

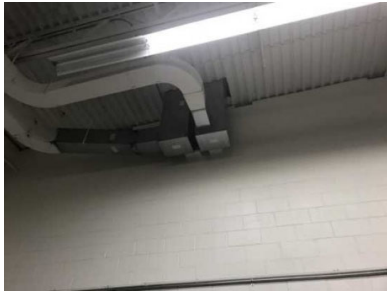
Painted Surface
Building 7 - West Base/Radio, Service
Supervisors Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$38,500

Paint is worn and finish is not consistent are replacement sections. - AssetCALC ID: 3347411



Roofing in Poor condition.

Water Stains
Building 1 - Fleet Maintenance Parts

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

Roof leak over parts department - AssetCALC ID: 3440869



Roofing in Poor condition.

Repairs at skylight
Building 1 - Fleet Maintenance Leak in front Lobby

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

Water leaks occurring around the lobby skylight. - AssetCALC ID: 3441469



Roofing in Poor condition.

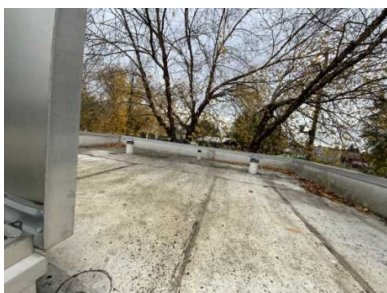
Sheathing Damage
Building 7 - West Base/Radio, Service Supervisors Roof

Uniformat Code: B3010
Recommendation: **Repair in 2022**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,300

Hole in roof. - AssetCALC ID: 3345106



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
72nd Street & Portland Avenue Transit Center Comfort Station

Uniformat Code: B3010
Recommendation: **Replace in 2023**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,800

Membrane degrading from wear, due to age. - AssetCALC ID: 3432325



Window in Poor condition.

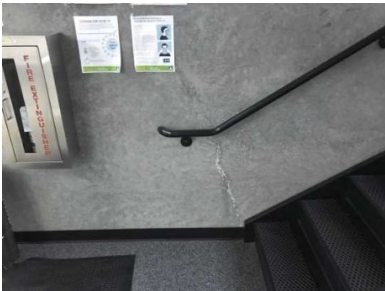
Glazing
South Hill Mall Transit Center Waiting Station

Plan Type:
Performance/Integrity

Uniformat Code: B2010
Recommendation: **Replace in 2022**

Cost Estimate: \$6,200

Two panels have been vandalized. The glass is broken. - AssetCALC ID: 3437324



Exterior Wall in Marginal condition.

any type, Waterproofing of Exterior Face
Building 5 - Safety & Training Facility East wall

Plan Type:
Performance/Integrity

Uniformat Code: A2010
Recommendation: **Replace in 2022**

Cost Estimate: \$12,700

Leakage of exterior wall both reported and noted - AssetCALC ID: 3432218



Parking Lots in Marginal condition.

Curb & Gutter, Concrete
Narrows/Skyline Park and Ride Lot Site

Plan Type:
Performance/Integrity

Uniformat Code: G2020
Recommendation: **Replace in 2023**

Cost Estimate: \$223,400

Damaged - AssetCALC ID: 3368947



Parking Lots in Marginal condition.

Curb & Gutter, Concrete
Building 6 - Vanpool Site

Plan Type:
Performance/Integrity

Uniformat Code: G2020
Recommendation: **Replace in 2023**

Cost Estimate: \$15,400

Damaged - AssetCALC ID: 3397296



Compressor in Poor condition.

Remote Reciprocating
Commerce Street Transfer Facility North Fan Room

Plan Type:
Performance/Integrity

Cost Estimate: \$30,600

Uniformat Code: D3030
Recommendation: **Replace in 2022**

Abandoned in place? - AssetCALC ID: 3420297



Supplemental Components in Poor condition.

Thermostat, Standard Wall-Mounted
72nd Street & Portland Avenue Transit Center Comfort Station

Plan Type:
Performance/Integrity

Cost Estimate: \$400

Uniformat Code: D3050
Recommendation: **Replace in 2022**

Parts missing - AssetCALC ID: 3432370



Pump in Poor condition.

Sump
Commerce Street Transfer Facility Water feature pump room

Plan Type:
Performance/Integrity

Cost Estimate: \$1,700

Uniformat Code: D2030
Recommendation: **Replace in 2022**

Abandoned in place, should be removed - AssetCALC ID: 3420258



Passenger Elevator in Poor condition.

Hydraulic, 6 Floors
Tacoma Dome Station (East and West Garages) East Parking Garage Elevator Garage

Plan Type:
Performance/Integrity

Cost Estimate: \$154,100

Uniformat Code: D1010
Recommendation: **Renovate in 2022**

Out of order. Does not function. - AssetCALC ID: 3433548



Parking Lots in Poor condition.

Pavement, Asphalt
 Building 7 - West Base/Radio, Service Supervisors Site

Uniformat Code: G2020
 Recommendation: **Cut & Patch in 2022**

Plan Type:
 Performance/Integrity

Cost Estimate: \$14,100

Portions of the asphalt parking lot are deteriorating to the point of alligator cracking and raveling leading to potholes. - AssetCALC ID: 3325752



Parking Lots in Poor condition.

Pavement, Asphalt
 Tacoma Mall Transit Center Site

Uniformat Code: G2020
 Recommendation: **Seal & Stripe in 2023**

Plan Type:
 Performance/Integrity

Cost Estimate: \$19,200

Seal and markings are wearing out. - AssetCALC ID: 3362392



Drinking Fountain in Poor condition.

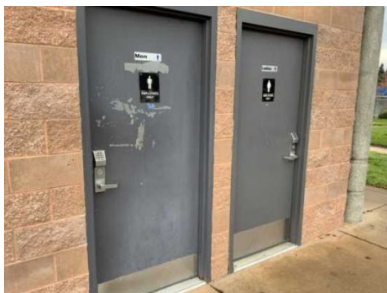
Wall-Mounted, Bi-Level
 South Hill Mall Transit Center Comfort Station

Uniformat Code: D2010
 Recommendation: **Replace in 2022**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,900

Dented, broken. - AssetCALC ID: 3437313



Exterior Door in Poor condition.

Steel, Standard
 South Hill Mall Transit Center Comfort Station

Uniformat Code: B2050
 Recommendation: **Replace in 2022**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,100

Needs to be repainted. - AssetCALC ID: 3437311



Roof Skylight in Poor condition.

per unit, up to 20 SF
Building 1 - Fleet Maintenance Roof

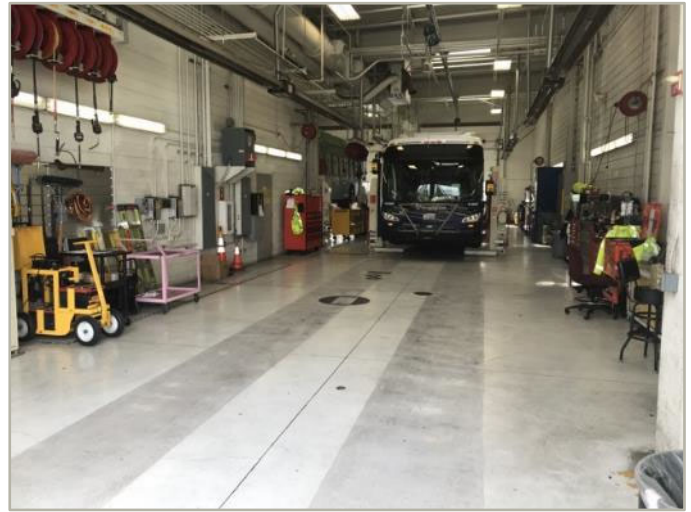
Uniformat Code: B3060
Recommendation: **Replace in 2022**

Plan Type:
Performance/Integrity

Cost Estimate: \$91,800

Leaks reported in skylights - AssetCALC ID: 3440837

4. Building 1 Vehicle Maintenance



The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Main Address:	3701 96 th Street, Lakewood, Pierce County, Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	NA
Administrative and Maintenance Facility Type	Combined Administration and Maintenance
Site Developed:	1986, Phase I / 2002 Phase II
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 14, 2021
On-Site Point of Contact (POC):	Gene McPherson
Assessment and Report Prepared by:	Allen Manning and Richard Henke

4.1. Poor and Marginal Condition Assets

Poor Condition Assets			
Location	Description	Condition	Cost
Leak in front Lobby	Roofing, Repairs at skylight, Repair	Poor	\$1,412
Parts	Roofing, Water Stains, Repair	Poor	\$1,412
Roof	Roof Skylight, Replace	Poor	\$91,796

Poor Condition Assets

	Total	\$94,620
--	--------------	-----------------

Marginal Condition Assets

Location	Description	Condition	Cost
Building Exterior	Overhead/Dock Door, Steel, Replace	Marginal	\$381,308
Roof	Roof Skylight, Replace	Marginal	\$96,803
		Total	\$478,111

4.2. Facility Condition Rating

The table below shows the calculation of the Facility Condition Rating for this facility by using the FTA Weighted Average Condition of the Primary Levels. For the purposes of this report the condition of the site surrounding this building is included in a separate site report prepared by BV.

Fleet Maintenance					
		Facility Area = 79,040			
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition	
Substructure	\$68.20	\$5,390,359	3.0	\$16,171,076	
Shell	\$32.18	\$2,543,709	2.8	\$7,058,394	
Interiors	\$16.30	\$1,288,705	3.0	\$3,872,227	
Conveyance	\$2.01	\$159,199	3.0	\$477,598	
Plumbing	\$18.91	\$1,494,676	3.0	\$4,505,339	
HVAC	\$15.84	\$1,252,282	3.0	\$3,756,846	
Fire Protection	\$2.03	\$160,804	3.0	\$482,412	
Electrical	\$35.13	\$2,776,480	3.0	\$8,299,552	
Equipment	\$11.74	\$927,885	1.5	\$1,408,790	
Site	\$1.80	\$142,349	3.0	\$427,046	
Total		\$204.16	\$16,136,447	Subtotal	\$46,459,279
Facility Weighted Average Condition			2.88		
Rounded per FTA Guidance			3		
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.					
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.					



4.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

4.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Roof Framing	Wood joists, purlins, rafters	Good
Roof Decking	Plywood or OSB	Good

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs						
Type	Description	Riser	Handrail	Balusters	Condition	
Building Exterior Stairs	None	--	--	--	--	
Building Interior Stairs	None	--	--	--	--	

Actions/Comments:

- No significant actions are identified at the present time.

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Painted CMU	Adequate
Secondary Finish	None	--
Accented with	None	--
Soffits	NA	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

B2020 Exterior Windows		
Window Framing	Glazing	Condition
Steel-framed, fixed	Single glaze	Adequate

B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Metal, insulated	Adequate
Secondary Entrance Doors	Metal, insulated	Adequate
Service Doors	Metal, insulated	Adequate
Overhead Doors	Steel	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof			
Finish	Modified bituminous	Coatings	None
Type / Geometry	Flat	Installation Year	1990's (est)
Flashing	Sheet metal	Warranties	Unlikely (based on age)
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	Indeterminable
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	None
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes appear to be more than 15 years old. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.



4.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Metal	Adequate
Door Framing	Metal	Adequate
Fire Doors (90+ Minutes)	--	--
Closet Doors	None	--

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms	Adequate
Sheet vinyl	Restrooms	Adequate
Painted/sealed concrete	Offices	Adequate
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	restrooms	Adequate
Painted drywall	Offices	Adequate
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Hard (glued) tiles	Restrooms	Adequate
Suspended T-Bar (acoustic tile)	Offices	Adequate
Metal panels	Fueling areas	Adequate

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last five to 10 years.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

4.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.

4.7. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate



Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Boiler or Water Heater Condition	Adequate
Supplementary Storage Tanks	<input type="checkbox"/>
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial grade
Water Closets	Adequate
Urinals	Adequate
Sinks	Adequate
Service Sinks	--
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

4.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units

Primary Components	Packaged units
Cooling (if separate from above)	Performed via components above
Heating Fuel	Electric
Location of Equipment	Rooftop
Space Served by System	Offices
Primary Components Condition	Adequate

Supplemental/Secondary Components

Supplemental Component #1	Exhaust fans
---------------------------	--------------

Location / Space Served	Fueling areas
Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Dedicated AHU exhaust units
Controls and Ventilation Condition	Adequate

The fueling areas are equipped with a mechanical ventilation system. The system consists of exhaust fans and a network of sheet metal ducts.

Actions/Comments:

- The HVAC systems are maintained by in-house staff.
- The HVAC equipment varies in age.
- The HVAC system appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, the equipment will require replacement.

4.9. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input checked="" type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input type="checkbox"/>
Sprinkler System Condition	Adequate					
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 2020			No, last serviced over one year ago		
Hydrant Location	Unknown					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input checked="" type="checkbox"/>		

Actions/Comments:

- Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

4.10. Electrical

Distribution and Lighting			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	200 Amps	Volts	120/208 Volt, three-phase
Meter Location	Electrical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		



Distribution and Lighting

Secondary Panel and Transformer Condition	Fair
Interior Lighting Fixtures & Lamps	Most Prevalent: T-12, LED, CFL Supplemental/Accent: T-12, LED, CFL Special Areas: None
Interior Lighting Condition	Adequate

Building Emergency Systems

Generator/s Present?	<input checked="" type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	1000 kW	Fuel Type	Diesel
Generator / UPS Serves	Emergency lights, pumps, natural gas compressors	Tank Location	Site
Testing Frequency	Unknown	Tank Type	Integral ("belly") tank
Generator / UPS Condition	Adequate		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Adequate					
Central Alarm Panel	Location			Installation Date		
	Office				Unknown	

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



4.11. Equipment

Mechanical Repair Equipment		
Item	Quantity	Condition
Bus Washing Bays		--
Bus Repair Bays		--
Car Repair Bays		--
Bus Lifts		--
Car or Truck Lifts		--
Exhaust Vent Systems		Adequate
Above Ground Fuel Storage Tanks		Adequate
Tire Changers		--
Tire Balancing		--
Hose Reels at Repair Bay		--
Underground Fuel Storage Tanks		Adequate
Chemical Storage Areas		--
Cranes		--
Shop Equipment, Drill Presses, Shop Presses, Grinders, Chop Saws, Vises		--
Steam Cleaners		--
Vacuum Systems		--
Pressure Washers		--
Smog Test Station		--
Compressed Natural Gas (CNG) Pump Equipment		Adequate
Compressors		Adequate
Air Dryers		Adequate

Actions/Comments:

- The repair equipment is maintained by an outside contractor.

4.12. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	None	--
Parking Lot	Concrete	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	None	--
Curbs	None	--
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
0	0	0	0	0
Total Parking Spaces			0	
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	

Site Stairs

Location	Material	Handrails	Condition
NA	--	--	--

Actions/Comments:

- No significant actions are identified at the present time.

G2060 Site Development

Property Signage

Property Signage	None
Street Address Displayed?	No

Site Fencing

Type	Location	Condition
None	NA	--



Dumpster Enclosures			
Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Inlets	<input checked="" type="checkbox"/>	Adequate
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Adequate
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Adequate
Dry Well	<input type="checkbox"/>	--

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscaping Condition	--						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Irrigation Condition	--						



Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G3060 Site Fuel Distribution			
	Meter or Tank Location	Pipe Material	Condition
Natural Gas	Site utility area	Malleable steel (black iron)	Adequate

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately. These components are owned by the utility company and are the utility company's responsibility.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

G4050 Site Lighting					
	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Choose an item.					
	None	Wall Mounted	Recessed Soffit		
Building Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Adequate					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



Building 1 Vehicle Maintenance: Photographic Overview



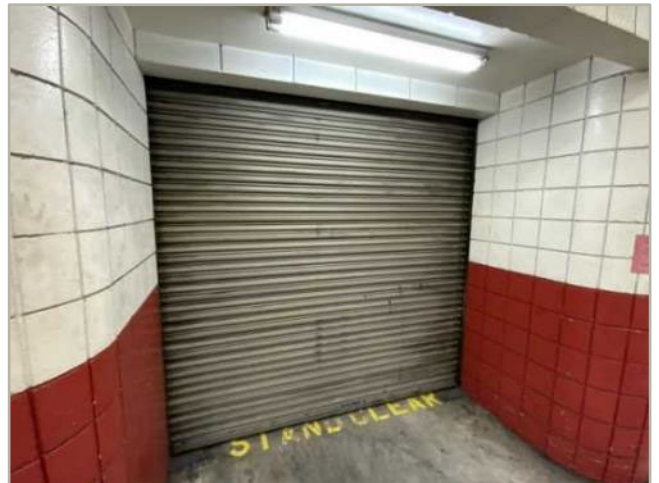
1 - ROOF



2 - SKYLIGHTS



3 - EXTERIOR WALLS



4 - OVERHEAD DOOR



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 1 Vehicle Maintenance: Photographic Overview



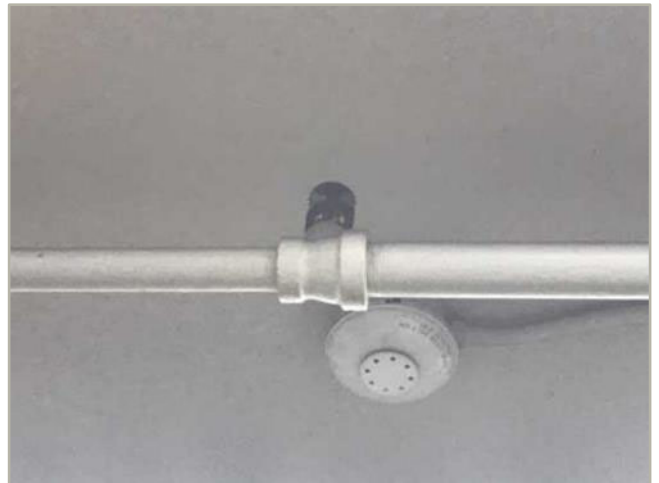
7 – INTERIOR FINISHES



8 – WATER HEATER



9 – PACKAGE UNIT



10 – FIRE SPRINKLERS

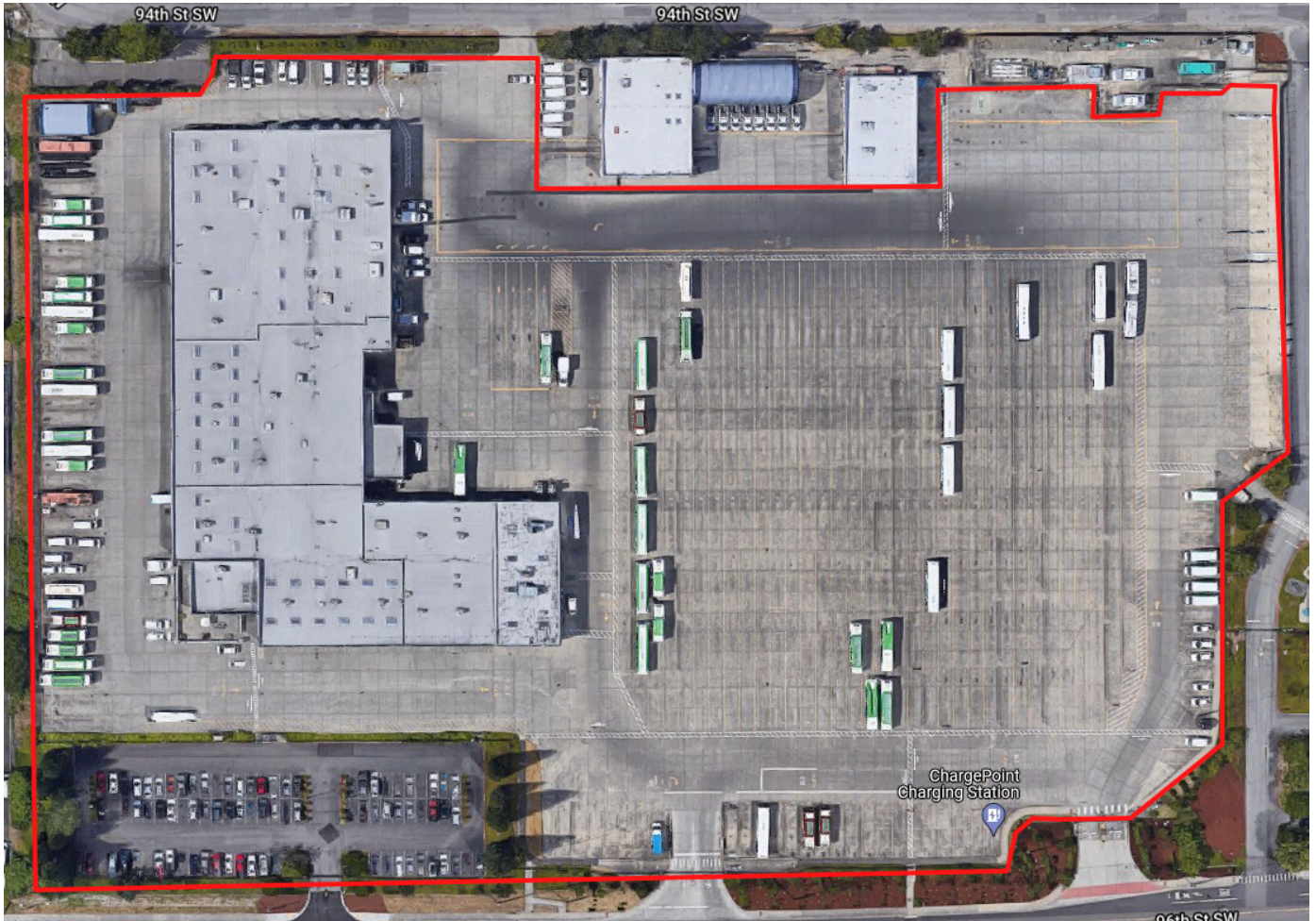


11 – SWITCHBOARD



12 – SITE

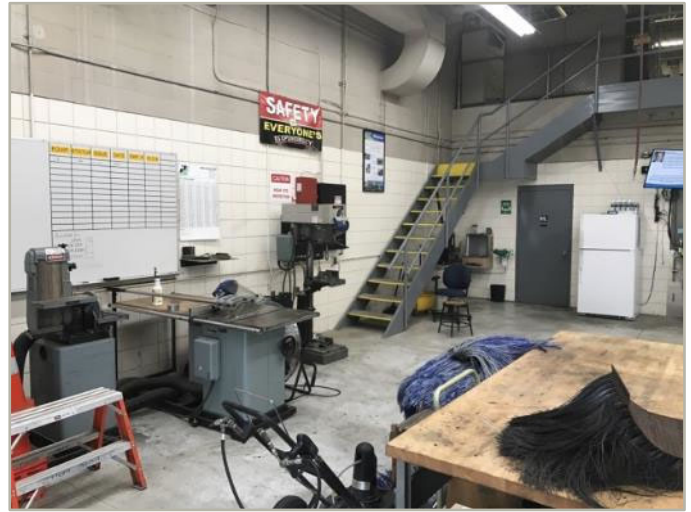
Aerial View



	Project Number	Project Name	
	150134.21R000-001.354	Fleet Maintenance	
	Source	On-Site Date	
	Google	October 14, 2021	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate							
E1030	Building exterior	3445768	Vacuum System, Vehicle, Replace	10	6	4	4	EA	\$18,577.53	\$74,310					\$74,310										\$74,310							\$148,620							
E1030	Parts	3440770	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	\$4,236.75	\$4,237							\$4,237															\$4,237							
E1030	Dyno	3440792	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	9	6	1	EA	\$19,587.89	\$19,588							\$19,588															\$19,588							
E1030	Kitchen	3440805	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	2	EA	\$5,905.78	\$11,812							\$11,812															\$11,812							
E1090	Site	3440785	Waste Handling Equipment, Trash Compactor, 12 CY or 50,000 LB, Replace	15	9	6	1	EA	\$25,677.30	\$25,677							\$25,677															\$25,677							
F1020	Paint	3440780	Paint Booth, ,	20	11	9	2	EA	\$20,541.84	\$41,084										\$41,084												\$41,084							
F1020	Site	3440786	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof, Replace	30	16	14	1200	SF	\$44.94	\$53,922															\$53,922							\$53,922							
G2060	Covered Storage	3403857	Fences & Gates, Fence, Chain Link 8', Replace	40	36	4	75	LF	\$32.10	\$2,407					\$2,407																	\$2,407							
G2080	Site	3489382	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	15	5	30000	SF	\$1.28	\$38,516							\$38,516															\$38,516							
G2080	Site	3489381	Irrigation System, Control Panel, Replace	15	10	5	1	EA	\$6,419.33	\$6,419							\$6,419															\$6,419							
Totals, Unescalated											\$94,621	\$1,550,139	\$270,587	\$192,580	\$628,073	\$89,335	\$933,469	\$130,262	\$23,106	\$3,032,585	\$47,785	\$501,285	\$341,585	\$181,667	\$849,508	\$2,439	\$21,312	\$22,405	\$12,816	\$1,235,078	\$106,176							\$10,266,812	
Totals, Escalated (3.0% inflation, compounded annually)											\$94,621	\$1,596,643	\$287,066	\$210,437	\$706,902	\$103,564	\$1,114,610	\$160,205	\$29,270	\$3,956,836	\$64,220	\$693,896	\$487,019	\$266,784	\$1,284,957	\$3,800	\$34,200	\$37,031	\$21,818	\$2,165,717	\$191,765								\$13,511,361

5. Building 2 Bus Wash and Facilities Maintenance



Property Information

Main Address:	3701 96 th Street, Southwest, Lakewood, Pierce County, Washington, 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	At Grade lot
Administrative and Maintenance Facility Type	Vehicle Washing
Site Developed:	1986 and 2000's
Building Area	8,800 SF
Management Point of Contact:	Duane Wakan
Number of Buildings:	2

Assessment Information

Dates of Visit:	October 13, 2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Allen Manning

5.1. Poor and Marginal Condition Assets

There are no Poor condition assets

Marginal Condition Assets

Location	Description	Condition	Cost
Throughout building	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Marginal	\$1,541
Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Marginal	\$9,629
Total			\$11,170

5.2. Facility Condition Rating

One of the major goals of the FCA is to calculate the Facility Condition as defined by the Federal Transportation Administration (FTA). The Facility Condition is determined by using the Condition Assessment Calculation as provided in the FTA Transit Facility Performance Measure Reporting Guidebook (FTA Guidance), published in April 2017. A facility is deemed to be in good repair if it has a condition rating of 3, 4, or 5 on the FTA Transit Economic Requirement Model (TERM) Condition Rating scale. Additional information on the calculation methodology is provided in Section 2 of this report.

The table below shows the calculation of the Facility Condition Rating for this facility by using the FTA Weighted Average Condition of the Primary Levels. For the purposes of this report the condition of the site surrounding this building is included in a separate site report prepared by BV.

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition.

Building 2 - Bus Wash & Facilities Maintenance				
Facility Area =			6,600	
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$112.98	\$745,669	4.0	\$2,982,675
Shell	\$28.06	\$185,198	3.0	\$555,593
Interiors	\$19.54	\$128,964	3.0	\$386,893
Conveyance	NA	NA	NA	NA
Plumbing	\$20.93	\$138,144	3.0	\$412,891
HVAC	\$21.14	\$139,556	2.9	\$409,039
Fire Protection	\$1.93	\$12,710	3.0	\$38,131
Electrical	\$25.59	\$168,918	3.0	\$506,754
Equipment	\$8.95	\$59,058	3.0	\$177,173
Site	\$56.11	\$370,315	3.6	\$1,337,018
Total	\$295.23	\$1,948,532	Subtotal	\$6,806,167
Facility Weighted Average Condition			3.49	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

5.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

5.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing (mezzanine)	Wood joists	Good
Upper Floor Decking (mezzanine)	Plywood or OSB	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking	Good

B1010 Balcony Construction		
Item	Description	Condition
Balcony Framing	None	--
Balcony Decking	None	--
Balcony Deck Toppings	NA	--
Balcony Guardrails	NA	--

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Interior Stairs	Steel-framed with pre-cast treads	Open	Metal	Metal	Adequate

Actions/Comments:

- No significant actions are identified at the present time.



B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Painted CMU	Adequate
Secondary Finish (auxiliary building)	Fabric	Adequate
Accented with	None	--
Soffits	NA	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

B2020 Exterior Windows		
Window Framing	Glazing	Condition
Aluminum-framed, fixed	Single glaze	Adequate

B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Metal, insulated	Adequate
Secondary Entrance Doors	Solid core wood	Adequate
Service Doors	Metal, insulated	Adequate
Overhead Doors	Aluminium	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof			
Finish	Modified bituminous	Coatings	None
Type / Geometry	Flat	Installation Year	Early 2000's, est.
Flashing	Sheet metal	Warranties	Unlikely (based on age)
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	Indeterminable
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	None
Roof Condition	Adequate	Ventilation Source-2	NA



Actions/Comments:

- The roof finishes appear to be more than 15 years old. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

5.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Metal	Adequate
Door Framing	Metal	Adequate
Fire Doors (90+ Minutes)	--	--
Closet Doors	None	--

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms	Adequate
Sheet vinyl	Offices	Adequate
Carpet	Offices	Adequate
Painted/sealed concrete	Service areas	Adequate

Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	restrooms	Adequate
Painted drywall	Offices	Adequate

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms	Adequate
Suspended T-Bar (acoustic tile)	Offices	Adequate
Unfinished	Work areas	Adequate

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last five years.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



5.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.

5.7. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers	
Components	Water heaters
Fuel	Electric
Boiler or Water Heater Condition	Adequate
Supplementary Storage Tanks	<input type="checkbox"/>
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage		
Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures	
General Type	Commercial grade
Water Closets	Adequate
Urinals	Adequate
Sinks	Adequate
Service Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.



5.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Packaged units, gas fired furnace
Cooling (if separate from above)	Performed via components above
Heating Fuel	Natural gas
Location of Equipment	Rooftop, mezzanine
Space Served by System	Offices
Primary Components Condition	Adequate

Supplemental/Secondary Components	
Supplemental Component #1	Exhaust fans

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Roof top exhaust fans
Controls and Ventilation Condition	Adequate

Actions/Comments:

- The HVAC systems are maintained by outside contractors.
- The HVAC equipment varies in age.
- The HVAC system appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

5.9. Fire Protection

Item	Description					
Sprinkler System and Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input checked="" type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>
Sprinkler System Condition	Adequate					
Fire Extinguishers	Last Service Date	Servicing Current?				
	June, 2020	No, last serviced over one year ago				
Hydrant Location	Unknown					
Siamese Location	NA					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input checked="" type="checkbox"/>		



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

5.10. **Electrical**

Distribution and Lighting			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	400 Amps	Volts	120/208 Volt, three-phase
Meter Location	Electrical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		
Secondary Panel and Transformer Condition	Fair		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-12, LED, CFL Supplemental/Accent: T-12, LED, CFL Special Areas: None		
Interior Lighting Condition	Adequate		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	NA	Fuel Type	--
Generator / UPS Serves	NA	Tank Location	Specify Location
Testing Frequency		Tank Type	Choose an item.
Generator / UPS Condition	--		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels and step-down transformers are mostly original 1986 components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the equipment and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input checked="" type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Choose an item.					
Central Alarm Panel	Location			Installation Date		
	Office			Unknown		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

5.11. Equipment

Mechanical Repair Equipment

Item	Quantity	Condition
Bus Washing Bays	1	Adequate

Actions/Comments:

- The repair equipment is maintained by the in-house maintenance staff.

5.12. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	None	--
Parking Lot	Concrete	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	None	--
Curbs	None	--
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	None	--



Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
14	NA	NA	NA	NA
Total Parking Spaces			NA	
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	

G2060 Site Development	
Property Signage	
Property Signage	None
Street Address Displayed?	No

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Around natural gas area	Adequate

Dumpster Enclosures			
Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

The natural gas manufacturing area is surrounded by a chain link fence.

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Inlets	<input checked="" type="checkbox"/>	Adequate
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	



G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Adequate
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Adequate
Dry Well	<input type="checkbox"/>	--

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscaping Condition	--						
Irrigation	Automatic Underground	Drip		Hand Watering		None	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Condition	--						

Retaining Walls

Type	Location	Condition
None	NA	--

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G3060 Site Fuel Distribution

	Meter or Tank Location	Pipe Material	Condition
Natural Gas	Site utility area	Malleable steel (black iron)	Adequate
Propane Tanks	NA	NA	Adequate



Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately. These components are owned by the utility company and are the utility company's responsibility.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Choose an item.					
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Adequate					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



Building 2 Bus Wash and Facilities Maintenance: Photographic Overview



1 - ROOF



2 - SKYLIGHTS



3 - EXTERIOR WALLS



4 - OVERHEAD DOOR



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 2 Bus Wash and Facilities Maintenance: Photographic Overview



7 – INTERIOR FINISHES



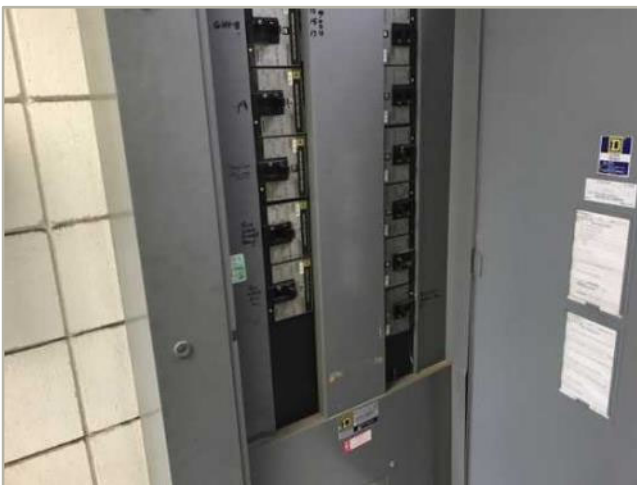
8 – WATER HEATER



9 – PACKAGE UNIT



10 – FIRE SPRINKLERS

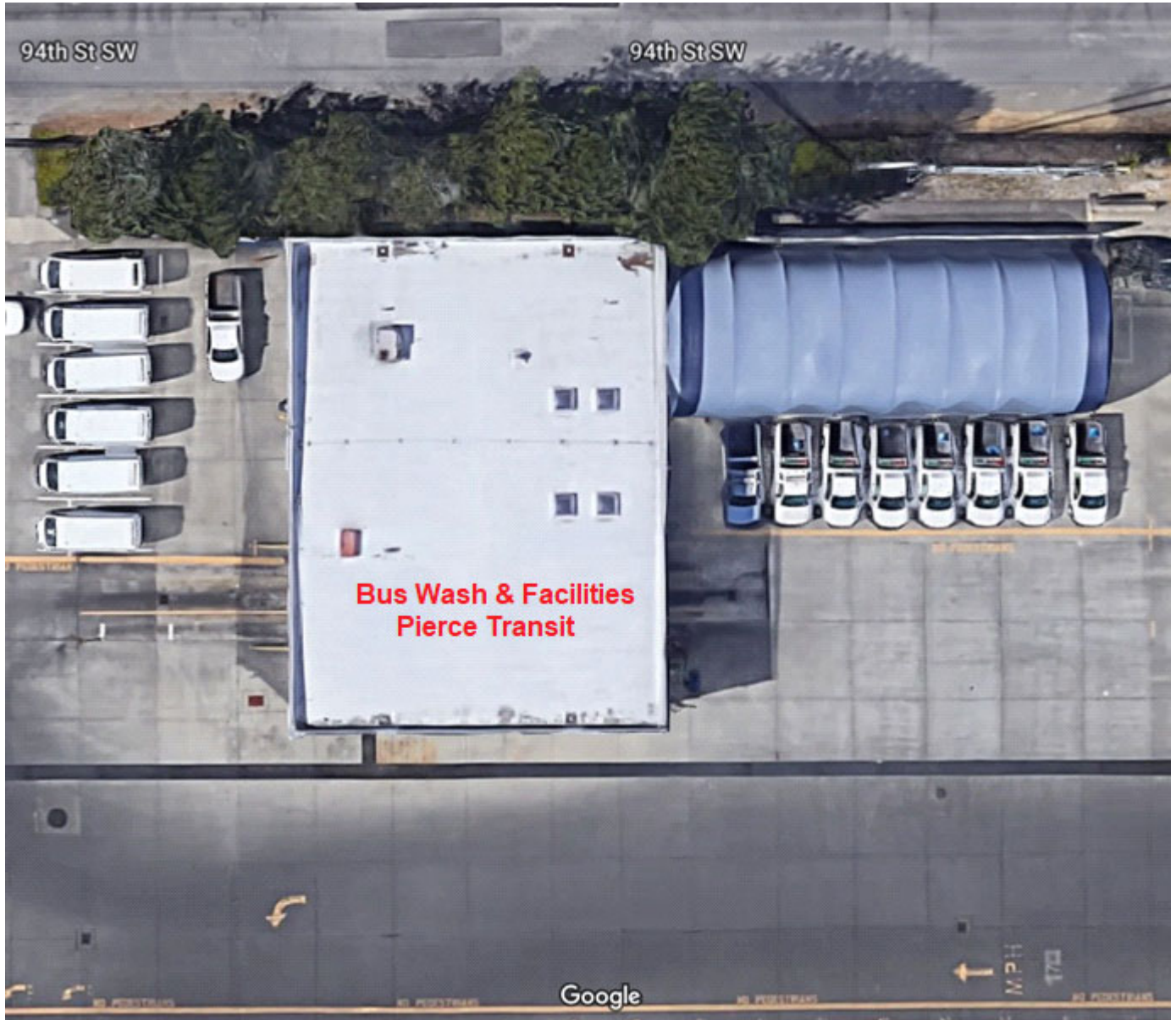



11 – SWITCHBOARD



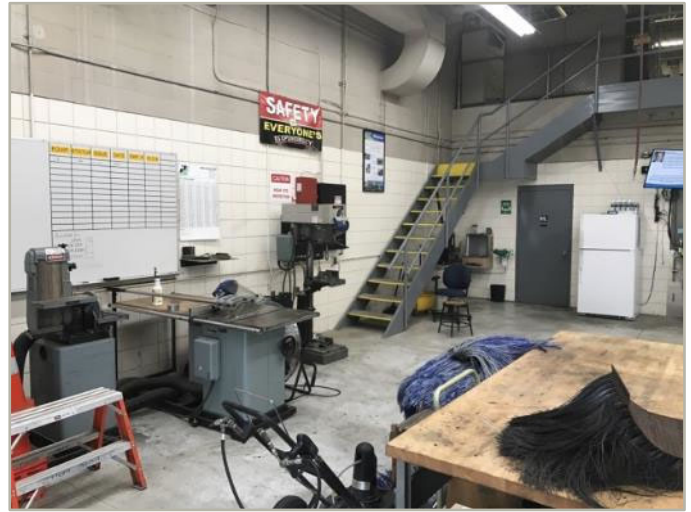
12 – SITE

Aerial View



	Project Number	Project Name	
	150134.21R000-018.017	Building 2 - Bus Wash and Facilities Maintenance	
	Source	On-Site Date	
	Google	October 13, 2021	

6. Building 3 Fuel House



The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Main Address:	3701 96th Street, Southwest, Lakewood, Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Bus Maintenance facility
Administrative and Maintenance Facility Type	Vehicle Fueling
Site Developed:	1986
Building Area	4,505 SF
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 15, 2021
On-Site Point of Contact (POC):	None
Assessment and Report Prepared by:	Allen Manning

6.1. Poor and Marginal Condition Assets

There are no Poor condition assets.

Marginal Condition Assets			
Location	Description	Condition	Cost
Building exterior	Awning, Fabric, per SF of awning, Replace	Marginal	\$2,568
Throughout building	Fire Extinguisher, Type ABC, Replace	Marginal	\$1,348
Total			\$3,916

6.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition.

Building 3 - Fuel House				
		Facility Area =		4,505
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$37.85	\$170,497	4.0	\$681,989
Shell	\$283.23	\$1,275,969	3.2	\$4,062,598
Interiors	\$31.21	\$140,583	3.0	\$421,750
Conveyance	NA	NA	NA	NA
Plumbing	\$152.88	\$688,732	3.0	\$2,066,196
HVAC	\$136.59	\$615,357	3.0	\$1,846,069
Fire Protection	\$2.01	\$9,051	2.9	\$25,806
Electrical	\$133.52	\$601,491	3.0	\$1,804,472
Equipment	NA	NA	NA	NA
Site	\$782.13	\$3,523,506	3.1	\$10,803,860
Total	\$1,559.42	\$7,025,186	Subtotal	\$21,712,740
Facility Weighted Average Condition			3.09	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				



6.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	NA	--
Upper Floor Decking	NA	--
Roof Framing	Wood joists, purlins, rafters	Good
Roof Decking	Plywood or OSB	Good

B1010 Balcony Construction		
Item	Description	Condition
Balcony Framing	None	--
Balcony Decking	None	--
Balcony Deck Toppings	NA	--
Balcony Guardrails	NA	--

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs						
Type	Description	Riser	Handrail	Balusters	Condition	
Building Exterior Stairs	None	--	--	--	--	
Building Interior Stairs	None	--	--	--	--	

Actions/Comments:

- No significant actions are identified at the present time.



B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Painted CMU	Adequate
Secondary Finish	None	--
Accented with	None	--
Soffits	NA	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

B2020 Exterior Windows

Window Framing	Glazing	Condition
Steel-framed, fixed	Single glaze	Adequate

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Adequate
Secondary Entrance Doors	Metal, insulated	Adequate
Service Doors	Metal, insulated	Adequate
Overhead Doors	Steel	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof

Finish	Modified bituminous	Coatings	None
Type / Geometry	Flat	Installation Year	1990's (est)
Flashing	Sheet metal	Warranties	Unlikely (based on age)
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	Indeterminable
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	None
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes appear to be more than 15 years old. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

6.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Metal	Adequate
Door Framing	Metal	Adequate
Fire Doors (90+ Minutes)	--	--
Closet Doors	None	--

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms	Adequate
Sheet vinyl	Restrooms	Adequate
Painted/sealed concrete	Offices	Adequate
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	restrooms	Adequate
Painted drywall	Offices	Adequate
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Hard (glued) tiles	Restrooms	Adequate
Suspended T-Bar (acoustic tile)	Offices	Adequate
Metal panels	Fueling areas	Adequate

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last five to 10 years.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.



6.7. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Boiler or Water Heater Condition	Adequate
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial grade
Water Closets	Adequate
Urinals	Adequate
Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

6.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units

Primary Components	Packaged units
Cooling (if separate from above)	Performed via components above
Heating Fuel	Electric
Location of Equipment	Rooftop
Space Served by System	Offices



Primary Components Condition	Adequate
------------------------------	----------

Supplemental/Secondary Components

Supplemental Component #1	Exhaust fans
Location / Space Served	Fueling areas

Controls and Ventilation

HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Dedicated AHU exhaust units
Controls and Ventilation Condition	Adequate

The fueling areas are equipped with a mechanical ventilation system. The system consists of exhaust fans and a network of sheet metal ducts.

Actions/Comments:

- The HVAC systems are maintained by in-house staff.
- The HVAC equipment varies in age.
- The HVAC system appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, the equipment will require replacement.

6.9. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input checked="" type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input type="checkbox"/>
Sprinkler System Condition	Adequate					
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 2020			No, last serviced over one year ago		
Hydrant Location	Unknown					
Siamese Location	NA					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input checked="" type="checkbox"/>		

Actions/Comments:

- Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.



6.10. **Electrical**

Distribution and Lighting			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	200 Amps	Volts	120/208 Volt, three-phase
Meter Location	Electrical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		
Secondary Panel and Transformer Condition	Fair		
Interior Lighting Fixtures & Lamps	Most Prevalent: T-12, LED, CFL Supplemental/Accent: T-12, LED, CFL Special Areas: None		
Interior Lighting Condition	Adequate		

Building Emergency Systems			
Generator/s Present?	<input checked="" type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	1000 kW	Fuel Type	Diesel
Generator / UPS Serves	Emergency lights, pumps, natural gas compressors	Tank Location	Site
Testing Frequency	Unknown	Tank Type	Integral ("belly") tank
Generator / UPS Condition	Adequate		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description
Fire Alarm System Condition	Adequate
Central Alarm Panel	Location
	Installation Date
	Office
	Unknown

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.11. **Equipment**

Mechanical Repair Equipment

Item	Quantity	Condition
Bus Washing Bays		--
Bus Repair Bays		--
Car Repair Bays		--
Bus Lifts		--
Car or Truck Lifts		--
Exhaust Vent Systems		Adequate
Above Ground Fuel Storage Tanks		Adequate
Tire Changers		--
Tire Balancing		--
Hose Reels at Repair Bay		--
Underground Fuel Storage Tanks		Adequate
Chemical Storage Areas		--
Cranes		--
Shop Equipment, Drill Presses, Shop Presses, Grinders, Chop Saws, Vises		--
Steam Cleaners		--
Vacuum Systems		--
Pressure Washers		--
Smog Test Station		--
Compressed Natural Gas (CNG) Pump Equipment		Adequate
Compressors		Adequate
Air Dryers		Adequate



Actions/Comments:

- The repair equipment is maintained by an outside contractor.

6.12. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	None	--
Parking Lot	Concrete	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	None	--
Curbs	None	--
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
0	0	0	0	0
Total Parking Spaces			0	
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	

Site Stairs

Location	Material	Handrails	Condition
NA	--	--	--

Actions/Comments:

- No significant actions are identified at the present time.

G2060 Site Development

Property Signage

Property Signage	None
Street Address Displayed?	No



Site Fencing

Type	Location	Condition
None	NA	--

Dumpster Enclosures

Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Inlets	<input checked="" type="checkbox"/>	Adequate
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Adequate
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Adequate
Dry Well	<input type="checkbox"/>	--

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscaping Condition	--						



Landscape / Irrigation				
Item	Description			
Irrigation	Automatic Underground	Drip	Hand Watering	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Irrigation Condition	--			

Retaining Walls		
Type	Location	Condition
None	NA	--

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G3060 Site Fuel Distribution			
	Meter or Tank Location	Pipe Material	Condition
Natural Gas	Site utility area	Malleable steel (black iron)	Adequate

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately. These components are owned by the utility company and are the utility company's responsibility.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

G4050 Site Lighting					
	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Choose an item.					
	None	Wall Mounted	Recessed Soffit		
Building Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Adequate					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



Building 3 Fuel House: Photographic Overview



1 - ROOF



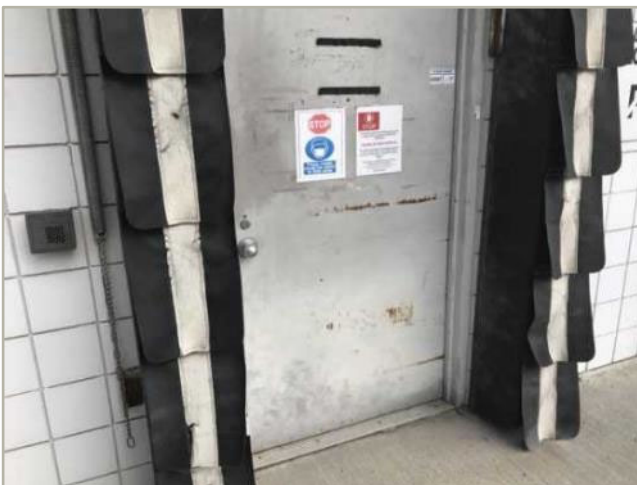
2 - ROOF



3 - EXTERIOR WALLS



4 - EXTERIOR LIGHTING



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 3 Fuel House: Photographic Overview



7 – INTERIOR FINISHES



8 – WATER HEATER



9 – PACKAGE UNIT



10 – FIRE SPRINKLERS

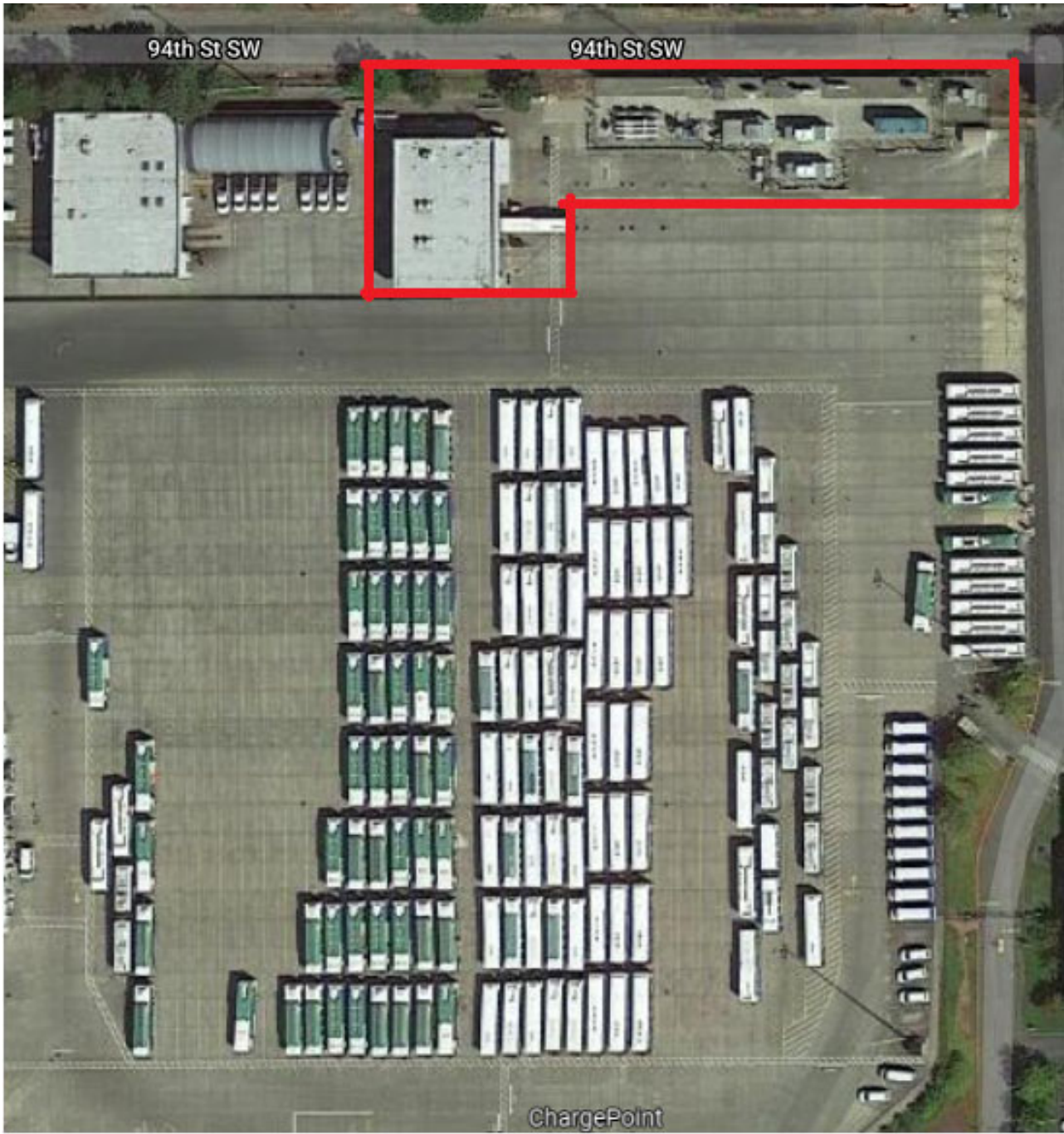


11 – DISTRIBUTION PANEL



12 – SITE

Aerial View



	Project Number	Project Name	
	150134.21R000-019.017	Building 3 - Fuel House	
	Source	On-Site Date	
	Google	October 11, 2021	

7. Building 4 Adminstrative Offices



The property information is summarized in the table below.

Property Information	
Main Address:	3702 96 th Street Southwest, Lakewood, Pierce County, Washington, 98499
Primary Mode Served at Facility	Administrative Offices
Passenger or Parking Facility Type	NA
Administrative and Maintenance Facility Type	Administrative Office
Site Developed:	2006
Building Area	36,987 SF
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 25, 2021
On-Site Point of Contact (POC):	None
Assessment and Report Prepared by:	Allen Manning

7.1. Poor and Marginal Condition Assets

There are no Poor condition assets

Marginal Condition Assets			
Location	Description	Condition	Cost
Building Exterior	Exterior Walls, painted surface, Prep & Paint	Marginal	\$7,703
Server Room	Surveillance Components, Fiberoptic Receiver Rack Mount & Power Supply, Closed Circuit, Replace	Marginal	\$9,347
Total			\$17,050

7.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Building 4 - Administrative Offices				
		Facility Area =		36,987
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating
Substructure	\$137.29	\$5,077,908	4.0	\$20,311,633
Shell	\$42.01	\$1,553,798	3.4	\$5,239,774
Interiors	\$30.54	\$1,129,609	3.4	\$3,823,414
Conveyance	\$2.40	\$88,587	4.0	\$354,347
Plumbing	\$18.50	\$684,245	3.1	\$2,129,766
HVAC	\$23.53	\$870,137	3.0	\$2,610,411
Fire Protection	\$2.13	\$78,933	3.0	\$236,798
Electrical	\$28.80	\$1,065,071	3.0	\$3,195,212
Equipment	\$0.37	\$13,609	3.0	\$40,827
Site	\$17.07	\$631,341	3.1	\$1,928,686
Total	\$302.63	\$11,193,236	Subtotal	\$39,870,868
Facility Weighted Average Condition			3.56	
Rounded per FTA Guidance			4	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				



7.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

7.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams/CMU	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Steel beams	Good
Upper Floor Decking	Metal decking with concrete topping	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking with concrete topping	Adequate

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Interior Stairs	Steel-framed with vinyl treads	Closed	Metal	Metal	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Exposed CMU	Good
Secondary Finish	Tile veneer	Good
Secondary Finish	Painted stucco	Marginal
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate



Actions/Comments:

- Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The exterior stucco at the roof has significant areas of deteriorated paint. The damaged finishes must be repaired.

B2020 Exterior Windows		
Window Framing	Glazing	Condition
Aluminum-framed, fixed	Double glaze	Good

B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Adequate
Secondary Entrance Doors	Fully glazed, metal framed	Adequate
Service Doors	Metal, insulated	Adequate
Overhead Doors	None	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof			
Finish	Modified bituminous	Coatings	None
Type / Geometry	Flat	Installation Year	2006
Flashing	Sheet metal	Warranties	Unlikely (based on age)
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	Indeterminable
Soffits	None	Skylights	Yes
Attics	None	Ventilation Source-1	None
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes were installed in 2006. Information regarding roof warranties or bonds was not available.
- According to the PSQ, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.



7.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Solid-core wood	Adequate
Door Framing	Metal	Adequate
Fire Doors (90+ Minutes)	1.5 hours at key openings	Adequate
Closet Doors	None	--

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	Utility rooms	Adequate
Sheet vinyl	Restrooms/common areas	Adequate
Carpet	Offices	Adequate
Ceramic tile	Restrooms	Adequate

Typical Wall Finishes		
Wall Finish	Locations	General Condition
Ceramic tile	Restrooms	Good
Painted drywall	Throughout	Adequate

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms	Adequate
Suspended T-Bar (acoustic tile)	Throughout	Excellent

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

7.6. Conveying Systems

D1030 Vertical Conveying (Building Elevators)			
Manufacturer	ThyssenKrupp	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Communication Equipment	<input checked="" type="checkbox"/>
Cab Floor Finish	Vinyl tile	Cab Wall Finish	Unable to view
Cab Finish Condition	Good	Elevator Cab Lighting	CFL



D1030 Vertical Conveying (Building Elevators)

Hydraulic Elevators	One car at 2500 LB		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Good	Controls Condition	Good
Other Conveyances	None	Other Conveyance Condition	--

Actions/Comments:

- The elevator appears to provide adequate service. The elevators are serviced by ThyssenKrupp on a routine basis. The elevator machinery and controls were upgraded in 2019. The elevator will require continued periodic maintenance.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is displayed in each elevator cab.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cab will require replacement.

7.7. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Boiler or Water Heater Condition	Good
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Good
Vent Piping	Cast iron	Good



Plumbing Fixtures

General Type	Commercial grade
Water Closets	Adequate
Urinals	Adequate
Sinks	Adequate
Service Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Building Central Cooling System

Primary Cooling System Type	Air-cooled chillers
Refrigerant	Unknown
Cooling Towers	None
Location of Major Equipment	Rooftop
Space Served by System	Entire building
Primary Cooling System Condition	Adequate

Distribution System

HVAC Water Distribution System	NA
Air Distribution System	Variable volume
Location of Air Handlers	Mechanical rooms
Terminal Units	VAV boxes
Quantity and Capacity of Terminal Units	Quantity and capacity of VAV boxes difficult to determine without construction drawings
Location of Terminal Units	Along ceilings

Packaged, Split and Individual Units

Primary Components	Packaged units
Cooling (if separate from above)	Performed via components above
Heating Fuel	Electric
Location of Equipment	Rooftop
Space Served by System	Entire building
Primary Components Condition	Adequate

Supplemental/Secondary Components

Supplemental Component #1	Ductless split systems
Location / Space Served	Computer rooms
Supplemental Component #1 Condition	Adequate

Controls and Ventilation

HVAC Control System	BAS, direct digital controls (DDC)
Building Ventilation	Roof top exhaust fans
Controls and Ventilation Condition	Adequate

Actions/Comments:

- Records and other on-site evidence suggest the HVAC systems and components have been regularly maintained since the property was first occupied. The HVAC systems are maintained by outside contractors.
- All of the HVAC equipment is original.
- The HVAC system appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.9. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input checked="" type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>
Sprinkler System Condition	Adequate					
Fire Extinguishers	Last Service Date	Servicing Current?				
	August 2020	No, last serviced over one year ago				
Hydrant Location	Unknown					
Siamese Location	NA					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input checked="" type="checkbox"/>		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



7.10. **Electrical**

Distribution and Lighting			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	1600 Amps	Volts	277/480 Volt, three-phase
Meter Location	Electrical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Choose an item.
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-8, LED, CFL Supplemental/Accent: T-8, LED, CFL Special Areas: None		
Interior Lighting Condition	Adequate		

Building Emergency Systems			
Generator/s Present?	<input checked="" type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	100-200 kW	Fuel Type	Diesel
Generator / UPS Serves	Emergency lights, elevators, etc.	Tank Location	At generator
Testing Frequency	Unknown	Tank Type	Integral ("belly") tank
Generator / UPS Condition	Adequate		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels, switchboards, and step-down transformers are mostly original 2006 components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the equipment and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input checked="" type="checkbox"/>



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description
Fire Alarm System Condition	Adequate
Central Alarm Panel	Location
Lobby	Installation Date
	2006

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

7.11. Equipment

Not applicable.

7.12. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Concrete	Adequate
Parking Lot	Asphalt	Adequate
Drive Aisles	Asphalt	Adequate
Service Aisles	None	Adequate
Sidewalks	Concrete	Adequate
Curbs	Concrete	Adequate
Pedestrian Ramps	None	Choose an item.
Ground Floor Patio or Terrace	None	Choose an item.

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
203	XX	XX	XX	XX
Total Parking Spaces			203	
Total Number of ADA Compliant Spaces			2	
Number of ADA Compliant Spaces for Vans			2	

Site Stairs

Location	Material	Handrails	Condition
NA	--	--	--



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Around parking areas	Adequate

Dumpster Enclosures			
Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Inlets	<input checked="" type="checkbox"/>	Adequate
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Adequate
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Adequate
Dry Well	<input type="checkbox"/>	--

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Adequate						

Retaining Walls		
Type	Location	Condition
Concrete	Adjacent to front sidewalk	Good

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adequate					
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Adequate					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



Building 4 Administrative Offices: Photographic Overview



1 - ROOF



2 - SKYLIGHT



3 - EXTERIOR WALLS



4 - EXTERIOR WALLS



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 4 Administrative Offices: Photographic Overview



7 – INTERIOR FINISHES



8 – WATER HEATER



9 – PACKAGE UNIT



10 – FIRE SPRINKLERS

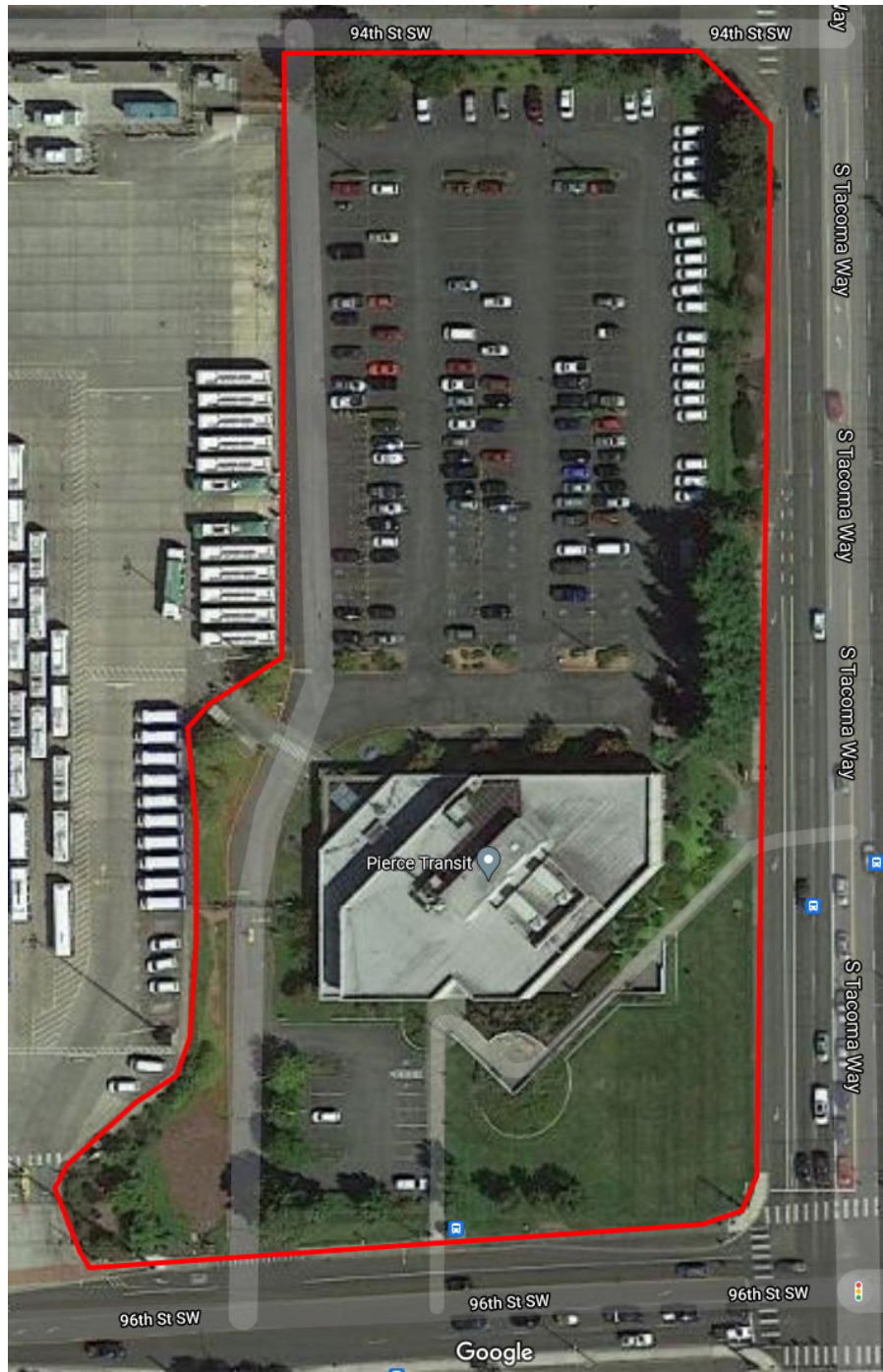


11 – SWITCHBOARD



12 – SITE

Aerial View



Project Number	Project Name
150134.21R000-002.354	Administrative Offices
Source	On-Site Date
Google	October 14, 2021



8. Building 5 Safety and Training Facility



The property information is summarized in the table below.

Property Information	
Main Address:	3703 96 th Street, Southwest, Lakewood, Pierce County, Washington 98499
Primary Mode Served at Facility	NA
Passenger or Parking Facility Type	NA
Administrative and Maintenance Facility Type	Administrative Office
Site Developed:	2005
Building Area	26,500 SF
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 15, 2021
On-Site Point of Contact (POC):	NA
Assessment and Report Prepared by:	Allen Manning

8.1. Poor and Marginal Condition Assets

There are no Poor condition assets

Marginal Condition Assets			
Location	Description	Condition	Cost
East wall	Exterior Wall, any type, Waterproofing of Exterior Face, Replace	Marginal	\$12,710
Total			\$12,710

8.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition.

Building 5 - Safety & Training Facility				
Facility Area = 26,500				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating
Substructure	\$65.49	\$1,735,400	4.0	\$6,911,045
Shell	\$48.84	\$1,294,136	3.0	\$3,882,408
Interiors	\$26.67	\$706,642	3.3	\$2,331,763
Conveyance	\$18.85	\$499,424	3.0	\$1,498,270
Plumbing	\$16.81	\$445,501	3.0	\$1,336,503
HVAC	\$18.85	\$499,616	3.0	\$1,498,848
Fire Protection	\$3.38	\$89,550	3.0	\$268,649
Electrical	\$34.21	\$906,563	3.0	\$2,719,688
Equipment	\$0.12	\$3,107	3.0	\$9,321
Site	\$90.30	\$2,392,996	3.9	\$9,420,616
Total	\$323.51	\$8,572,934	Subtotal	\$29,877,113
Facility Weighted Average Condition			3.49	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

8.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	Good

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.



8.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Cast-in-place concrete	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Open-web steel joists	Good
Upper Floor Decking	Metal decking with concrete topping	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking with concrete topping	Good

B1010 Balcony Construction

Item	Description	Condition
Balcony Framing	None	--
Balcony Decking	None	--
Balcony Deck Toppings	NA	--
Balcony Guardrails	NA	--

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs

Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Steel-framed with vinyl treads	Closed	Metal	--	Good

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Concrete	Adequate
Secondary Finish	Metal siding	Good
Secondary Finish	Curtain wall	Good
Soffits	NA	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The east exterior stairwell wall was reported to have cracks and water intrusion. The stairwell wall was noted to have cracks and the interior wall had isolated cracks and signs of water intrusion. The damaged finishes must be repaired.

B2020 Exterior Windows		
Window Framing	Glazing	Condition
Curtain wall	Double glaze	Adequate

B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Adequate
Secondary Entrance Doors	Fully glazed, metal framed	Adequate

B2050 Exterior Doors		
Service Doors	Metal, insulated	Adequate
Overhead Doors	Aluminium	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof			
Finish	Single-ply TPO/PVC membrane	Coatings	None
Type / Geometry	Flat	Installation Year	2005
Flashing	Sheet metal	Warranties	Unlikely (based on age)
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Internal drains
Fascia	None	Insulation	Indeterminable
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	None
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes were installed in 2005. Information regarding roof warranties or bonds was not available.
- According to the PSQ, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.



8.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Solid-core wood	Adequate
Door Framing	Metal	Adequate
Fire Doors (90+ Minutes)	1.5 hours at key openings	Adequate
Closet Doors	None	--

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms, Lobby	Adequate
Carpet	Throughout	Adequate
Painted/sealed concrete	Utility areas	Adequate

Typical Wall Finishes		
Wall Finish	Locations	General Condition
Ceramic tile	Restrooms	Adequate
Painted drywall	Throughout	Adequate

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-Bar (acoustic tile)	Throughout	Adequate

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 5-10 years.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.6. Conveying Systems

D1030 Vertical Conveying (Building Elevators)			
Manufacturer	Inaccessible	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Communication Equipment	<input type="checkbox"/>
Cab Floor Finish	Vinyl tile	Cab Wall Finish	Stainless steel
Cab Finish Condition	Adequate	Elevator Cab Lighting	CFL

D1030 Vertical Conveying (Building Elevators)

Hydraulic Elevators	One car at 2500 LB each		
Overhead Traction Elevators	None		
Freight Elevators	Traction: One car, unknown capacity		
Machinery Condition	Adequate	Controls Condition	--
Other Conveyances	None	Other Conveyance Condition	--

Actions/Comments:

- The elevators appear to provide adequate service. The elevator machinery and controls are the originally installed system. The elevators will require replacement during the evaluation period. A budgetary cost for this work is included.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is displayed in each elevator cab.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cabs will require replacement.

8.7. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Boiler or Water Heater Condition	Adequate
Supplementary Storage Tanks	<input type="checkbox"/>
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate



Plumbing Fixtures	
General Type	Commercial grade
Water Closets	Adequate
Urinals	Adequate
Sinks	Adequate
Service Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

8.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Packaged units
Cooling (if separate from above)	Performed via components above
Heating Fuel	Natural gas

Packaged, Split and Individual Units	
Location of Equipment	Rooftop
Space Served by System	Entire building
Primary Components Condition	Adequate

Supplemental/Secondary Components	
Supplemental Component #1	Ductless split systems
Location / Space Served	Computer rooms
Supplemental Component #1 Condition	Adequate

Controls and Ventilation	
HVAC Control System	BAS, direct digital controls (DDC)
Building Ventilation	Roof top exhaust fans
Controls and Ventilation Condition	Adequate

Actions/Comments:

- Records and other on-site evidence suggest the HVAC systems and components have been regularly maintained since the property was first occupied.
- Approximately 100 percent of the HVAC equipment is original.
- The HVAC system appears to be functioning adequately overall. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.



8.9. Fire Protection

Item	Description					
Sprinkler System and Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input checked="" type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input checked="" type="checkbox"/>	Backflow preventer	<input checked="" type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>
Sprinkler System Condition	Adequate					
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 2020			No, last serviced over one year ago		
Hydrant Location	Curbside along 96 th Street					
Siamese Location	NA					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input checked="" type="checkbox"/>

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

8.10. Electrical

Distribution and Lighting			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	800 Amps	Volts	277/480 Volt, three-phase
Meter Location	Electrical room	Branch Wiring	Copper
Conduit	Non-metallic sheathed cable	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		
Secondary Panel and Transformer Condition	Adequate		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-8, LED, CFL		
	Supplemental/Accent: T-8, LED, CFL		
	Special Areas: None		
Interior Lighting Condition	Adequate		



Building Emergency Systems			
Generator/s Present?	<input checked="" type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	150 kW	Fuel Type	Diesel
Generator / UPS Serves	Emergency lights, elevators, dispatch equipment.	Tank Location	Integral
Testing Frequency	Unknown	Tank Type	Integral ("belly") tank
Generator / UPS Condition	Adequate		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels, switchboards, and step-down transformers are mostly original 2005 components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the electrical equipment and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input checked="" type="checkbox"/>
Fire Alarm System Condition	Adequate					
Central Alarm Panel	Location			Installation Date		
	Lobby				2005	

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.11. **Equipment**

Not applicable.



8.12. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Concrete	Adequate
Parking Lot	Concrete	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Adequate
Curbs	Concrete	Adequate
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
563	0	0	0	0
Total Parking Spaces			563	
Total Number of ADA Compliant Spaces			8	
Number of ADA Compliant Spaces for Vans			1	

Site Stairs

Location	Material	Handrails	Condition
NA	--	--	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2060 Site Development

Property Signage

Property Signage	Building mounted, wooden post mounted
------------------	---------------------------------------

G2060 Site Development

Street Address Displayed?	Yes
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Site Fencing

Type	Location	Condition
Chain link with metal posts	Surrounding property	Adequate

Dumpster Enclosures

Dumpster Locations	Surface	Enclosure	Condition
Parking areas	Concrete pads	Chain link fence	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Inlets	<input checked="" type="checkbox"/>	Adequate
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	Adequate
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Adequate
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Adequate
Dry Well	<input type="checkbox"/>	--

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	--						



Landscape / Irrigation				
Item	Description			
Irrigation	Automatic Underground	Drip	Hand Watering	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Condition	Adequate			

Retaining Walls		
Type	Location	Condition
None	NA	--

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate					
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Adequate					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



Building 5 Safety and Training Facility: Photographic Overview



1 - ROOF



2 - ROOF STRUCTURE



3 - EXTERIOR WALLS



4 - EXTERIOR WALLS



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 5 Safety and Training Facility: Photographic Overview



7 – INTERIOR FINISHES



8 – WATER HEATER



9 – PACKAGE UNIT



10 – FIRE SPRINKLERS



11 – SWITCHBOARD



12 – SITE

Aerial View



	Project Number	Project Name
	150134.21R000-003.354	Safety and Training Facility
	Source	On-Site Date
	Google	October 15, 2021



9. Building 6 Vanpool



The property information is summarized in the table below.

Property Information	
Main Address:	9622 40th Avenue, Southwest, Lakewood, Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Bus Transfer Center
Administrative and Maintenance Facility Type	N/A
Site Developed:	1978 Renovated 2018
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 14, 2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Richard Henke

9.1. Immediate Repairs

Poor Condition Assets			
Location	Description	Condition	Cost
Throughout building	Fire Extinguisher, Wet Chemical/CO2, Replace	Poor	\$4,622
Mechanical room	Distribution Panel, 120/208 V, Replace	Poor	\$7,703
Total			\$12,325

Marginal Condition Assets			
Location	Description	Condition	Cost
Mechanical room	Suspended Ceilings, Acoustical Tile (ACT), Replace	Marginal	\$4,494
Roof	Warehouse Ceiling Finish, Exposed Insulation, Replace	Marginal	\$51,174
Building exterior North	Special Fixture w/ Lamp, Metal Halide, Replace	Marginal	\$218
Building exterior North	Special Fixture w/ Lamp, High Pressure Sodium (HPS), Replace	Marginal	\$244
Site	Parking Lots, Curb & Gutter, Concrete, Replace	Marginal	\$15,406
Site	Lawn Area w/Plantings, Ground Cover, Repair	Marginal	\$24,714
Total			\$96,250

9.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Building 6 - Vanpool				
Facility Area = 11,421				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$62.91	\$718,488	3.0	\$2,155,464
Shell	\$26.27	\$300,037	3.0	\$905,759
Interiors	\$19.06	\$217,691	3.1	\$672,191
Conveyance	NA	NA	NA	NA
Plumbing	\$2.32	\$26,475	3.1	\$82,377
HVAC	\$11.34	\$129,542	3.0	\$389,396
Fire Protection	\$3.07	\$35,090	3.6	\$126,494
Electrical	\$32.89	\$375,621	3.1	\$1,159,579
Equipment	\$0.17	\$1,926	3.0	\$5,777
Site	\$21.94	\$250,521	3.6	\$898,545
Total	\$179.97	\$2,055,390	Subtotal	\$6,395,583
Facility Weighted Average Condition			3.11	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				



9.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Adequate
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.

9.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Adequate
Roof Framing	Steel beams or girders	Adequate
Roof Decking	Wood boards or planks	Adequate

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Metal siding	Adequate
Building sealants	around windows and doors	Marginal

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including recaulking, is highly recommended.

B2020 Exterior Windows		
Window Framing	Glazing	Condition
Aluminum-framed, operable	Double glaze	Adequate
Aluminum-framed, fixed	Double glaze	Adequate



B2050 Exterior Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Marginal
Secondary Entrance Doors	Metal, insulated	Adequate
Service Doors	Metal, insulated	Adequate
Overhead Doors	Aluminium	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Primary Roof			
Finish	Metal	Coatings	Elastomeric
Type / Geometry	Flat	Installation Year	1978
Flashing	Sheet metal	Warranties	Unknown
Attics	Steel beams	Roof Drains	Internal drains
Fascia	Choose an item.	Insulation	Indeterminable
Roof Condition	POOR	Ventilation Source-1	Parapet and wall vent

Actions/Comments:

- The roof finishes appear to be original. Information regarding roof warranties or bonds was not available.
- There is evidence roof leaks have occurred in the past. The leaks have since been repaired, and no active roof leaks are evident.
- There is evidence of roof covering deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate.
- The attic was not accessible, and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Hollow-core wood	Good
Interior Doors – Type 2	Solid-core wood	Good
Door Framing	Metal	Good

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	Warehouse	Marginal
Vinyl tile	Kitchen, Restrooms	Adequate
Carpet	Office	Adequate



Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout Building	Good

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms	Good
Suspended T-Bar (acoustic tile)	Kitchen, Office, Warehouse	Good
Suspended T-Bar (acoustic tile)	Mechanical Room	Poor

Actions/Comments:

- The interior areas were last renovated in 2018.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.
- The ceiling tiles have isolated evidence of past water-damage. The damaged ceiling tiles in the warehouse need to be replaced. All ceiling tiles in the Mechanical room need replacement. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management’s routine maintenance program.

9.5. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers	
Components	Water heaters
Fuel	Electric
Water Heater Condition	Adequate
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage		
Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate



Plumbing Fixtures	
General Type	Residential grade
Water Closets	Adequate
Urinals	Adequate
Sinks	Good
Service Sinks	--
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

9.6. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Packaged units
Cooling (if separate from above)	Performed via components above
Heating Fuel	Electric
Location of Equipment	Rooftop
Space Served by System	Entire building
Primary Components Condition	Marginal

Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
Building Ventilation	Natural ventilation only
Controls and Ventilation Condition	Good

Actions/Comments:

- Despite on-site observations and discussions with management and maintenance staff, it is difficult to determine the regularity or level of maintenance performed on the HVAC equipment.
- The HVAC equipment appears to have been installed in 2001 and 2006.
- *The HVAC system appears to be functioning adequately overall.*

9.7. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input checked="" type="checkbox"/>	Dry-pipe system	<input type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input checked="" type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>

Item	Description	
Sprinkler System Condition	Choose an item.	
Fire Extinguishers	Last Service Date	Servicing Current?
	May 2020	No, last serviced over one year ago
Hydrant Location	Southeast corner of property	
Special Systems	Kitchen Suppression System <input type="checkbox"/> Computer Room Suppression System <input type="checkbox"/>	

Actions/Comments:

- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

9.8. Electrical

Distribution and Lighting			
Electrical Lines	Overhead	Transformer	Pad-mounted
Main Service Size	1200 Amps	Volts	120/208 Volt, three-phase
Meter Location	North Exterior wall of building	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		
Secondary Panel and Transformer Condition	Adequate		
Interior Lighting Fixtures & Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Marginal		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	NA	Fuel Type	--
Generator / UPS Serves	N/A	Tank Location	N/A
Testing Frequency	N/A	Tank Type	--
Generator / UPS Condition	--		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels are mostly original 1978 components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended.



D6060 Public Address Systems

Item	Description					
Communication Equipment	Public Address System	<input checked="" type="checkbox"/>	Nurse Call System	<input type="checkbox"/>	Clock	<input type="checkbox"/>
Condition	Marginal					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input checked="" type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input checked="" type="checkbox"/>
Fire Alarm System Condition	Good					
Central Alarm Panel	Location			Installation Date		
	Mechanical Room			2018		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

9.9. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Asphalt	Good
Parking Lot	Asphalt	Good
Drive Aisles	Asphalt	Good
Sidewalks	Asphalt	Good
Curbs	Asphalt	Marginal



Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
60	0	0	0	0
Total Parking Spaces			60	
Total Number of ADA Compliant Spaces			1	
Number of ADA Compliant Spaces for Vans			1	

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The asphalt curbs have isolated areas of surface wear and cracking. The damaged areas require lifecycle replacement.

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Property Boundary	Good

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Good
Municipal System	<input checked="" type="checkbox"/>	Good

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the West side of the property to the East property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Marginal						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Irrigation Condition	--						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- The landscape material has significant areas barren of vegetation and mulch. New material must be installed at the affected areas.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adequate				
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Marginal				



Building 6 Vanpool: Photographic Overview



1 - ROOF



2 - ROOF STRUCTURE



3 - EXTERIOR WALLS



4 - EXTERIOR DOOR



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 6 Vanpool: Photographic Overview



7 – INTERIOR FINISHES



8 – WATER HEATER



9 – PACKAGE UNIT



10 – FIRE SPRINKLERS

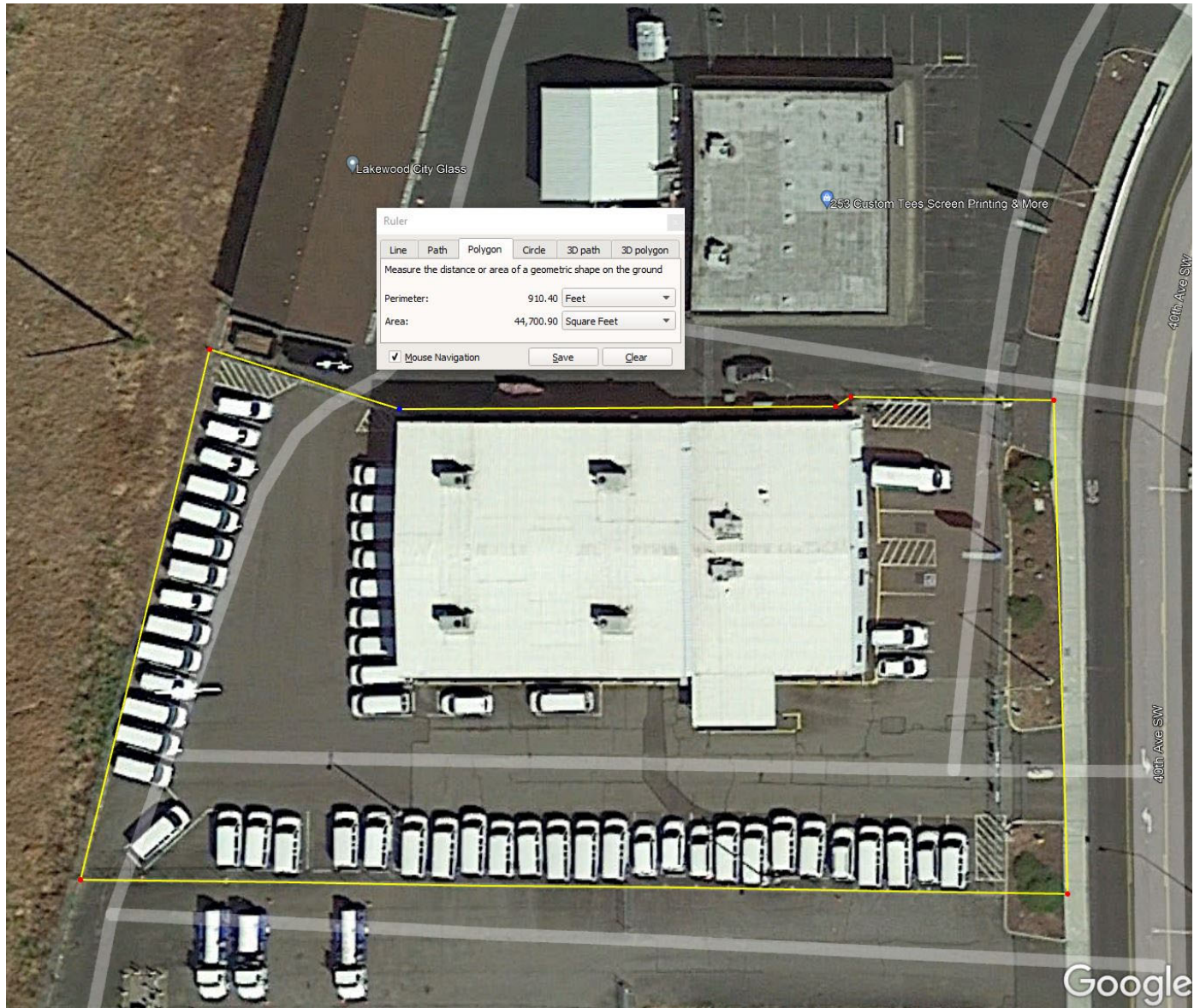


11 – SWITCHBOARD



12 – SITE

Site Plan



	Project Number	Project Name	
	150134.21R000-005.354	Building 6 - Vanpool	
	Source	On-Site Date	
	Google	October 14, 2021	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
E2010	Kitchen	3397272	Casework, Countertop, Plastic Laminate, Replace	15	4	11	12	LF	\$50.00	\$64.19	\$770												\$770										\$770
G2020	Site	3397266	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	27700	SF	\$0.45	\$0.58	\$16,003			\$16,003					\$16,003					\$16,003									\$16,003
G2020	Site	3397296	Parking Lots, Curb & Gutter, Concrete, Replace	50	49	1	400	LF	\$30.00	\$38.52	\$15,406		\$15,406																				\$15,406
G2060	Site	3397305	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	4	16	1	EA	\$5,000.00	\$6,419.33	\$6,419																						\$6,419
G2060	Site	3397237	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	\$3,000.00	\$3,851.60	\$3,852																						\$3,852
G2080	Site	3397263	Lawn Area w/Plantings, Ground Cover, Repair	25	24	1	5500	SF	\$3.50	\$4.49	\$24,714		\$24,714																				\$24,714
G3010	Site	3397281	Hydrant, Fire, Replace/Install	30	26	4	1	EA	\$5,680.00	\$7,292.35	\$7,292					\$7,292																	\$7,292
G4050	Site	3397273	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	4	16	2	EA	\$6,800.00	\$8,730.28	\$17,461																						\$17,461
G4050	Building exterior	3397295	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	2	EA	\$400.00	\$513.55	\$1,027																						\$1,027
Totals, Unescalated												\$12,325	\$45,077	\$317,565	\$253,015	\$258,723	\$51,174	\$30,864	\$17,159	\$0	\$0	\$13,609	\$56,544	\$16,003	\$0	\$0	\$51,174	\$68,867	\$16,003	\$52,638	\$0	\$4,622	\$1,265,362
Totals, Escalated (3.0% inflation, compounded annually)												\$12,325	\$46,429	\$336,905	\$276,476	\$291,195	\$59,325	\$36,853	\$21,103	\$0	\$0	\$18,289	\$78,270	\$22,817	\$0	\$0	\$79,727	\$110,511	\$26,451	\$89,613	\$0	\$8,348	\$1,514,638

10. Building 7 West Base/Radio Service



The property information is summarized in the table below

Property Information	
Main Address:	3701 96th Street, Southwest, Lakewood, Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	NA
Administrative and Maintenance Facility Type	Combined Administration and Maintenance
Site Developed:	1980 (estimated)
Building Area	7,624 square feet
Management Point of Contact:	Duane Wakan

Assessment Information	
Dates of Visit:	September 21, 2021
On-Site Point of Contact (POC):	Darin L. Stavish, Larry McCarty
Assessment and Report Prepared by:	Elton Colbert

10.1. Poor and Marginal Condition Assets

Poor Condition Assets			
Location	Description	Condition	Cost
Site	Parking Lots, Pavement, Asphalt, Cut and Patch	Poor	\$14,123
Loft	Packaged Terminal Air Conditioner, PTAC, Replace	Poor	\$3,595
Shop	Water Heater, Electric, Residential, Replace	Poor	\$835
Roof	Roofing, Sheathing Damage, Repair	Poor	\$11,298
Total			\$29,851

Marginal Condition Assets			
Location	Description	Condition	Cost
Roof	Roofing, Metal, Replace	Marginal	\$100,141
Exterior Walls	Exterior Walls, Painted Surface, Prep and Paint	Marginal	\$38,516
Roof	Roofing, Asphalt Shingle, 30-Year Premium, Replace	Marginal	\$22,596
Interior	Flooring, Vinyl Tile (VCT), Replace	Marginal	\$8,345
Locker Room	Unit Heater, Electric, Replace	Marginal	\$6,163
Restrooms	Wall Finishes, Wood Paneling, Raised Wainscot, Replace	Marginal	\$5,392
Loft	Flooring, Carpet, Residential, Replace	Marginal	\$2,568
Loft	Flooring, Vinyl Sheeting, Replace	Marginal	\$899
		Total	\$184,620



10.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix C of this report contains the full calculations that are summarized in the below table.

Building 7 - West Base / Radio Service Supervisors				
Facility Area = 7,624 SF				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$51.35	\$391,527	4.0	\$1,566,110
Shell	\$95.92	\$731,290	3.2	\$2,367,319
Interiors	\$11.95	\$91,122	2.8	\$254,751
Conveyance	NA	NA	NA	\$0
Plumbing	\$0.00	\$75,299	3.0	\$225,896
HVAC	\$10.95	\$83,451	2.8	\$237,002
Fire Protection	\$0.13	\$963	3.0	\$2,889
Electrical	\$20.39	\$155,418	3.0	\$466,255
Detection & Alarm	\$4.60	\$35,066	3.0	\$105,197
Fixed Furnishing	\$1.77	\$13,481	3.0	\$40,442
Site	\$68.18	\$519,792	3.0	\$1,563,228
Total	\$265.23	\$2,097,409	Subtotal	\$6,829,087
Facility Weighted Average Condition			3.26	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				

10.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Adequate
Basement or Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



10.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls (Office)	Conventional wood/metal studs	Adequate
Framing / Load-Bearing Walls (Shop)	Steel columns and beams	Adequate
Ground Floor (Office and Shop)	Concrete slab	Adequate
Upper Floor Framing (Office Only)	Wood joists	Adequate
Upper Floor Decking (Office Only)	Plywood or OSB	Adequate
Roof Framing (Office)	Wood joists, purlins, rafters	Adequate
Roof Decking (Office)	Plywood or OSB	Marginal
Roof Framing (Shop)	Steel beams or girders	Adequate
Roof Decking (Shop)	Metal decking	Adequate

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs

Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	--	--	--	--
Building Interior Stairs	Wood-framed	Closed	Wood	--	Adequate

Actions/Comments:

- No significant actions are identified at the present time.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Metal siding	Adequate
Secondary Finish	Plywood	Adequate with some Marginal Areas
Accented with	Cement board siding	Adequate
Soffits	Exposed	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- The exterior finishes have significant areas of painting that is old and degraded. The exterior walls will require painting in the next few years.

B2020 Exterior Windows

Window Framing	Glazing	Condition
Aluminum-framed, fixed	Single glaze	Adequate

B2050 Exterior Doors

	Door Type	Condition
Main Entrance Doors	Metal, hollow	Adequate
Service Doors	Solid core wood	Adequate
Overhead Doors	Steel	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof (Offices)

Finish	Asphalt shingles	Coatings	None
Type / Geometry	Hip	Installation Year	~1980
Flashing	Membrane	Warranties	Unknown
Fascia	Wood	Insulation	Cellulose blown
Soffits	Exposed soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ventilation Source-1	Gable end vents
Roof Condition	Mostly Marginal with one area of Poor Condition Sheathing	Ventilation Source-2	NA

B3010 Secondary Roof (Location B)

Finish	Metal	Coatings	None
Type / Geometry	Gable	Installation Year	~1980
Flashing	None	Warranties	Unknown
Fascia	None	Insulation	Fiberglass batts
Soffits	Exposed soffits	Skylights	No
Attics	None	Ventilation Source-1	Power vents
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes are original. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor and/or the in-house maintenance staff.
- According to the POC, there are no active roof leaks (see below for damage to the roof deck covered by roofing material).
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.



- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.
- A hole was observed in the roof sheathing while looking in the attic access at the water heater. This area is in poor condition. Damaged areas should be repaired or replaced. A cost allowance for this work is included in the Immediate Repairs.

10.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors – Type 1	Hollow-core wood	Adequate
Interior Doors – Type 2	Metal	Adequate
Door Framing	Wood	Adequate
Closet Doors	Hollow-core wood	Adequate

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	Offices	Marginal
Carpet	Loft	Marginal
Sheet vinyl	Loft Restroom	Marginal
Paint or Sealant	Locker Room/Shop	Adequate

Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Offices/Locker Rooms/Storage	Adequate
Vinyl wall coverings	Restrooms	Adequate
Wood paneling	Restrooms	Marginal
Exposed structure	Shop/Electrical Room	Adequate

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms	Adequate
Spray texture	Office	Adequate
Exposed structure	Shop	Adequate

Actions/Comments:

- It appears that the interior finishes are original.
- Areas of flooring, both carpet and resilient flooring, and the restroom wainscoting are in marginal condition and should be replaced in the next few years.
- No significant actions are identified as Immediate Repairs. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



10.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.

10.7. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters

Components	Water heaters
Fuel	Electric
Water Heater Condition	Adequate and Poor
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Residential grade
Water Closets	Adequate
Urinals	NA
Sinks	Adequate
Service Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short-term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.
- The plumbing infrastructure is original to the 1980s era construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A cost allowance for full replacement of the plumbing infrastructure is included.
- The water heaters exhibit minor evidence of wear. The shop water heater appears to be in poor condition and should be replaced as an immediate repair. The other older water heaters are recommended for replacement in the next few years.
- The common area restroom accessories and fixtures appear outdated and exhibit minor evidence of wear. The restroom accessories and fixtures are recommended for replacement as part of routine maintenance.



10.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Distribution System

Air Distribution System	Constant volume
-------------------------	-----------------

Packaged, Split and Individual Units

Primary Components	Split system furnaces and condensing units
Heating Fuel	Natural gas
Location of Equipment	Utility closets
Space Served by System	Offices
Primary Components Condition	Adequate

Supplemental/Secondary Components

Supplemental Component #1	PTAC units
Location / Space Served	Loft
Supplemental Component #1 Condition	Marginal
Supplemental Component #2	Suspended unit heaters
Location / Space Served	Shop
Supplemental Component #2 Condition	Adequate
Supplemental Component #3	Wall heaters
Location / Space Served	Locker room, restrooms
Supplemental Component #3 Condition	Marginal

Controls and Ventilation

HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Natural ventilation, wall mounted fan
Controls and Ventilation Condition	Adequate

Actions/Comments:

- Records and other on-site evidence suggest the HVAC systems and components have been regularly maintained since the property was first occupied. The HVAC systems are maintained by outside contractors and in-house staff.
- HVAC equipment appears to vary in age. HVAC equipment is replaced on an as-needed basis. The locker room wall heater has evidence of rust and deterioration. It is in marginal condition and should be replaced in the next few years.
- The loft PTAC unit is in poor condition and should be replaced as an Immediate Repair.

10.9. Fire Protection

Item		Description			
Sprinkler System and Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input type="checkbox"/>	No sprinklers <input checked="" type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections <input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers <input checked="" type="checkbox"/>
Sprinkler System Condition	--				
Fire Extinguishers	Last Service Date	Servicing Current?			
	Unknown	--			
Hydrant Location	Unknown				
Siamese Location	NA				
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>	

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the component listed above will be required.

10.10. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Unknown
Main Service Size	250 Amps	Volts	120/208 Volt, three-phase
Meter Location	Building exterior	Branch Wiring	Copper
Conduit	Unknown	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		
Secondary Panel and Transformer Condition	Fair		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-8, metal halide Supplemental/Accent: NA		
Interior Lighting Condition	Adequate		

Building Emergency Systems			
Generator/s Present?	<input checked="" type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	60 kW	Fuel Type	Diesel
Generator	Primary power	Tank Location	Beneath generator
Testing Frequency	Unknown	Tank Type	Integral ("belly") tank
Generator	Adequate		



Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels and step-down transformers are mostly original ~1980 components. The electrical service appears to be adequate for the facility's needs. However, due to the age of the panels and step-down transformers and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input type="checkbox"/>	Interior Camera	<input type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Intrusion Detection System	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input checked="" type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input type="checkbox"/>	Battery-Operated Smoke Detectors	<input checked="" type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Adequate					
Central Alarm Panel	Location			Installation Date		
	NA			Unknown		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

10.11. **Equipment**

Not applicable.

10.12. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways		
Item	Material	Condition
Entrance Driveway Apron	Asphalt	Adequate
Parking Lot	Asphalt	Poor
Drive Aisles	Asphalt	Poor
Service Aisles	None	--
Sidewalks	None	--
Curbs	None	--
Pedestrian Ramps	None	--
Ground Floor Patio or Terrace	None	--



Parking Count					
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure	
47	--	--	--	--	
Total Parking Spaces			47		
Total Number of ADA Compliant Spaces			2		
Number of ADA Compliant Spaces for Vans			0		

Actions/Comments:

- The parking lot has areas of alligator cracking and pavement deterioration. To preserve the overall pavement the areas that are deteriorated should be cut and patched in the next year as an Immediate Repair.

G2060 Site Development	
Property Signage	
Property Signage	NA
Street Address Displayed?	No

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Site boundaries	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2080 Landscaping		
Drainage System		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Choose an item.
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	The site is flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscaping Condition	--						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G3060 Site Fuel Distribution

	Meter or Tank Location	Pipe Material	Condition
Natural Gas	Site utility area	Underground/Rubber	Adequate
Propane Tanks	Site utility area	NA	Adequate

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be functioning adequately. These components are owned and maintained by the property.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

G4050 Site Lighting

	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	--				
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Adequate				

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



Building 7 West Base/Radio Service: Photographic Overview



1 - ROOF



2 - ROOF



3 - EXTERIOR WALLS



4 - EXTERIOR WALLS



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Building 7 West Base/Radio Service: Photographic Overview



7 – INTERIOR FINISHES



8 – WATER HEATER



9 – PTAC UNIT



10 – FIRE SUPPRESSION

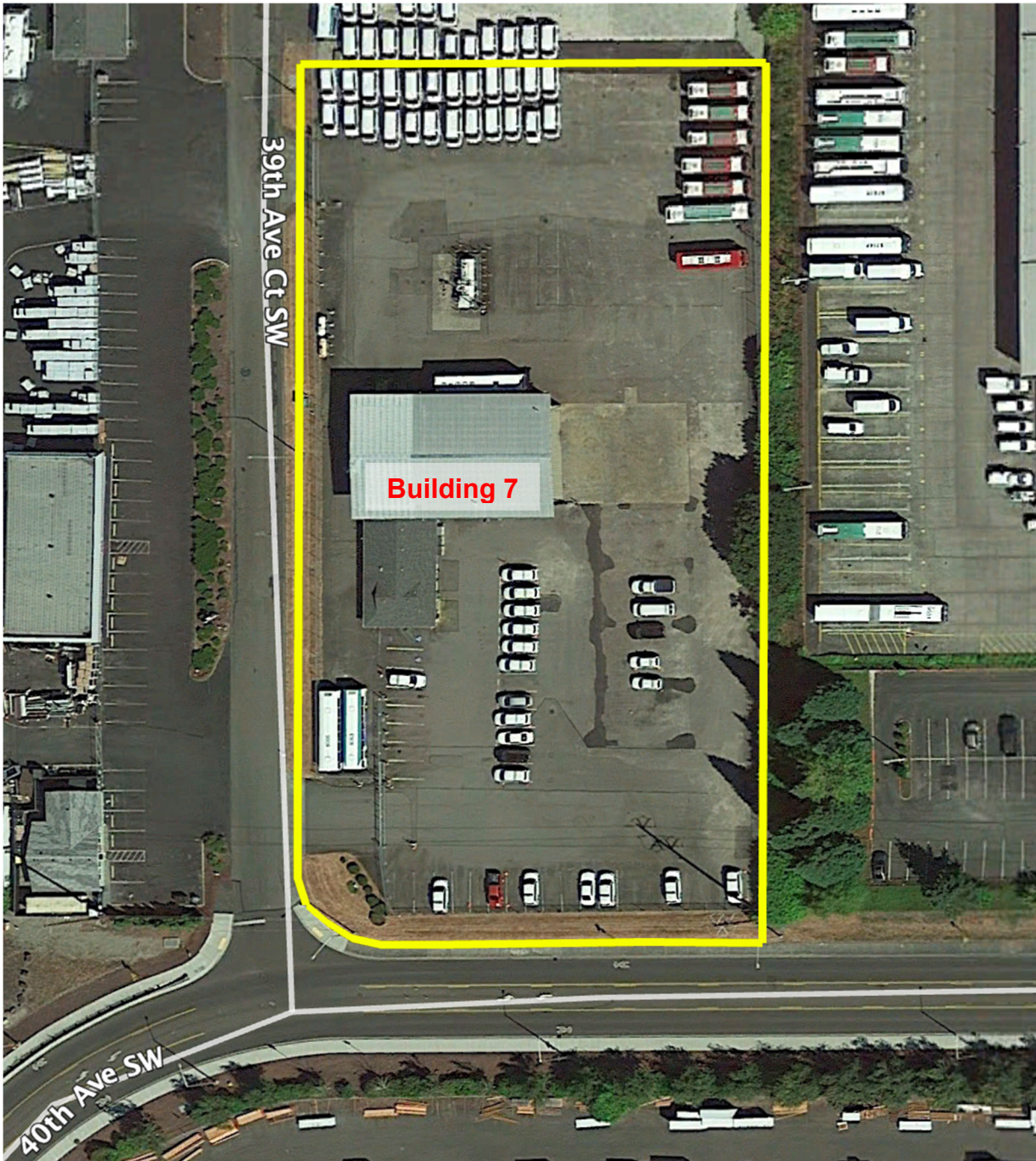


11 – SWITCHBOARD



12 – SITE

Site Plan



Project Number	Project Name
150134.21R000-020.017	Building 7 - West Base/Radio, Service Supervisors
Source	On-Site Date
Google	September 21, 2021



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
D3020	Loft	3325746	Unit Heater, Electric, Replace	20	18	2	2	EA	\$1,200.00	\$1,540.64	\$3,081			\$3,081																			\$3,081		
D3020	Locker Room	3325779	Unit Heater, Electric, Replace	20	18	2	4	EA	\$1,200.00	\$1,540.64	\$6,163			\$6,163																				\$6,163	
D3030	Loft	3325783	Packaged Terminal Air Conditioner, PTAC, Replace	15	33	0	1	EA	\$2,800.00	\$3,594.82	\$3,595	\$3,595														\$3,595								\$7,190	
D3030	Building Exterior	3325803	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$4,365.14	\$4,365			\$4,365														\$4,365						\$8,730	
D3050	Offices	3363014	HVAC System, Ductwork, Low Density, Replace	30	24	6	1300	SF	\$2.00	\$2.57	\$3,338							\$3,338																\$3,338	
D3060	Shop	3325811	Exhaust Fan, Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	\$1,200.00	\$1,540.64	\$1,541			\$1,541																				\$1,541	
D4030	Throughout Building	3325763	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	5	EA	\$150.00	\$192.58	\$963				\$963											\$963								\$1,926	
D5010	Building Exterior	3325749	Generator, Diesel, Replace	25	18	7	1	EA	\$40,000.00	\$51,354.60	\$51,355								\$51,355															\$51,355	
D5010	Electrical Room	3325802	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	\$8,500.00	\$10,912.85	\$10,913										\$10,913													\$10,913	
D5020	Building Exterior	3325758	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$7,600.00	\$9,757.37	\$9,757			\$9,757																				\$9,757	
D5020	Electrical Room	3325767	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$7,600.00	\$9,757.37	\$9,757			\$9,757																				\$9,757	
D5020	Electrical Room	3325776	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	\$7,600.00	\$9,757.37	\$9,757			\$9,757																				\$9,757	
D5030	Throughout Building	3325807	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	5750	SF	\$2.50	\$3.21	\$18,456			\$18,456																				\$18,456	
D5040	Throughout Building	3325757	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	18	2	5750	SF	\$6.00	\$7.70	\$44,293			\$44,293																				\$44,293	
D5040	Building Exterior	3325786	Standard Fixture w/ Lamp, W/ LED Replacement, Replace	20	18	2	4	EA	\$220.00	\$282.45	\$1,130			\$1,130																				\$1,130	
D7010	Throughout Building	3325809	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade	15	13	2	5750	SF	\$3.25	\$4.17	\$23,992			\$23,992															\$23,992					\$47,984	
D7050	Throughout Building	3325775	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade	20	18	2	5750	SF	\$1.50	\$1.93	\$11,073			\$11,073																				\$11,073	
E2010	Building Interior	3325797	Casework, Cabinetry, Hardwood Standard, Replace	20	18	2	30	LF	\$300.00	\$385.16	\$11,555			\$11,555																				\$11,555	
E2010	Building Interior	3325798	Casework, Countertop, Plastic Laminate, Replace	15	13	2	30	LF	\$50.00	\$64.19	\$1,926			\$1,926														\$1,926						\$3,852	
G2020	Site	3325752	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	2000	SF	\$5.50	\$7.06	\$14,123	\$14,123																						\$14,123	
G2020	Site	3325750	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	76700	SF	\$0.45	\$0.58	\$44,313			\$44,313					\$44,313				\$44,313					\$44,313						\$177,250	
G2020	Site	3325784	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	76700	SF	\$3.50	\$4.49	\$344,654							\$344,654																\$344,654	
G2020	Site	3325756	Parking Lots, Pavement, Concrete, Replace	50	42	8	3500	SF	\$9.00	\$11.55	\$40,442								\$40,442															\$40,442	
G2060	Site	3325789	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	12	8	2	EA	\$5,000.00	\$6,419.33	\$12,839								\$12,839															\$12,839	
G2060	Site	3325810	Fences & Gates, Fence, Chain Link 8', Replace	40	21	19	1000	LF	\$25.00	\$32.10	\$32,097																				\$32,097				\$32,097
G3060	Site	3325799	Pump, Gasoline Fuel Dispenser, Replace	15	13	2	1	EA	\$11,200.00	\$14,379.29	\$14,379			\$14,379														\$14,379						\$28,759	
G3060	Site	3325812	Storage Tank, Site Fuel, Above-Ground, Replace	25	23	2	1	EA	\$6,600.00	\$8,473.51	\$8,474			\$8,474																				\$8,474	
G3060	Site	3325769	Storage Tank, Site Fuel, Above-Ground, Replace	25	18	7	1	EA	\$6,600.00	\$8,473.51	\$8,474							\$8,474																\$8,474	
Totals, Unescalated												\$29,850	\$123,636	\$492,629	\$171,589	\$0	\$0	\$3,338	\$516,261	\$55,848	\$10,913	\$0	\$0	\$108,024	\$963	\$2,568	\$4,429	\$899	\$101,300	\$1,155	\$32,097	\$2,568	\$1,658,067		
Totals, Escalated (3.0% inflation, compounded annually)												\$29,850	\$127,345	\$522,630	\$187,499	\$0	\$0	\$3,986	\$634,936	\$70,747	\$14,239	\$0	\$0	\$154,017	\$1,414	\$3,884	\$6,901	\$1,442	\$167,434	\$1,967	\$56,282	\$4,638	\$1,989,210		

11. 72nd Street and Portland Avenue Transit Center



The property information is summarized in the table below.

Property Information	
Main Address:	1319 East 72nd Street, Tacoma, Washington, 98404
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Surface Parking Lot
Administrative and Maintenance Facility Type	N/A
Site Developed:	1995 Renovated 2018
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	Only bus shelters
Assessment Information	
Dates of Visit:	November 3, 2021
On-Site Point of Contact (POC):	None
Assessment and Report Prepared by:	Richard Henke

11.1. **Poor and Marginal Condition Assets**

Poor Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Roofing	Poor	\$11,786
Mechanical room	Water Heater	Poor	\$835
Waiting Station	Infrared Heater	Poor	\$24,650
Comfort Station	Thermostat, Standard Wall-Mounted	Poor	\$385
		Total	\$37656

Marginal Condition Assets			
Location	Description	Condition	Cost
Parking Lots	Pavement, Asphalt – Seal Coat	Marginal	\$13,692
		Total	\$13,692

11.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

72nd Street & Portland Avenue Transit Center				
Facility Area = 2,700 SF				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$24.65	\$66,556	4.00	\$266,222
Shell	\$188.42	\$508,744	3.92	\$1,995,409
Interiors	\$7.96	\$21,505	3.75	\$80,704
Conveyance	NA	NA	NA	NA
Plumbing	\$0.00	\$25,793	3.01	\$77,635
HVAC	\$12.37	\$33,393	1.50	\$50,109
Fire Protection	\$28.53	\$77,032	4.00	\$308,128
Electrical	\$8.83	\$23,829	3.38	\$80,601
Equipment	\$0.00	\$0	0.00	\$0
Site	\$439.06	\$1,185,463	3.66	\$4,341,261
Total	\$709.82	\$1,942,314	Subtotal	\$7,200,069
Facility Weighted Average Condition			3.71	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

11.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Adequate
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



11.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Roof Framing	Wood joists, purlins, rafters	Adequate
Roof Decking	Plywood or OSB	Adequate

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Painted CMU	Adequate
Soffits	Exposed	Adequate
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, and recaulking, is highly recommended.

B2050 Exterior Doors

	Door Type	Condition
Main Entrance Doors	Metal, insulated	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Primary Roof

Finish	Single-ply TPO/PVC membrane	Coatings	None
Type / Geometry	Flat	Installation Year	1995
Flashing	None	Warranties	Unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	None
Soffits	None	Skylights	No



B3010 Primary Roof			
Roof Condition	Poor	Ventilation Source-1	None

Actions/Comments:

- The roof finishes were installed in are original. Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

11.5. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Sheet vinyl	restrooms	Adequate
Painted/sealed concrete	mechanical room	Marginal
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	restrooms & mechanical room	Adequate
Painted drywall	restrooms & mechanical room	Adequate
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	restrooms & mechanical room	Adequate

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

11.6. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate
Domestic Water Heaters or Boilers		
Components	Water heaters	
Fuel	Electric	



Domestic Water Heaters or Boilers

Water Heater Condition	Poor
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial
Water Closets	Adequate
Urinals	Adequate
Sinks	Adequate
Service Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short-term replacement costs are required. Routine and periodic maintenance is recommended.

11.7. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units

Primary Components	Wall heaters and infrared heaters on the ceiling
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Primary Components Condition	Poor

Controls and Ventilation

HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Ceiling fan
Controls and Ventilation Condition	Poor

Actions/Comments:

- The wall mounted electric heater units are relatively simple and do not require regular maintenance.



- The infrared heaters are in poor condition and will require replacement in the next year.
- The thermostat is missing parts and not operational.

11.8. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input type="checkbox"/>	No sprinklers	<input checked="" type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>

Actions/Comments:

- Annual fire extinguisher inspection was not confirmed. If not already performed, a qualified fire equipment contractor must inspect and service the fire extinguishers.

11.9. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	400 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior (South)	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures & Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Adequate		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input checked="" type="checkbox"/>
UPS Serves	Emergency lights	UPS Condition	Adequate

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Good					
Central Alarm Panel	Location			Installation Date		
	Unknown			--		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

11.10. **Equipment**

Not applicable. There is no Mechanical Repair Equipment at this location.

11.11. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways		
Item	Material	Condition
Entrance Driveway Apron	Asphalt	Adequate
Parking Lot	Asphalt	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Good
Pedestrian Ramps	Cast-in-place concrete	Good
Ground Floor Patio or Terrace	None	--



Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
54	0	0	0	0
Total Parking Spaces			54	
Total Number of ADA Compliant Spaces			4	
Number of ADA Compliant Spaces for Vans			4	

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Swales	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	Swales along north property boundary and between parking lot and west edge of Bus Lanes. Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Adequate						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Adequate						

Retaining Walls		
Type	Location	Condition
CMU	Bus Island	Good

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Excellent					
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Good					



72nd Street and Portland Avenue Transit Center: Photographic Overview



1 – SITE OVERVIEW



2 – COMFORT STATION



3 – RESTROOM FIXTURES



4 – MECHANICAL ROOM

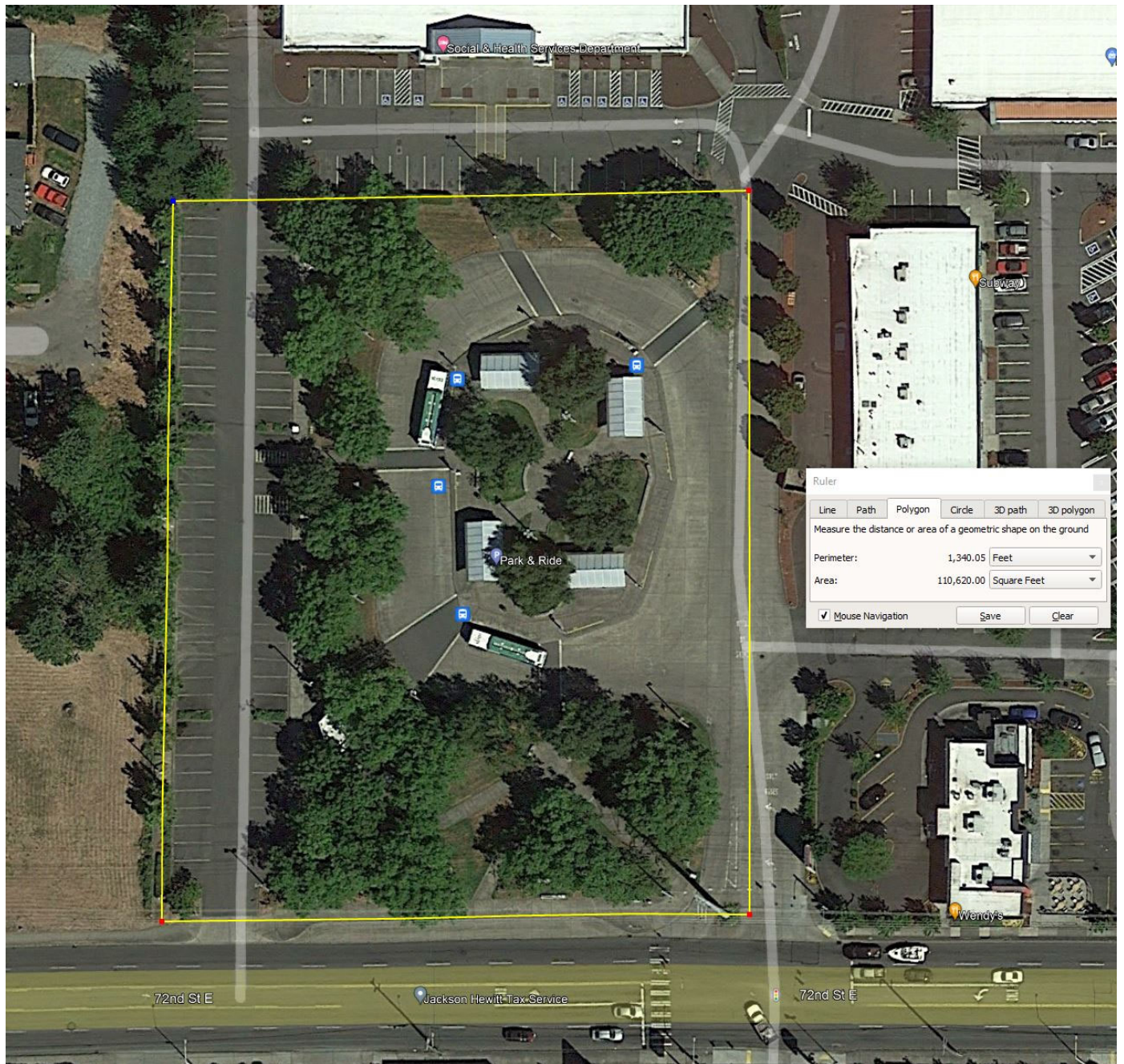


5 – SHELTER



6 – BIKE LOCKER

Site Plan



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 1,340.05 Feet

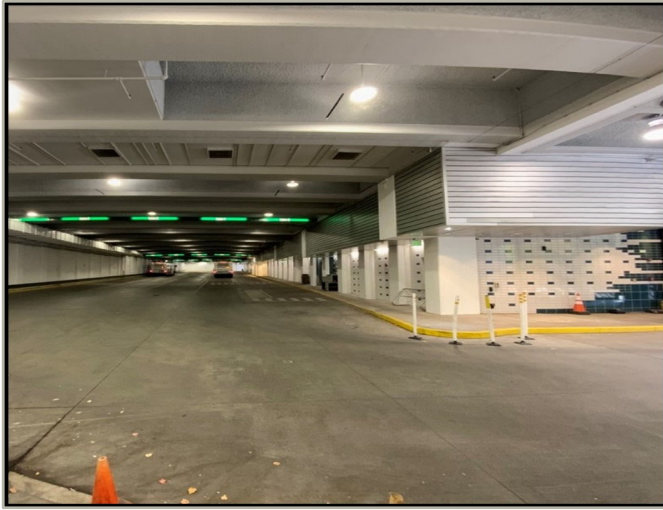
Area: 110,620.00 Square Feet

Mouse Navigation Save Clear

Project Number	Project Name
150134.21R000-006.354	72nd St. & Portland Ave. TC Pierce Transit
Source	On-Site Date
Google	November 3, 2021



12. Commerce Street Transfer Facility



The property information is summarized in the table below

Property Information	
Main Address:	915 to 917 Broadway, Tacoma, Pierce, Washington 98402
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Bus Transfer Center
Administrative and Maintenance Facility Type	N/A
Site Developed:	1992 Renovated 2021
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 11, 2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Richard Henke

12.1. **Poor and Marginal Condition Assets**

Poor Condition Assets			
Location	Description	Condition	Cost
Water feature pump room	Pump, Sump, Replace	Poor	\$1,720
North Fan Room	Compressor, Remote Reciprocating, Replace	Poor	\$30,556
Throughout building	Fire Extinguisher, Wet Chemical/CO2, Replace	Poor	\$385
		Total	\$32,661

Marginal Condition Assets			
Location	Description	Condition	Cost
Mechanical room	Water Heater, Electric, Residential, Replace	Marginal	\$1,155
Throughout building	Interior Lighting System, Full Upgrade, Standard Fixtures, Replace	Marginal	\$58,031
Site	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace/Install	Marginal	\$66,761
Site	Pole Light Fixture w/ Lamps, 30' High, w/ LED Replacement, Replace/Install	Marginal	\$61,112
		Total	\$187,059



12.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Commerce Street Transfer Facility				
Facility Area = 32,650 SF				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$3.55	\$116,061	4.00	\$464,246
Shell	\$52.96	\$1,729,302	3.91	\$6,765,840
Interiors	\$12.78	\$417,153	3.75	\$1,562,400
Conveyance	NA	NA	NA	NA
Plumbing	\$0.00	\$31,570	4.12	\$130,171
HVAC	\$16.16	\$527,643	4.73	\$2,498,016
Fire Protection	\$13.90	\$453,679	3.00	\$1,360,268
Electrical	\$14.49	\$472,957	3.70	\$1,750,261
Equipment	\$0.06	\$1,926	4.00	\$7,703
Site	\$144.18	\$4,707,638	3.38	\$15,902,093
Total	\$258.08	\$8,457,929	Subtotal	\$30,440,998
Facility Weighted Average Condition			3.60	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

12.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



12.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Cast-in-place concrete	Good
Roof Framing	Concrete beams	Good
Roof Decking	Concrete, cast-in-place	Good

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs

Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Cast in place concrete	Closed	Metal	--	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Exposed cast-in-place concrete	Adequate
Secondary Finish	Glazed curtain wall	Adequate
Accented with	Ceramic tile	Adequate

Actions/Comments:

- No significant actions are identified at the present time.

B2020 Exterior Windows

Window Framing	Glazing	Condition
Aluminum-framed, fixed	Double glaze	Good

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Adequate
Secondary Entrance Doors	Metal, insulated	Adequate



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Roof			
Finish	Cast-in-place cement "lid"	Installation Year	1992
Type / Geometry	Flat	Ventilation Source	NA

Actions/Comments:

- Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate.

12.5. Interiors

C1030 Interior Doors		
Item	Type	Condition
Interior Doors	Metal	Adequate

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Unfinished	Mechanical rooms	Adequate
Carpet	Tunnel Offices	Adequate
Ceramic tile	Tunnel Offices	Excellent
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Throughout	Good
Ceramic tile	Throughout	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Exposed structure	Mechanical rooms	--
Suspended T-Bar (acoustic tile)	Tunnel Offices	Adequate

Actions/Comments:

- The interior areas were last renovated in 2021.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



12.6. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Water Heater Condition	Marginal
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial
Water Closets	Excellent
Urinals	Excellent
Sinks	Excellent
Service Sinks	Adequate
Condition	Excellent

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. They were last renovated in 2021. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended.

12.7. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units

Primary Components	Split system heat pumps
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Location of Equipment	Throughout interior spaces

Space Served by System	Tunnel Offices
Primary Components Condition	Excellent

Controls and Ventilation

HVAC Control System	BAS, direct digital controls (DDC)
Building Ventilation	Dedicated AHU exhaust units
Controls and Ventilation Condition	Excellent

Equipped with a mechanical ventilation system. The system consists of exhaust fans and a network of sheet metal ducts.

Actions/Comments:

- The property underwent a comprehensive HVAC renovation in 2021.

12.8. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input checked="" type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input checked="" type="checkbox"/>	Siamese connections	<input checked="" type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>
Sprinkler System Condition	Choose an item.					
Fire Extinguishers	Last Service Date		Servicing Current?			
	September 2020		No, last serviced over one year ago			
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input checked="" type="checkbox"/>		

Actions/Comments:

- The fire extinguishers were serviced more than one year ago and should be serviced immediately.

12.9. Electrical

Distribution and Lighting

Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	2000 Amps	Volts	120/208 Volt, three-phase
Meter Location	Mechanical Room (North)	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Yes
Main Distribution Condition	Adequate		



Distribution and Lighting

Interior Lighting Fixtures & Lamps	T-8, LED, CFL
Interior Lighting Condition	Marginal

Building Emergency Systems

Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input checked="" type="checkbox"/>
UPS Serves	Emergency lights	UPS Condition	Adequate

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property’s demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input checked="" type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input checked="" type="checkbox"/>
Fire Alarm System Condition	Good					
Central Alarm Panel	Location			Installation Date		
	Mechanical room			Unknown		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

12.10. Equipment

Not applicable. There is no Mechanical Repair Equipment at this location



12.11. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Concrete	Adequate
Drive Aisles	Concrete	Adequate
Sidewalks	Concrete	Adequate
Curbs	Concrete	Adequate
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	Concrete	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

Site Fencing

Type	Location	Condition
Wrought iron	“Waterfall” Art Installation area	Adequate
Chain link with metal posts	Tunnel entrances (North and South)	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	☒	Adequate
Underground Piping	☒	Adequate
Municipal System	☒	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Adequate						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Adequate						

Retaining Walls		
Type	Location	Condition
Concrete	Tunnel West Wall	Adequate
Concrete	Tunnel East Wall (Art Work)	Adequate
Concrete	Tunnel Lid	Adequate

Actions/Comments:

- The topography does not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Marginal				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Marginal				



Commerce Street Transfer Facility: Photographic Overview



1 - TUNNEL LID - PUBLIC SPACE



2 - BUS SHELTER



3 - OFFICE



4 - HVAC



5 - FIRE SYSTEM PIPING



6 - ELECTRICAL DISTRIBUTION

Site Plan



	Project Number	Project Name	
	150134.21R000-007.354	Commerce Street Tunnel - Facility Pierce County	
	Source	On-Site Date	
	Pierce County Assessor - Left Google - Right	October 11, 2021	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G2020	Tunnel	3420328	Parking Lots, Pavement, Concrete, Replace	50	30	20	24000	SF	\$9.00	\$11.55	\$277,315																				\$277,315	\$277,315	
G2020	Commerce Street (East Boundary)	3422547	Parking Lots, Pavement, Concrete, Replace	50	30	20	5500	SF	\$9.00	\$11.55	\$63,551																					\$63,551	\$63,551
G2030	Commerce Street (East Boundary)	3420274	Sidewalk, Brick/Masonry Pavers, Replace	30	27	3	4800	SF	\$33.00	\$42.37	\$203,364				\$203,364																		\$203,364
G2030	Site	3420310	Site Stairs & Ramps, Handrails, Metal, Repair/Install	0	-5	5	310	LF	\$55.00	\$70.61	\$21,890					\$21,890																	\$21,890
G2060	Tunnel Entrances	3420273	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric, Replace	20	18	2	2	EA	\$10,000.00	\$12,838.65	\$25,677			\$25,677																			\$25,677
G2060	Above Tunnel	3420272	Trash Receptacle, Portable/Light-Duty, Replace	15	13	2	1	EA	\$400.00	\$513.55	\$514			\$514																\$514		\$1,027	
G2060	Site	3420340	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	22	3	7	EA	\$1,400.00	\$1,797.41	\$12,582				\$12,582																		\$12,582
G2060	Tunnel	3420295	Bike Rack, Portable 6-10 Bikes, Replace	15	12	3	1	EA	\$500.00	\$641.93	\$642				\$642															\$642		\$1,284	
G2060	Site	3420281	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	22	3	1	EA	\$800.00	\$1,027.09	\$1,027				\$1,027																		\$1,027
G2060	Site	3420300	Park Bench, Metal Powder-Coated, Replace	20	1	19	6	EA	\$700.00	\$898.71	\$5,392																				\$5,392	\$5,392	
G2060	Site	3420304	Park Bench, Metal Powder-Coated, Replace	20	1	19	1	EA	\$700.00	\$898.71	\$899																				\$899	\$899	
G2060	Above Tunnel	3420335	Fences & Gates, Fence, Wrought Iron 6', Replace	50	30	20	115	LF	\$48.00	\$61.63	\$7,087																					\$7,087	\$7,087
G2060	Above Tunnel	3420308	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	11	9	1	EA	\$500.00	\$641.93	\$642																						\$642
G2060	Tunnel	3422544	Retaining Wall, Concrete Cast-in-Place, Replace	50	30	20	12000	SF	\$130.00	\$166.90	\$2,002,829																					\$2,002,829	\$2,002,829
G2080	Site	3420251	Planter Boxes, Pre-Manufactured, High-End, Replace	25	22	3	5	LF	\$300.00	\$385.16	\$1,926				\$1,926																		\$1,926
G2080	Above Tunnel	3420262	Planter Boxes, Pre-Manufactured, High-End, Replace	25	20	5	130	LF	\$300.00	\$385.16	\$50,071					\$50,071																	\$50,071
G4050	Site	3420326	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace/Install	20	19	1	13	EA	\$4,000.00	\$5,135.46	\$66,761		\$66,761																				\$66,761
G4050	Site	3420282	Pole Light Fixture w/ Lamps, 30' High, w/ LED Replacement, Replace/Install	20	19	1	7	EA	\$6,800.00	\$8,730.28	\$61,112		\$61,112																				\$61,112
G4050	Tunnel Entrances	3420333	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	17	3	4	EA	\$700.00	\$898.71	\$3,595				\$3,595																		\$3,595
Totals, Unescalated												\$32,662	\$185,904	\$536,328	\$261,106	\$0	\$84,029	\$0	\$0	\$0	\$7,190	\$208,018	\$154,064	\$21,280	\$321	\$23,752	\$0	\$0	\$6,804	\$642	\$342,908	\$2,468,641	\$4,333,648
Totals, Escalated (3.0% inflation, compounded annually)												\$32,662	\$191,481	\$568,991	\$285,318	\$0	\$97,413	\$0	\$0	\$0	\$9,381	\$279,559	\$213,260	\$30,340	\$471	\$35,926	\$0	\$0	\$11,247	\$1,093	\$601,290	\$4,458,641	\$6,817,072

13. Lakewood Towne Center Transit Center



13.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Main Address:	Lakewood Towne Center Boulevard, Southwest, Lakewood, Pierce, Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	At Grade Platform Station
Administrative and Maintenance Facility Type	N/A
Site Developed:	1992 Renovated 2018
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	November 5, 2021
On-Site Point of Contact (POC):	N/A
Assessment and Report Prepared by:	Richard Henke

13.2. **Poor and Marginal Condition Assets**

Poor Condition Assets			
Location	Description	Condition	Cost
Mechanical Room	Water Heater, Electric, Replace	Poor	\$835
		Total	\$835

Marginal Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Standard Fixture with Lamp, T8, Replace	Marginal	\$1,233
Restrooms	Unit Heater, Electric, Replace	Marginal	\$3,081
Comfort Station	Roofing, Single Ply Membrane, TPO/PVC, Replace	Marginal	\$8,294
Mechanical Room	Baseboard Heater, Electric, 4 LF, Replace	Marginal	\$539
		Total	\$13,147



13.3. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Lakewood Towne Center Transit Center				
Facility Area = 433				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$239.87	\$103,865	4.0	\$415,459
Shell	\$778.77	\$337,207	3.0	\$1,003,328
Interiors	\$43.85	\$18,988	3.1	\$58,840
Conveyance	NA	NA	NA	NA
Plumbing	\$47.59	\$20,606	3.1	\$62,909
HVAC	\$10.44	\$4,519	2.2	\$9,937
Fire Protection	NA	NA	NA	NA
Electrical	\$43.85	\$18,988	3.1	\$58,840
Equipment	NA	NA	NA	NA
Site	\$1,901.02	\$823,144	3.2	\$2,608,345
Total	\$3,065.40	\$1,327,317	Subtotal	\$4,217,657
Facility Weighted Average Condition			3.18	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

The FTA Primary Level Replacement Costs are calculated by totaling the Secondary Level Costs for each Primary Level. The Secondary Level TERM Scale Condition Ratings and cost calculations are included in Appendix D.

13.4. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



13.5. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Ground Floor	Concrete slab	Good
Roof Framing	None	Good
Roof Decking	Concrete, precast planks	Good

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Exposed CMU	Adequate
Soffits	NA	--
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Roof

Finish	Single-ply TPO/PVC membrane	Coatings	None
Type / Geometry	Flat	Installation Year	1992
Flashing	Membrane	Warranties	Unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	None
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	None

B3010 Roof			
Roof Condition	Marginal	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes installed are original. Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

13.6. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Sheet vinyl	restrooms	Adequate
Painted/sealed concrete	mechanical room	Adequate
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	restrooms / mechanical room	Adequate
Painted CMU	restrooms / mechanical room	Adequate
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	restrooms / mechanical room	Adequate

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

13.7. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate



Domestic Water Heaters or Boilers	
Components	Water heaters
Fuel	Electric
Water Heater Condition	Poor
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage		
Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures		
General Type		Commercial
Water Closets		Fair
Urinals		Fair
Sinks		Fair
Service Sinks		Fair
Condition		Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions are required. Routine and periodic maintenance is recommended.
- The water heater requires replacement, due to its age.

13.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Wall heaters
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Primary Components Condition	Marginal

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Ceiling fan
Controls and Ventilation Condition	Adequate



Actions/Comments:

- The wall mounted electric heater units are relatively simple and do not require regular maintenance.

13.9. Fire Protection

Item	Description					
Sprinkler System and Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input type="checkbox"/>	No sprinklers	<input checked="" type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>
Sprinkler System Condition	--					
Fire Extinguishers	Last Service Date			Servicing Current?		
	May 2021			Yes, serviced within last year		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

13.10. Electrical

Distribution and Lighting			
Electrical Lines	Choose an item.	Transformer	Choose an item.
Main Service Size	200 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior (West)	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Poor		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input checked="" type="checkbox"/>
UPS Serves	Emergency lights	UPS Condition	Adequate

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.



Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Adequate					
Central Alarm Panel	Location			Installation Date		
	Unknown			Unknown		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

13.11. **Equipment**

Not applicable. There is no Mechanical Repair Equipment at this location.

13.12. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways		
Item	Material	Condition
Entrance Driveway Apron	Concrete	Adequate
Parking Lot	None	--
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Adequate
Curbs	Concrete	Adequate
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	None	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



G2060 Site Development

Property Signage

Property Signage	Monument
Street Address Displayed?	Yes

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Adequate						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Adequate						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.



G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Good				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	--				

Lakewood Towne Center Transit Center: Photographic Overview



1 - ROOF



2 - ROOF



3 - EXTERIOR WALLS



4 - EXTERIOR LIGHTING



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Site Plan



	Project Number	Project Name	
	150134.21R000-008.354	Lakewood Transit Center Pierce Transit	
	Source	On-Site Date	
	Google	November 05, 2021	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G2080	Site	3439140	Trails, Landscaping, Clearing & Pruning, Maintain	5	1	4	14200	LF	\$0.30	\$0.39	\$5,469					\$5,469					\$5,469					\$5,469				\$5,469		\$21,877	
G4050	Site	3439139	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	4	16	9	EA	\$6,800.00	\$8,730.28	\$78,573																				\$78,573		\$78,573
G4050	Site	3439161	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	4	16	11	EA	\$4,000.00	\$5,135.46	\$56,490																				\$56,490		\$56,490
Totals, Unescalated												\$0	\$2,067	\$56,355	\$7,921	\$208,320	\$1,143	\$11,863	\$12,768	\$0	\$5,469	\$90,898	\$29,401	\$12,768	\$0	\$5,469	\$0	\$154,179	\$22,962	\$0	\$5,469	\$709,323	\$1,336,375
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$2,129	\$59,787	\$8,656	\$234,466	\$1,325	\$14,165	\$15,703	\$0	\$7,136	\$122,159	\$40,697	\$18,204	\$0	\$8,273	\$0	\$247,413	\$37,953	\$0	\$9,590	\$1,281,115	\$2,108,771

14. Parkland Transit Center



The property information is summarized in the table below

Property Information	
Main Address:	213 121st Street South, Tacoma, Washington 98444
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Surface Parking Lot
Administrative and Maintenance Facility Type	N/A
Site Developed:	1984 Renovated 2013
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One
Assessment Information	
Dates of Visit:	November 4, 2021
On-Site Point of Contact (POC):	N/A
Assessment and Report Prepared by:	Richard Henke

14.1. **Poor and Marginal Condition Assets**

Poor Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Special Fixture w/ Lamp, Wall Pack, Replace	Poor	\$437
Comfort Station	Exterior Door, Steel, Standard, Replace	Poor	\$2,311
Comfort Station	Special Fixture w/ Lamp, Metal Halide, Replace	Poor	\$655
Site	Irrigation System, Control Panel, Replace	Poor	\$6,419
Site	Bike Rack, Fixed, Replace	Poor	\$1,027
Waiting Station	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	Poor	\$1,951
Total			\$12,800

Marginal Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Standard Fixture w/ Lamp, Fluorescent Tube, T8, Replace	Marginal	\$924
Site	Parking Lots, Pavement, Asphalt, Seal & Stripe	Marginal	\$15,749
Total			\$16,667



14.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Parkland Transit Center				
		Facility Area = 7,624		
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$4.53	\$34,510	4.0	\$138,041
Shell	\$38.64	\$294,616	3.9	\$1,152,970
Interiors	\$0.00	\$0	0.0	\$0
Conveyance	NA	NA	NA	\$0
Plumbing	\$0.00	\$0	0.0	\$0
HVAC	\$0.00	\$0	0.0	\$0
Fire Protection	\$0.00	\$0	0.0	\$0
Electrical	\$0.00	\$0	0.0	\$0
Equipment	\$0.00	\$0	0.0	\$0
Site	\$0.00	\$0	0.0	\$0
Total	\$43.17	\$329,127	Subtotal	\$1,291,011
Facility Weighted Average Condition			3.92	
Rounded per FTA Guidance			4	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

14.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



14.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Ground Floor	Concrete slab	Adequate
Roof Framing	Wood joists, purlins, rafters	Adequate
Roof Decking	Plywood or OSB	Adequate

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Painted CMU	Adequate
Soffits	Exposed	Adequate
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Poor

Actions/Comments:

- There are a significant number of rusted door frames. The damaged door frames should be replaced.

B3010 Roof

Finish	Polycarbonate Panel	Coatings	None
Type / Geometry	Gable	Installation Year	1984
Flashing	None	Warranties	Unknown
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	None
Soffits	None	Skylights	No
Attics	None	Ventilation Source-1	Gable end vents
Roof Condition	Choose an item.	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes were installed in are original. Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

14.5. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	restrooms	Adequate
Painted/sealed concrete	mechanical room	Adequate
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	restrooms / mechanical room	Adequate
Painted CMU	restrooms	Adequate
Exposed CMU/masonry	mechanical room	Adequate
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	restrooms / mechanical room	Adequate

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

14.6. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate
Domestic Water Heaters or Boilers		
Components	Water heaters	
Fuel	Electric	
Water Heater Condition	Fair	
Adequacy of Hot Water	Adequate	
Adequacy of Water Pressure	Adequate	



D2020 Sanitary Drainage		
Type	Description	Condition
Waste/Sewer Piping	Cast iron	--
Vent Piping	Cast iron	--

Plumbing Fixtures	
General Type	Commercial
Water Closets	Fair
Urinals	Fair
Sinks	Fair
Service Sinks	Fair
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended.
- The Mechanical room was inaccessible; plumbing assets located in the space could not be physically assessed.

14.7. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Wall heaters
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Primary Components Condition	Adequate

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Ceiling fan
Controls and Ventilation Condition	Adequate

Actions/Comments:

- The wall mounted electric heater units are relatively simple and do not require regular maintenance.



14.8. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input type="checkbox"/>	No sprinklers	<input checked="" type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input checked="" type="checkbox"/>
Sprinkler System Condition	--					
Fire Extinguishers	Last Service Date		Servicing Current?			
	June 2021		Yes, serviced within last year			

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

14.9. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	200 Amps	Volts	120/208 Volt, three-phase
Meter Location	Building Exterior (South)	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures & Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Poor		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input checked="" type="checkbox"/>
UPS Serves	Emergency lights	UPS Condition	Adequate

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Adequate					
Central Alarm Panel	Location		Installation Date			
	Unknown		Unknown			

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

14.10. Equipment

Not applicable. There is no Mechanical Repair Equipment at this location.

14.11. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Asphalt	Adequate
Parking Lot	Asphalt	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Adequate
Curbs	Concrete	Adequate
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
62	0	0	0	0
Total Parking Spaces			62	
Total Number of ADA Compliant Spaces			6	



G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Asphalt	Adequate
Parking Lot	Asphalt	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Adequate
Curbs	Concrete	Adequate
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	None	--
Number of ADA Compliant Spaces for Vans		3

Site Stairs

Location	Material	Handrails	Condition
West Parking Lot to Bus Island	Concrete stairs	--	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle Seal and Stripe of the parking lots will be required. The three-step concrete stairway will need to be maintained or replaced with a ramp.

G2060 Site Development

Property Signage

Property Signage	Monument
Street Address Displayed?	Yes

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the northeast side of the property to the southwest property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Marginal						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Poor						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- The underground irrigation system must be repaired and restored, based on its age.

G4050 Site Lighting					
	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Poor				
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Poor				



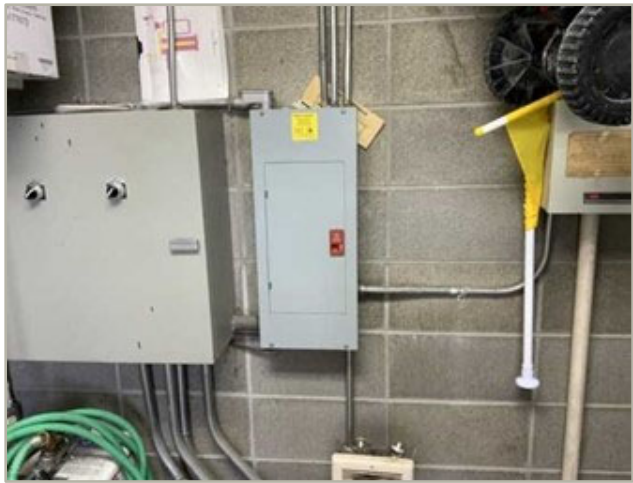
Parkland Transit Center: Systems: Photographic Overview



1 – COMFORT STATION



2 – RESTROOM FIXTURES



3 – ELECTRICAL DISTRIBUTION



4 – SHELTERS

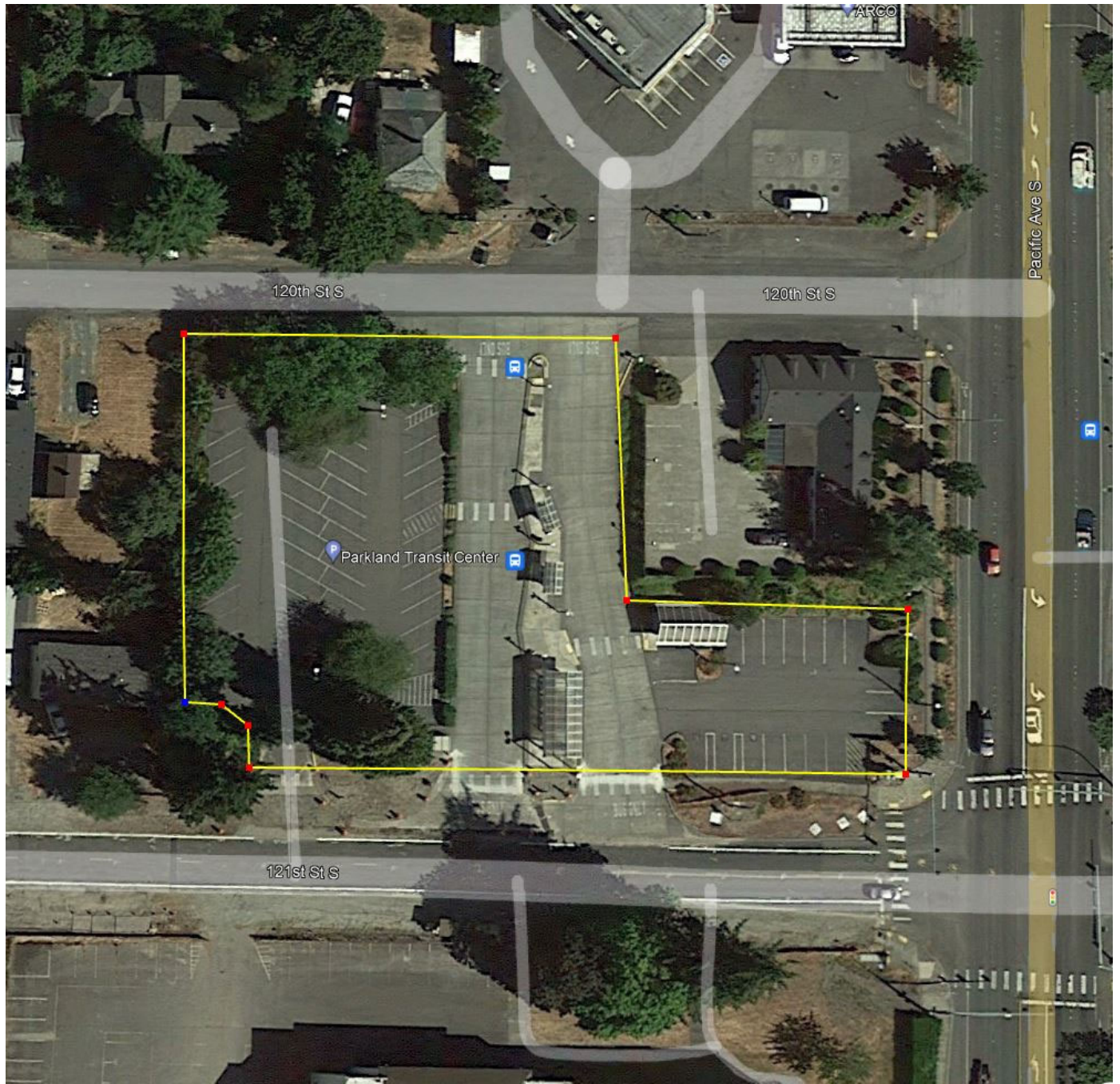


5 – SHELTERS



6 – BIKE LOCKERS

Site Plan



	Project Number	Project Name	
	150134.21R000-009.354	Parkland Transit Center	
	Source	On-Site Date	
	Google	November 4, 2021	

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G4050	Bus Island	3438052	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	6	EA	\$4,000.00	\$5,135.46	\$30,813												\$30,813											\$30,813
Totals, Unescalated													\$437	\$25,501	\$3,531	\$178,207	\$1,797	\$24,958	\$42,576	\$73,180	\$770	\$0	\$7,626	\$71,897	\$66,525	\$2,619	\$0	\$175,761	\$22,163	\$0	\$4,943	\$55,848	\$437	\$758,776
Totals, Escalated (3.0% Inflation, compounded annually)													\$437	\$26,266	\$3,746	\$194,731	\$2,023	\$28,934	\$50,838	\$90,003	\$976	\$0	\$10,249	\$99,522	\$94,848	\$3,846	\$0	\$273,830	\$35,565	\$0	\$8,415	\$97,930	\$788	\$1,022,947

15. South Hill Mall Transit Center



The property information is summarized in the table below

Property Information	
Main Address:	39th Avenue Southwest, Puyallup, Pierce, Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Fixed Route Bus
Administrative and Maintenance Facility Type	N/A
Site Developed:	1999 Renovated 2021
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	November 1, 2021
On-Site Point of Contact (POC):	N/A
Assessment and Report Prepared by:	Richard Henke

15.1. **Poor and Marginal Condition Assets**

Poor Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Drinking Fountain, Wall-Mounted, Bi-L	Poor	\$1,926
Comfort Station	Exterior Door, Steel, Standard	Poor	\$3,082
Comfort Station	Standard Fixture with Lamp, Fluorescent Tube, T8	Poor	\$1,541
Site	Landscaping, Clearing and Pruning	Poor	\$5,585
Site	Bike Rack, Fixed 6-10 Bikes	Poor	\$1,027
Waiting Station	Glass Window, Glazing	Poor	\$6,163
Comfort Station	Standard Fixture w/ Lamp, LED Replacement, Replace	Poor	\$642
Mechanical room	Emergency Plumbing Fixtures, Eye Wash, Install	Poor	\$1,926
Waiting Station	Roofing, Metal, Install	Poor	\$10,849
		Total	\$34,537

Marginal Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Water Heater, Electric, Residential	Marginal	\$835
		Total	\$835

15.2. Facility Condition Rating

One of the major goals of the FCA is to calculate the Facility Condition as defined by the Federal Transportation Administration (FTA). Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

South Hill Mall Transit Center				
		Facility Area = 600		
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$228.27	\$136,963	4.0	\$547,851
Shell	\$231.10	\$138,657	3.3	\$456,928
Interiors	\$64.45	\$38,670	4.0	\$154,680
Conveyance	NA	NA	NA	NA
Plumbing	\$49.75	\$29,850	2.5	\$73,694
HVAC	\$10.48	\$6,291	4.0	\$25,035
Fire Protection	\$32.10	\$19,258	3.0	\$57,774
Electrical	\$64.86	\$38,914	3.4	\$133,702
Equipment	NA	NA	NA	NA
Site	\$1,154.47	\$692,684	3.9	\$2,733,156
Total	\$1,835.48	\$1,101,287	Subtotal	\$4,182,819
Facility Weighted Average Condition			3.80	
Rounded per FTA Guidance			4	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

15.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Adequate
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



15.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Ground Floor	Concrete slab	Adequate
Roof Framing	Wood joists, purlins, rafters	Marginal
Roof Decking	Plywood or OSB	Marginal

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Exposed CMU	Adequate
Soffits	Exposed	Marginal
Building sealants	Between dissimilar materials, at joints, around windows and doors	Marginal

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B2020 Exterior Windows

Window Framing	Glazing	Condition
Wood-framed, fixed	Polycarbonate Material	Marginal

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Marginal

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



B3010 Roof			
Finish	Metal	Coatings	Aluminized paint
Type / Geometry	Gable	Installation Year	1999
Flashing	Sheet metal	Warranties	Unknown
Parapet Copings	None	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	None
Soffits	None	Skylights	Yes
Attics	None	Ventilation Source-1	Gable end vents
Roof Condition	Poor	Ventilation Source-2	NA

Actions/Comments:

- Roof Structure currently being replaced on all structures (contractor on site during inspection) due to wood rot.
- The roof finishes installed are original. Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

15.5. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	restrooms	Good
Unfinished	mechanical room	Adequate
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	restrooms / mechanical room	Good
Ceramic tile	restrooms	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	restrooms/mechanical room	Good

Actions/Comments:

- It appears that the interior finishes were renovated.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



15.6. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Water Heater Condition	Poor
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial
Water Closets	Fair
Urinals	Fair
Sinks	Fair
Service Sinks	Fair
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions are required. Routine and periodic maintenance is recommended.
- The water heater requires replacement, due to its age.

15.7. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units

Primary Components	Suspended Radiant Panel Heater
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Primary Components Condition	Adequate

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
Building Ventilation	Ceiling fan
Controls and Ventilation Condition	Adequate

Actions/Comments:

- The suspended radiant panel heating units are relatively simple and do not require regular maintenance.

15.8. Fire Protection

Item	Description
Sprinkler System and Suppression Components	Wet-pipe system <input type="checkbox"/> Dry-pipe system <input type="checkbox"/> No sprinklers <input checked="" type="checkbox"/>
	Standpipes <input type="checkbox"/> Backflow preventer <input type="checkbox"/> Siamese connections <input type="checkbox"/>
	Hose cabinets <input type="checkbox"/> Fire pump <input type="checkbox"/> Fire extinguishers <input checked="" type="checkbox"/>
Sprinkler System Condition	--
Fire Extinguishers	Last Service Date Servicing Current?
	March 2020 No, last serviced over one year ago

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.
- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

15.9. Electrical

Distribution and Lighting			
Electrical Lines	Choose an item.	Transformer	Choose an item.
Main Service Size	200 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior (East)	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Poor		



Building Emergency Systems

Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input checked="" type="checkbox"/>
UPS Serves	Emergency lights	UPS Condition	Adequate

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Adequate					
Central Alarm Panel	Location			Installation Date		
	Unknown			Unknown		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

15.10. Equipment

Not applicable.



15.11. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways		
Item	Material	Condition
Entrance Driveway Apron	Concrete	Good
Parking Lot	None	--
Drive Aisles	Concrete	Good
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Excellent
Pedestrian Ramps	Cast-in-place concrete	Excellent
Ground Floor Patio or Terrace	None	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Actions/Comments:

- No significant actions are identified at the present time.

Site Fencing		
Type	Location	Condition
None	--	--

Dumpster Enclosures			
Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation

Item	Description						
Site Topography	Slopes gently down from the west side of the property to the east property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Poor						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Marginal						

Retaining Walls

Type	Location	Condition
CMU	Bus Island	Good

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting

	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Choose an item.					
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Excellent					



South Hill Mall Transit Center: Photographic Overview



1 – COMFORT STATION



2 – RESTROM FIXTURES



3 – MECHANICAL ROOM



4 – BOARDING/ALIGHTING



5 – SHELTER



6 – SHELTER

Site Plan



	Project Number	Project Name	
	150134.21R000-010.017	South Hill Mall Transit Center Pierce Transit	
	Source	On-Site Date	
	Google	November 01, 2021	

16. Tacoma Community College Transit Center



16.1. Property Information and General Physical Condition

The property information is summarized in the table below.

Property Information	
Main Address:	NEC of South 19 th and South Mildred Street, Tacoma, Washington 98466
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Bus Transfer Center
Administrative and Maintenance Facility Type	N/A
Site Developed:	1984 Renovated 2018
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 6, 2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Richard Henke

16.2. Poor and Marginal Condition Assets

Poor Condition Assets			
Location	Description	Condition	Cost
Mechanical Room	Fire Extinguisher, Wet Chemical/CO2	Poor	\$385
Total			\$385

Marginal Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Water Heater, Electric	Marginal	\$706
Total			\$706

16.3. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Tacoma Community College Transit Center				
Facility Area = 2,376 SF				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$14.52	\$34,510	4.0	\$138,041
Shell	\$124.00	\$294,616	3.9	\$1,150,081
Interiors	\$7.43	\$17,660	3.7	\$65,362
Conveyance	NA	NA	NA	\$0
Plumbing	\$0.00	\$7,061	4.0	\$28,245
HVAC	\$1.40	\$3,325	3.0	\$9,976
Fire Protection	\$0.16	\$385	1.0	\$385
Electrical	\$23.01	\$54,667	3.8	\$208,859
Equipment	NA	NA	NA	\$0
Site	\$705.95	\$1,677,344	3.5	\$5,917,822
Total	\$876.48	\$2,089,569	Subtotal	\$7,518,771
Facility Weighted Average Condition			3.60	
Rounded per FTA Guidance			4	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				



16.4. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.

16.5. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Roof Framing	Wood joists, purlins, rafters	Good

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Exposed CMU	Adequate
Soffits	Exposed	Adequate
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, and recaulking, is highly recommended.

B2050 Exterior Doors		
	Door Type	Condition
Main Entrance Doors	Metal, insulated	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



B3010 Primary Roof			
Finish	Polycarbonate Panel	Coatings	None
Type / Geometry	Gable	Installation Year	2018
Flashing	None	Warranties	Unknown
Fascia	Metal panel	Insulation	None
Soffits	Exposed soffits	Skylights	No
Attics	None	Ventilation Source-1	Gable end vents
Roof Condition	Good	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes were installed in 2018. Information regarding roof warranties or bonds was not available.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

16.6. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Sheet vinyl	restrooms	Adequate
Painted/sealed concrete	mechanical room	Adequate

Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	restrooms/mechanical room	Good
FRP Paneling	Restrooms	Good
Painted drywall	restrooms/mechanical room	Good

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	restrooms/mechanical room	Good

Actions/Comments:

- The interior areas were last renovated in 2018.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



16.7. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate
Backflow Preventer	Copper	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Water Heater Condition	Marginal
Supplementary Storage Tanks	None
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial grade
Water Closets	Good
Urinals	Good
Sinks	Good
Service Sinks	Good

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. Routine and periodic maintenance is recommended.
- The water heater is aged beyond its expected useful life, indicating likely internal corrosion and damage. It should be replaced.
- The plumbing infrastructure is original to the 1984 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. Future repairs or replacements may be required.

16.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Heating System	
Primary Heating System Type	Unit Heaters
Heating Fuel	Electric
Location of Major Equipment	Restrooms/Mechanical Room
Space Served by System	Restrooms/Mechanical Room
Primary Heating System Condition	Adequate

Actions/Comments:

- The electric heaters are relatively simple and do not require regular maintenance.
- They appear to have been installed in 1984.

16.9. Fire Protection

Item	Description				
Fire Extinguishers	Last Service Date	Servicing Current?	Dry-pipe system	<input type="checkbox"/> No sprinklers	<input checked="" type="checkbox"/>
	September 2019	No	Backflow preventer	<input type="checkbox"/> Siamese connections	<input type="checkbox"/>
Hydrant Location	On Public Streets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/> Fire extinguishers	<input checked="" type="checkbox"/>
Siamese Location	None				

Actions/Comments:

- The fire extinguishers have not been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

16.10. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	200 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior (West)	Branch Wiring	Copper
Conduit	Unknown	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures & Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Adequate		



Building Emergency Systems

Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input type="checkbox"/>
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Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input checked="" type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Good					
Central Alarm Panel	Location			Installation Date		
	Mechanical Room			Unknown		

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

16.11. Equipment

Not applicable.



16.12. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Concrete	Good
Parking Lot	Asphalt	Mostly Good but some Adequate
Drive Aisles	Concrete	Good
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Good
Pedestrian Ramps	Cast-in-place concrete	Good
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
101	--	--	--	--
Total Parking Spaces			101	
Total Number of ADA Compliant Spaces			4	
Number of ADA Compliant Spaces for Vans			4	

G2060 Site Development

Property Signage

Property Signage	Monument
Street Address Displayed?	No

Site Fencing

Type	Location	Condition
None	--	--

Dumpster Enclosures

Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Good						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Good				
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Good				



Tacoma Community College Transit Center: Photographic Overview



1 - ROOF



2 - ROOF STRUCTURE



3 - EXTERIOR WALLS



4 - EXTERIOR DOOR



5 - EXTERIOR DOOR



6 - EXTERIOR WINDOWS

Site Plan



Project Number	Project Name	
150134.21R000-011.354	Tacoma Community College Transit Center	
Source	On-Site Date	
Google	October 6, 2021	

Replacement Reserves Report

Tacoma Community College Transit Center

1/25/2022

Summary table with columns: Location, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, Total Escalated Estimate

Main table with columns: Unifomat Code, Location Description, ID, Cost Description, Lifespan (EUL), EAge, RUL, Quantity, Unit, Unit Cost w/ Markup * Subtotal, 2022-2042, Deficiency Repair Estimate

Totals summary rows: Totals, Unescalated; Totals, Escalated (3.0% inflation, compounded annually)

17. Tacoma Dome Station



The property information is summarized in the table below

Property Information	
Main Address:	601 Puyallup Avenue, Tacoma, Washington 98421
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Parking Structure
Site Developed:	1997 Renovated 2016
Current Occupants:	Pierce Transit Greyhound Bus Lines
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	Two structures– assessed as one site

Assessment Information	
Dates of Visit:	October 11 and November 2, 2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Richard Henke

17.1. Poor and Marginal Condition Assets

Immediate Repairs			
Location	Description	Condition	Cost
Throughout	Elevators: East Elevator #2 is Out of Order	Poor	\$154,064
East Garage	Water Heater, Electric	Poor	\$835
Total			\$154,899

Marginal Condition Assets			
Location	Description	Condition	Cost
Bus Island	Flooring, Carpet, Commercial Tile, Replace	Marginal	\$10,515
Office	Flooring, Carpet, Commercial Tile, Replace	Marginal	\$21,697
East Parking Garage	Elevator Cab Finishes, Standard, Replace	Marginal	\$11,555
West Parking Garage	Elevator Cab Finishes, Standard, Replace	Marginal	\$11,555
Bus Island	Elevator Cab Finishes, Standard, Replace	Marginal	\$11,555
West Parking Garage	Elevator Controls, Automatic, Replace	Marginal	\$19,258
West Parking Garage	Passenger Elevator, Hydraulic, 6 Floors, Renovate	Marginal	\$154,064
West Parking Garage	Fire Standpipe System, Dry Pipe, Replace	Marginal	\$8,987
East Parking Garage	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace	Marginal	\$41,084
West Parking Garage	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace	Marginal	\$41,084
		Total	\$351,354

17.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Tacoma Dome Station East and West Garage				
Facility Area = 733,100 SF				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$20.54	\$15,059,285	4.00	\$60,237,138
Shell	\$74.54	\$54,643,496	3.91	\$213,832,171
Interiors	\$0.19	\$137,592	3.22	\$442,767
Conveyance	\$1.16	\$847,351	2.39	\$2,025,939
Plumbing	\$0.00	\$965,659	3.00	\$2,896,014
HVAC	\$0.30	\$217,230	3.06	\$663,887
Fire Protection	\$0.07	\$48,658	2.82	\$136,988
Electrical	\$5.48	\$4,016,777	3.15	\$12,657,863
Equipment	\$0.00	\$706	3.00	\$2,118
Site	\$1.66	\$1,215,483	3.36	\$4,078,930
Total	\$103.92	\$77,152,237	Subtotal	\$296,973,815
Facility Weighted Average Condition			3.85	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

17.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



17.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Cast-in-place concrete	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Concrete beams	Good
Upper Floor Decking	Concrete, cast-in-place	Good
Roof Framing	Concrete beams	Good
Roof Decking	Concrete, cast-in-place	Good

Actions/Comments:

- The superstructure is exposed, which allows observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B1080 Stairs

Type	Description	Riser	Handrail	Balusters	Condition
Building Stairs	Steel framed with pan-filled concrete	Closed	Metal	Metal	Good

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	None	--
Secondary Finish	Curtain wall	Adequate
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B2020 Exterior Windows

Window Framing	Glazing	Condition
Aluminum-framed, fixed	Single glaze	Adequate

B2050 Exterior Doors		
	Door Type	Condition
Main Entrance Doors	Metal, insulated	Adequate
Service Doors	Metal, insulated	Adequate
Overhead Doors	Steel	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Primary Roof (Parking Structures)			
Roof	None	Coatings	None
Roof Condition	Good	Ventilation Source-2	NA

B3010 Secondary Roof (Bus Island and Offices)			
Finish	Metal	Coatings	None
Type / Geometry	Flat	Installation Year	1997
Flashing	Sheet metal	Warranties	Unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Scupper, leaders and downspouts
Fascia	None	Insulation	None
Soffits	None	Skylights	Yes
Roof Condition	Adequate	Ventilation Source	NA

Actions/Comments:

- The roof finishes installed are original. Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

17.5. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	Restrooms	Good
Ceramic tile	Kitchen / Break Room / Lobby	Good
Carpet	Office areas	Marginal
Concrete	Mechanical Rooms	Marginal



Typical Wall Finishes		
Wall Finish	Locations	General Condition
Ceramic tile	Restrooms	Adequate
Painted drywall	Office areas	Good

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms	Adequate
Suspended T-Bar (acoustic tile)	Office areas	Adequate

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

17.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.

D1030 Vertical Conveying (Building Elevators)			
Manufacturer	ITI HYDRAULIK	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Communication Equipment	<input checked="" type="checkbox"/>
Cab Floor Finish	Vinyl tile	Cab Wall Finish	Stainless steel
Cab Finish Condition	Adequate	Elevator Cab Lighting	--
Hydraulic Elevators	4 cars at 4,500 LB each		
Machinery Condition	Varies from Poor to Marginal	Controls Condition	Marginal

Actions/Comments:

- The elevators appear to provide less than adequate service. One elevator was out of service on the day of the assessment. The elevators will require continued periodic maintenance and are scheduled for upgrades in the near future.
- The elevators are inspected on an annual basis by the Washington State Department of Labor and Industries, Elevator Division, and a certificate of inspection is displayed in each elevator cab.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The flooring in the elevator cabs is in marginal condition and will require replacement.



17.7. **Plumbing**

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Domestic Water Heaters or Boilers

Components	Water heaters
Fuel	Electric
Water Heater Condition	Poor
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures

General Type	Commercial grade
Water Closets	Adequate
Urinals	NA
Sinks	Adequate
Service Sinks	Adequate
Condition	Adequate

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions are required. Routine and periodic maintenance is recommended.
- The water heater requires replacement, due to its age.



17.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Packaged units
Heating Fuel	Electric
Location of Equipment	Throughout interior spaces
Space Served by System	Offices and Mechanical areas
Primary Components Condition	Adequate
Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
Building Ventilation	Central AHU, with fresh air intake
Controls and Ventilation Condition	Adequate

Actions/Comments:

- The majority of the HVAC equipment is original. The HVAC unit in the Greyhound Depot was replaced in 2015
- Records and other on-site evidence suggest the HVAC systems and components have been regularly maintained since the property was first occupied.

17.9. Fire Protection

Item	Description
Sprinkler System and Suppression Components	Wet-pipe system <input type="checkbox"/> Dry-pipe system <input type="checkbox"/> No sprinklers <input checked="" type="checkbox"/>
	Standpipes <input checked="" type="checkbox"/> Backflow preventer <input checked="" type="checkbox"/> Siamese connections <input checked="" type="checkbox"/>
	Hose cabinets <input type="checkbox"/> Fire pump <input type="checkbox"/> Fire extinguishers <input checked="" type="checkbox"/>
Sprinkler System Condition	Adequate
Fire Extinguishers	Last Service Date Servicing Current?
	June 2021 Yes, serviced within last year

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended



17.10. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	400 Amps	Volts	277/480 Volt, three-phase
Meter Location	East Garage Machine Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	Yes
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Adequate		
Interior Lighting Fixtures and Lamps	Most Prevalent: T-8 Supplemental/Accent: halogen		
Interior Lighting Condition	Marginal		

Building Emergency Systems			
Generator/s Present?	<input checked="" type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	80 kW	Fuel Type	Diesel
Generators	Emergency lights, elevators	Tank Location	Under Generator
Testing Frequency	Unknown	Tank Type	Above ground storage tank
Generator Condition	Adequate		

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input checked="" type="checkbox"/>	Interior Camera	<input checked="" type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input type="checkbox"/>	Security Personnel On-Site	<input checked="" type="checkbox"/>	Intercom/Door Buzzer	<input checked="" type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated Exit Signs	<input checked="" type="checkbox"/>



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description
Fire Alarm System Condition	Adequate
Central Alarm Panel	Location
	Mechanical Room
	Installation Date
	1997/2001

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended

17.11. Equipment

Not applicable. There is no Mechanical Repair Equipment at this location.

17.12. Site

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Concrete	Good
Parking Lot	Concrete	Adequate
Drive Aisles	Concrete	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Good
Pedestrian Ramps	Cast-in-place concrete	Good
Ground Floor Patio or Terrace	Concrete	Adequate

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
0	0	0	0	2,337
Total Parking Spaces			2,337	
Total Number of ADA Compliant Spaces			22	
Number of ADA Compliant Spaces for Vans			22	



Site Stairs			
Location	Material	Handrails	Condition
Throughout Structure	Steel-framed with pre-cast treads	Metal	Good
Exterior Site	Concrete stairs	Metal	Good

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	Yes

Dumpster Enclosures			
Dumpster Locations	Surface	Enclosure	Condition
Parking areas	Building floor slab	Chain link fence	Adequate

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.



Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the south and west side of the property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Adequate						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Adequate						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Poor				
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Poor				

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended

Tacoma Dome Station: Photographic Overview



1 - ROOFTOP LEVEL OF GARAGE



2 - RESTROOM FIXTURES



3 - PLUMBING



4 - ELEVATOR EQUIPMENT

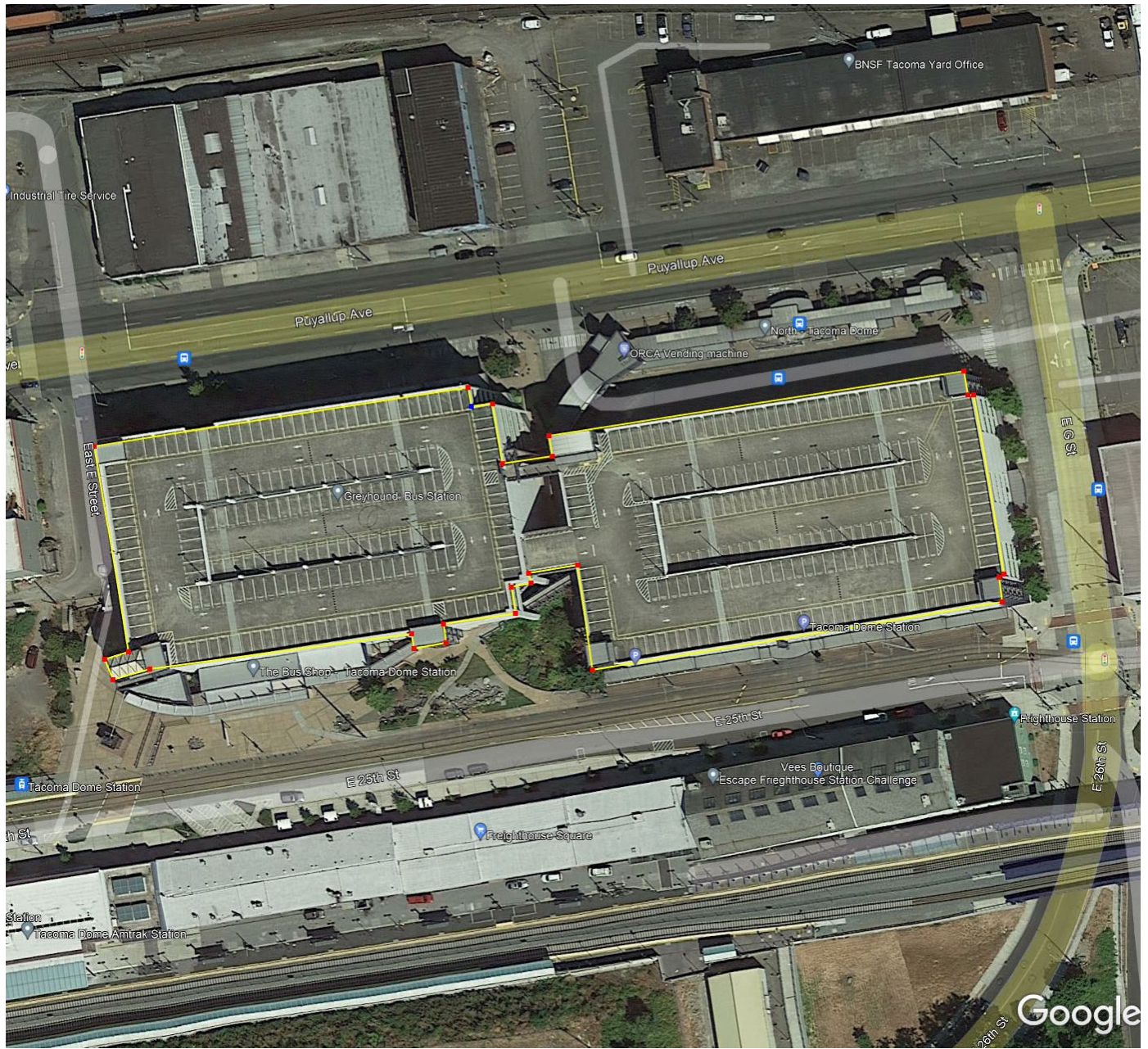


5 - SWITCHBOARD



6 - HVAC SYSTEMS

Site Plan



Project Number	Project Name
150134.21R000-012.354	Tacoma Dome Station (East and West Garages)
Source	On-Site Date
Google	October 11, 2021 and November 2, 2021



Replacement Reserves Report

Tacoma Dome Station (East and West Garages)

1/25/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Tacoma Dome Station (East and West Garages)	\$154,064	\$85,492	\$902,247	\$428,232	\$1,245,049	\$740,306	\$0	\$549,323	\$0	\$610,258	\$10,870	\$131,955	\$657,116	\$0	\$1,014,315	\$1,750,192	\$1,339	\$834,797	\$458,657	\$4,302,989	\$352,690	\$14,229,893
Grand Total	\$154,064	\$85,492	\$902,247	\$428,232	\$1,245,049	\$740,306	\$0	\$549,323	\$0	\$610,258	\$10,870	\$131,955	\$657,116	\$0	\$1,014,315	\$1,750,192	\$1,339	\$834,797	\$458,657	\$4,302,989	\$352,690	\$14,229,893

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate	
A1020	East and West Garage	3516432	Foundation System, Concrete, Maintain	75	25	50	104729	SF	\$28.00	\$35.95	\$3,764,821																					\$0		
B1010	Bus Island	3460711	Structural Framing, Steel Columns & Beams, 1-2 Story Building, 1-2 Story Building	75	25	50	100	SF	\$35.00	\$44.94	\$4,494																						\$0	
B1010	East Parking Garage	3459806	Structural Framing, Concrete Columns & Beams, 6+ Story Building, 6+ Story Building	75	25	50	338000	SF	\$52.00	\$66.76	\$22,565,211																						\$0	
B1010	West Parking Garage	3433538	Structural Framing, Concrete Columns & Beams, 6+ Story Building, 6+ Story Building	75	21	54	395100	SF	\$52.00	\$66.76	\$26,377,263																						\$0	
B1020	Bus Island	3460713	Roof Structure, Flat, Metal Deck Over Steel Beams, Replace	75	25	50	8900	SF	\$30.00	\$38.52	\$342,792																						\$0	
B1020	East Parking Garage	3460710	Roof Structure, Flat, Metal Deck Over Steel Beams, Replace	75	25	50	1750	SF	\$30.00	\$38.52	\$67,403																						\$0	
B1020	West Parking Garage	3433535	Roof Structure, Flat, Metal Deck Over Steel Beams, Replace	75	21	54	1525	SF	\$30.00	\$38.52	\$58,737																						\$0	
B1080	Throughout building	3433552	Stairs, Concrete, Exterior, Replace	50	25	25	6750	SF	\$55.00	\$70.61	\$476,635																						\$0	
B2010	Throughout building	3433480	Exterior Walls, Aluminum Siding, Replace	40	25	15	2100	SF	\$7.00	\$8.99	\$18,873																			\$18,873			\$18,873	
B2010	Bus Island	3433472	Exterior Walls, Aluminum Siding, Replace	40	25	15	6400	SF	\$7.00	\$8.99	\$57,517																			\$57,517			\$57,517	
B2010	Throughout building	3433496	Exterior Walls, Concrete, Replace	50	25	25	114000	SF	\$29.00	\$37.23	\$4,244,458																						\$0	
B2020	Bus Island	3433520	Window, Steel, 28-40 SF, Replace	30	25	5	6	EA	\$2,300.00	\$2,952.89	\$17,717						\$17,717																\$17,717	
B2020	Bus Island	3433555	Window, Steel, 16-25 SF, Replace	30	25	5	2	EA	\$1,700.00	\$2,182.57	\$4,365						\$4,365																\$4,365	
B2020	Bus Island	3433452	Window, Steel, 28-40 SF, Replace	30	25	5	16	EA	\$2,300.00	\$2,952.89	\$47,246						\$47,246																	\$47,246
B2020	East Parking Garage	3433466	Storefront, Glazing & Framing, Replace	30	25	5	2100	SF	\$55.00	\$70.61	\$148,286						\$148,286																	\$148,286
B2020	West Parking Garage	3433438	Storefront, Glazing & Framing, Replace	30	21	9	1050	SF	\$55.00	\$70.61	\$74,143										\$74,143													\$74,143
B2050	East Parking Garage	3433507	Exterior Door, Steel, Standard, Replace	40	25	15	5	EA	\$600.00	\$770.32	\$3,852																			\$3,852			\$3,852	
B2050	Bus Island	3433549	Exterior Door, Steel, Standard, Replace	40	25	15	6	EA	\$600.00	\$770.32	\$4,622																			\$4,622			\$4,622	
B2050	West Parking Garage	3459803	Exterior Door, Steel, Standard, Replace	40	21	19	7	EA	\$600.00	\$770.32	\$5,392																				\$5,392		\$5,392	
B2050	East Parking Garage	3433443	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	25	5	1	EA	\$9,000.00	\$11,554.79	\$11,555						\$11,555																\$11,555	
B2050	West Parking Garage	3460712	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	21	9	1	EA	\$9,000.00	\$11,554.79	\$11,555										\$11,555												\$11,555	
B2070	Throughout building	3433518	Louvers, Aluminum, Replace	40	25	15	30	EA	\$970.00	\$1,245.35	\$37,360																\$37,360						\$37,360	
B3010	West Parking Garage	3433500	Roofing, Metal, Replace	40	21	19	380	SF	\$13.00	\$16.69	\$6,342																				\$6,342		\$6,342	
B3010	West Parking Garage	3433451	Roofing, Metal, Replace	40	21	19	225	SF	\$13.00	\$16.69	\$3,755																				\$3,755		\$3,755	
B3060	Bus Island	3433550	Roof Skylight, per SF of glazing, Replace	30	25	5	140	SF	\$50.00	\$64.19	\$8,987						\$8,987																\$8,987	
B3060	East Parking Garage	3433440	Roof Skylight, per SF of glazing, Replace	30	25	5	110	SF	\$50.00	\$64.19	\$7,061						\$7,061																\$7,061	
B3060	Bus Island	3433478	Roof Skylight, per SF of glazing, Replace	30	21	9	500	SF	\$50.00	\$64.19	\$32,097										\$32,097												\$32,097	
B3060	West Parking Garage	3433486	Roof Skylight, per SF of glazing, Replace	30	21	9	90	SF	\$50.00	\$64.19	\$5,777										\$5,777												\$5,777	
C1010	Bus Island	3433560	Interior Wall, Gypsum Board/Plaster, Replace	50	25	25	1900	SF	\$3.50	\$4.49	\$8,538																						\$0	
C1010	Office	3433523	Interior Wall, Gypsum Board/Plaster, Replace	50	21	29	4100	SF	\$3.50	\$4.49	\$18,423																						\$0	
C1020	Security Office	3433436	Interior Window, Fixed, 24 SF, Replace	40	21	19	1	EA	\$850.00	\$1,091.29	\$1,091																			\$1,091			\$1,091	
C1030	Security Office	3433485	Interior Door, Wood, Solid-Core, Replace	40	21	19	3	EA	\$700.00	\$898.71	\$2,696																			\$2,696			\$2,696	
C1070	Bus Island	3433504	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	1260	SF	\$3.50	\$4.49	\$5,662						\$5,662																\$5,662	
C1070	Office	3433553	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	2800	SF	\$3.50	\$4.49	\$12,582						\$12,582																\$12,582	
C2010	Bus Island	3433473	Wall Finishes, Ceramic Tile, Replace	40	25	15	650	SF	\$18.00	\$23.11	\$15,021																\$15,021						\$15,021	
C2010	Office	3433563	Wall Finishes, Ceramic Tile, Replace	40	21	19	1200	SF	\$18.00	\$23.11	\$27,731																			\$27,731			\$27,731	
C2030	Bus Island	3433454	Flooring, Ceramic Tile, Replace	40	15	25	270	SF	\$18.00	\$23.11	\$6,240																						\$0	
C2030	Office	3433444	Flooring, Ceramic Tile, Replace	40	11	29	200	SF	\$18.00	\$23.11	\$4,622																						\$0	
C2030	Bus Island	3433501	Flooring, Carpet, Commercial Tile, Replace	10	8	2	1260	SF	\$6.50	\$8.35	\$10,515																				\$10,515		\$10,515	
C2030	Office	3433536	Flooring, Carpet, Commercial Tile, Replace	10	8	2	2600	SF	\$6.50	\$8.35	\$21,697																			\$21,697			\$21,697	
C2050	Bus Island	3433505	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	25	25	270	SF	\$8.00	\$10.27	\$2,773																						\$0	
D1010	East Parking Garage Elevator Garage	3433548	Passenger Elevator, Hydraulic, 6 Floors, Renovate	30	30	0	1	EA	\$120,000.00	\$154,063.80	\$154,064	\$154,064																					\$154,064	
D1010	East Parking Garage	3433474	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$9,000.00	\$11,554.79	\$11,555																				\$11,555		\$11,555	
D1010	East Parking Garage	3433453	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$9,000.00	\$11,554.79	\$11,555																							

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G2060	East Parking Garage	3433502	Park Bench, Metal Powder-Coated, Replace	20	17	3	2	EA	\$700.00	\$898.71	\$1,797				\$1,797																		\$1,797
G2060	East Parking Garage	3433458	Bike Rack, Fixed 6-10 Bikes, Replace	20	17	3	6	EA	\$800.00	\$1,027.09	\$6,163				\$6,163																		\$6,163
G2060	West Parking Garage	3459804	Park Bench, Precast Concrete, Replace	25	21	4	3	EA	\$1,000.00	\$1,283.87	\$3,852					\$3,852																	\$3,852
G2060	Site	3510582	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,851.60	\$3,852						\$3,852																\$3,852
G2060	Bus Island	3433441	Signage, Pylon Robust/Electronic, Replace	20	13	7	1	EA	\$18,000.00	\$23,109.57	\$23,110								\$23,110														\$23,110
G2080	Site	3433488	Irrigation System, Pop-Up Spray Heads, Replace/Install	20	18	2	8540	SF	\$0.80	\$1.03	\$8,771			\$8,771																			\$8,771
G3060	West Parking Garage	3433529	Storage Tank, Site Fuel, Above-Ground, Replace/Install	25	21	4	1	EA	\$5,500.00	\$7,061.26	\$7,061					\$7,061																	\$7,061
G4050	East Parking Garage	3433511	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace/Install	20	19	1	8	EA	\$4,000.00	\$5,135.46	\$41,084		\$41,084																				\$41,084
G4050	West Parking Garage	3433542	Pole Light Fixture w/ Lamps, 20' High, w/ LED Replacement, Replace/Install	20	19	1	8	EA	\$4,000.00	\$5,135.46	\$41,084		\$41,084																				\$41,084
G4050	West Parking Garage	3433447	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	17	3	19	EA	\$700.00	\$898.71	\$17,075				\$17,075																		\$17,075
G4050	Bus Island	3433532	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	6	14	21	EA	\$600.00	\$770.32	\$16,177														\$16,177								\$16,177
Totals, Unescalated												\$154,064	\$83,002	\$850,454	\$391,893	\$1,106,210	\$638,594	\$0	\$446,650	\$0	\$467,712	\$8,088	\$95,327	\$460,888	\$0	\$670,582	\$1,123,382	\$835	\$505,066	\$269,413	\$2,453,935	\$195,276	\$9,921,371
Totals, Escalated (3.0% inflation, compounded annually)												\$154,064	\$85,492	\$902,247	\$428,232	\$1,245,049	\$740,306	\$0	\$549,323	\$0	\$610,258	\$10,870	\$131,955	\$657,116	\$0	\$1,014,315	\$1,750,192	\$1,339	\$834,797	\$458,657	\$4,302,989	\$352,690	\$14,229,893

18. Tacoma Mall Transit Center



The property information is summarized in the table below.

Property Information	
Main Address:	South 47th Street and South 48th Street, Tacoma, Washington 98409
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Bus Transfer Center
Administrative and Maintenance Facility Type	N/A
Site Developed:	1985 Renovated 2018
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 4, 2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Richard Henke

18.1. 1.2 Poor and Marginal Condition Assets

Poor Condition Assets			
Location	Description	Condition	Cost
Site	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	\$19,239
Site	Bike Rack, Fixed, Replace	Poor	\$2,054
Comfort Station	Standard Fixture with Lamp, Fluorescent Tube, T8, Replace	Poor	\$616
		Total	\$21,909

Marginal Condition Assets			
Location	Description	Condition	Cost
Comfort Station	Exhaust Fan, Residential Bathroom, Replace	Marginal	\$642
		Total	\$642

18.2. 1.3 Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Tacoma Mall Transit Center				
Facility Area = 1,200				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition Rating
Substructure	\$7.19	\$8,628	4.0	\$34,510
Shell	\$277.96	\$333,548	3.9	\$1,305,768
Interiors	\$13.88	\$16,656	4.1	\$68,553
Conveyance	NA	NA	NA	\$0
Plumbing	\$19.83	\$23,790	3.5	\$82,347
HVAC	\$4.39	\$5,264	2.9	\$15,150
Fire Protection	NA	NA	NA	NA
Electrical	\$135.73	\$162,874	4.0	\$643,445
Equipment	NA	NA	NA	NA
Site	\$1,662.10	\$1,994,525	3.3	\$6,670,286
Total	\$2,121.07	\$2,545,284	Subtotal	\$8,820,059
Facility Weighted Average Condition			3.47	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

18.3. Building Structure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Adequate
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



18.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Roof Framing	Wood joists, purlins, rafters	Adequate

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Exposed CMU	Adequate
Soffits	Exposed	Adequate
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended.

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Good

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Primary Roof (Location A)

Finish	Polycarbonate Panel	Coatings	None
Type / Geometry	Gable	Installation Year	2018
Flashing	None	Warranties	Unknown
Fascia	Metal panel	Insulation	None
Soffits	Exposed soffits	Skylights	No
Attics	None	Ventilation Source-1	Gable end vents
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes were installed in 2018. Information regarding roof warranties or bonds was not available.



- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.

18.5. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Sheet vinyl	Restrooms	Good
Painted/sealed concrete	Mechanical room	Adequate
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	Restrooms/mechanical room	Good
Painted drywall	Restrooms/mechanical room	Good
FRP	Men’s restroom	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms/mechanical room	Good

Actions/Comments:

- The interior areas were last renovated in 2021.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

18.6. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	Adequate
Domestic Water Heaters or Boilers		
Components	Choose an item.	
Fuel	Electric	
Water Heater Condition	Good	
Supplementary Storage Tanks	<input type="checkbox"/>	
Adequacy of Hot Water	Adequate	
Adequacy of Water Pressure	Adequate	



D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial // Residential grade
Water Closets	Good
Urinals	Good
Sinks	Good
Service Sinks	Good
Condition	Good

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended.
- The plumbing infrastructure is original to the 1985 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for required repairs or partial replacements is included.

18.7. Building Heating, Ventilating, and Air Conditioning (HVAC)

Heating System

Primary Heating System Type	Unit Heaters
Heating Fuel	Electric
Location of Major Equipment	Restrooms/Mechanical Room
Space Served by System	Restrooms/Mechanical Room
Primary Heating System Condition	Marginal

Actions/Comments:

- The electric heaters are relatively simple and do not require regular maintenance.
- Appear to have been installed in 1985.

18.8. Fire Protection

Item Description

Item	Last Service Date	Servicing Current?	Description		
Fire Extinguishers	March 2021	Yes	Dry-pipe system	<input type="checkbox"/>	No sprinklers <input checked="" type="checkbox"/>
			Backflow preventer	<input checked="" type="checkbox"/>	Siamese connections <input type="checkbox"/>
Hydrant Location	None	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers <input checked="" type="checkbox"/>



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

18.9. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	200 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior (West)	Branch Wiring	Copper
Conduit	Unknown	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures & Lamps	Most Prevalent: T-8		
Interior Lighting Condition	Marginal		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input type="checkbox"/>

18.10. Site

G2020 Parking Lots and G2030 Pedestrian Walkways		
Item	Material	Condition
Entrance Driveway Apron	Concrete	Good
Parking Lot	None	--
Drive Aisles	Concrete	Good
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Good
Pedestrian Ramps	Cast-in-place concrete	Good
Ground Floor Patio or Terrace	None	--

Site Stairs			
Location	Material	Handrails	Condition
East Property Boundary	Concrete stairs	Metal	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



G2060 Site Development

Property Signage

Property Signage	Monument
Street Address Displayed?	No

Site Fencing

Type	Location	Condition
Chain link with metal posts	South Property Boundary	Marginal

Dumpster Enclosures

Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Choose an item.						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			



Landscape / Irrigation

Item	Description
Irrigation Condition	Choose an item.

Retaining Walls

Type	Location	Condition
Stone masonry	Southeast Property Boundary	Adequate
Concrete	West Property Boundary	Marginal

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting

	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Choose an item.				
	None		Wall Mounted		Recessed Soffit
Building Lighting	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Adequate				



Tacoma Mall Transit Center: Photographic Overview



1 – WAITING STATION



2 - WAITING STATION - ROOF STRUCTURE



3 – WAITING STATION - DIGITAL DISPLAY



4 – NORTH BUS ISLAND - BLOCK WALL

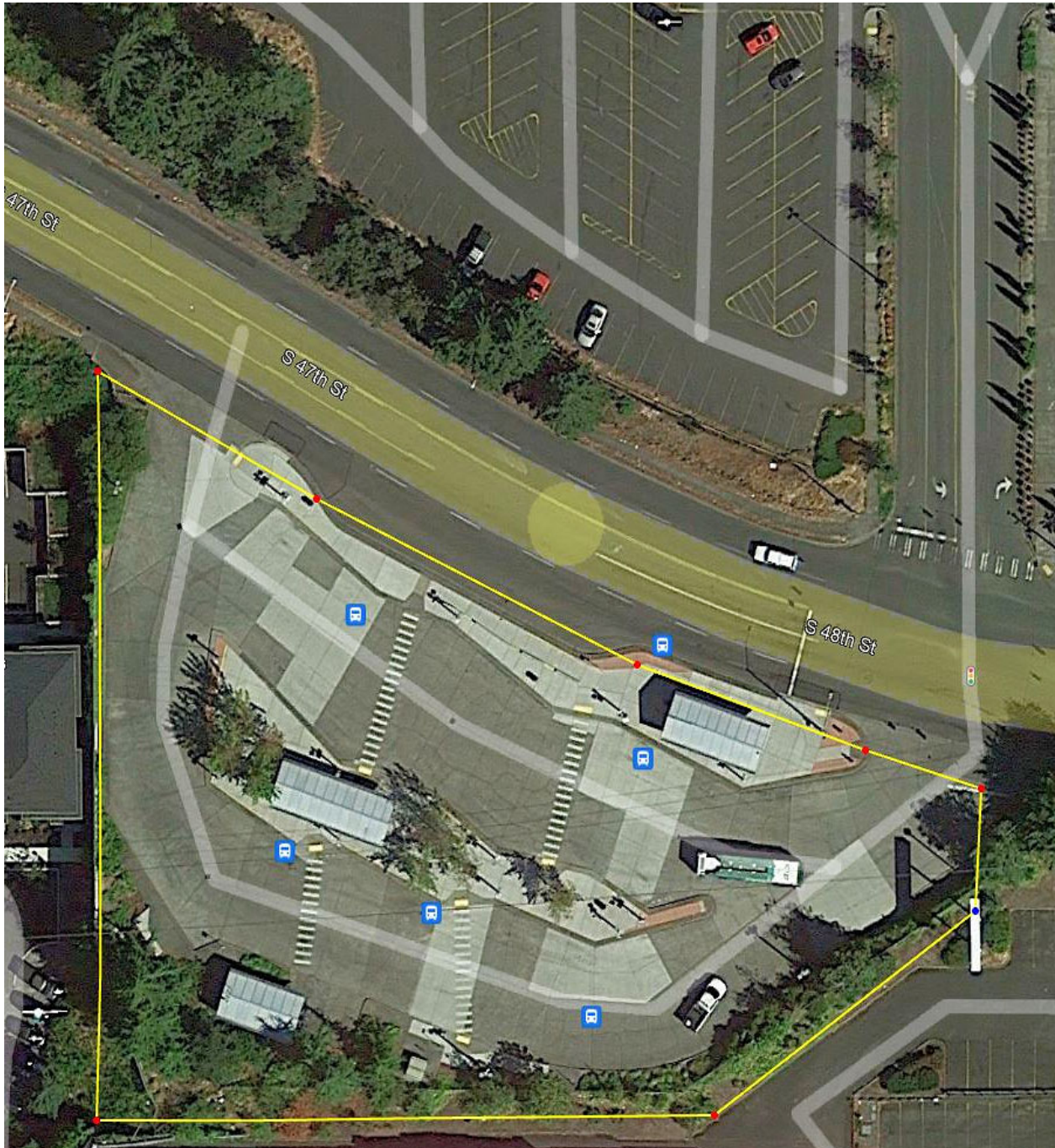


5 – SOUTH BUS ISLAND - FREE LIBRARY



6 – BOARDING/ALIGHTING

Site Plan



Project Number	Project Name
150134.21R000-013.354	Tacoma Mall Transit Center
Source	On-Site Date
Google	October 04, 2021



Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
G2060	West property boundary	3363008	Retaining Wall, Concrete Cast-in-Place, Replace	50		37	13	4750	SF	\$130.00	\$166.90	\$792,787																					\$792,787	
G2060	North Bus Island	3362412	Retaining Wall, Concrete Cast-in-Place, Replace	50		4	46	92	SF	\$130.00	\$166.90	\$15,355																						\$0
G2080	Site	3368823	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20		17	3	16300	SF	\$1.00	\$1.28	\$20,927				\$20,927																		\$20,927
G2080	Site	3368821	Lawn Area w/Plantings, .	25		4	21	16300	SF	\$3.50	\$4.49	\$73,244																						\$0
G4050	Site	3362372	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20		4	16	12	EA	\$4,000.00	\$5,135.46	\$61,626																						\$61,626
G4050	Site	3362403	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20		4	16	3	EA	\$6,800.00	\$8,730.28	\$26,191																						\$26,191
G4050	Waiting Station	3362401	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20		4	16	9	EA	\$400.00	\$513.55	\$4,622																						\$4,622
Totals, Unescalated													\$0	\$21,909	\$642	\$396,380	\$3,210	\$0	\$23,676	\$0	\$706	\$0	\$642	\$174,550	\$0	\$820,184	\$0	\$0	\$154,969	\$642	\$3,274	\$0	\$0	\$1,600,785
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$22,566	\$681	\$433,136	\$3,613	\$0	\$28,270	\$0	\$894	\$0	\$863	\$241,619	\$0	\$1,204,468	\$0	\$0	\$248,680	\$1,061	\$5,574	\$0	\$0	\$2,191,424

19. Kimball Drive Park and Ride Lot



The property information is summarized in the table below.

Property Information	
Main Address:	State Route 16 at Kimball Drive, Gig Harbor, Pierce, Washington 98335
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Surface Parking Lot
Administrative and Maintenance Facility Type	N/A
Site Developed:	1997 Renovated 2012
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	October 8, 2021
On-Site Point of Contact (POC):	N/A
Assessment and Report Prepared by:	Richard Henke

19.1. Poor and Marginal Condition Assets

There are no assets identified as poor or marginal condition at this facility.

19.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Adequate overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

Kimball Drive Park and Ride Lot				
Facility Area =				1,400
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$7.70	\$10,784	4.0	\$43,138
Shell	\$109.74	\$153,640	3.8	\$576,244
Interiors	\$38.65	\$54,108	3.1	\$169,002
Conveyance	NA	NA	NA	NA
Plumbing	\$21.32	\$29,850	3.0	\$90,256
HVAC	\$11.37	\$15,920	1.0	\$15,920
Fire Protection	NA	NA	NA	NA
Electrical	\$9.36	\$13,108	3.0	\$39,325
Equipment	NA	NA	NA	NA
Site	\$1,096.15	\$1,534,613	3.8	\$5,795,813
Total	\$1,294.30	\$1,812,025	Subtotal	\$6,729,696
Facility Weighted Average Condition			3.71	
Rounded per FTA Guidance			4	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

19.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Adequate
Basement and Crawl Space	None	--

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.



19.4. Shell

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Adequate
Roof Framing	Wood joists, purlins, rafters	Adequate
Roof Decking	Plywood or OSB	Adequate

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Exposed CMU	Adequate
Soffits	Exposed	Adequate
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B2020 Exterior Windows

Window Framing	Glazing	Condition
Wood-framed, fixed	Single glaze	Adequate

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

B3010 Primary Roof

Finish	Metal	Coatings	Aluminized paint
Type / Geometry	Gable	Installation Year	2012
Flashing	None	Warranties	Unknown
Parapet Copings	None	Roof Drains	Gutters and downspouts

B3010 Primary Roof			
Fascia	None	Insulation	None
Soffits	Exposed soffits	Skylights	No
Attics	Wood joists with plywood sheathing	Ventilation Source-1	None
Roof Condition	Adequate	Ventilation Source-2	NA

Actions/Comments:

- The roof finishes were installed in are original. Information regarding roof warranties or bonds was not available.
- There is no evidence of active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

19.5. Interiors

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Ceramic tile	restrooms	Adequate
Painted/sealed concrete	Mechanical room	--
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Exposed CMU/masonry	Mechanical room	--
Painted drywall	Mechanical room/restrooms	--
Ceramic tile	restrooms	Adequate
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Mechanical room/restrooms	Adequate

Actions/Comments:

- It appears that the interior finishes are original.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

19.6. Plumbing

D2010 Domestic Water Distribution		
Type	Description	Condition
Water Supply Piping	Copper	--



Domestic Water Heaters or Boilers	
Components	Water heaters
Fuel	Electric
Water Heater Condition	Good
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage		
Type	Description	Condition
Waste/Sewer Piping	Cast iron	--
Vent Piping	Cast iron	--

Plumbing Fixtures	
General Type	Commercial
Water Closets	Good
Urinals	NA
Sinks	Good
Service Sinks	--
Condition	Good

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended.
- The Mechanical room was inaccessible; plumbing assets located in the space could not be physically assessed.

19.7. Building Heating, Ventilating, and Air Conditioning (HVAC)

Packaged, Split and Individual Units	
Primary Components	Suspended unit heaters
Cooling (if separate from above)	None; no cooling
Heating Fuel	Electric
Location of Equipment	Throughout interior spaces
Space Served by System	restrooms
Primary Components Condition	Adequate

Actions/Comments:

- The radiant ceiling mounted electric heater units are relatively simple and do not require regular maintenance.
- Due to the units' inefficiency, the client has determined these assets need to be replaced.



19.8. Fire Protection

Item	Description					
Sprinkler System & Suppression Components	Wet-pipe system	<input type="checkbox"/>	Dry-pipe system	<input type="checkbox"/>	No sprinklers	<input type="checkbox"/>
	Standpipes	<input type="checkbox"/>	Backflow preventer	<input type="checkbox"/>	Siamese connections	<input type="checkbox"/>
	Hose cabinets	<input type="checkbox"/>	Fire pump	<input type="checkbox"/>	Fire extinguishers	<input type="checkbox"/>
Sprinkler System Condition	Choose an item.					
Fire Extinguishers	Last Service Date		Servicing Current?			
	Unknown		No, last serviced over one year ago			

Actions/Comments:

- Due to lack of access to the Mechanical room, it cannot be confirmed fire extinguishers have been inspected within the last year. A qualified fire equipment contractor must inspect and service the fire extinguishers.

19.9. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	200 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior (North)	Branch Wiring	Copper
Conduit	Unknown	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Interior Lighting Fixtures & Lamps	Most Prevalent: CFL		
Interior Lighting Condition	Adequate		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input type="checkbox"/>

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input type="checkbox"/>	Interior Camera	<input type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>
Fire Alarm System	Central Alarm Panel	<input type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Fire Alarm System Condition	Unknown					
Central Alarm Panel	Location			Installation Date		
	Unknown			--		

Actions/Comments:

- Due to lack of access to the Mechanical room, alarm and security system condition cannot be confirmed. There is no evidence a security system is present at this site.

19.10. **Equipment**

Not applicable.

19.11. **G20 Site Improvements**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Asphalt	Good
Parking Lot	Asphalt	Good
Drive Aisles	Concrete	Good
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Good
Pedestrian Ramps	Cast-in-place concrete	Good
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
306	0	0	0	0
Total Parking Spaces			306	
Total Number of ADA Compliant Spaces			7	
Number of ADA Compliant Spaces for Vans			7	



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2060 Site Development	
Property Signage	
Property Signage	None
Street Address Displayed?	No

Site Fencing		
Type	Location	Condition
Chain link with metal posts	West Property Boundary	Adequate
Chain link with metal posts	North/Northeast Property Boundaries	Adequate

Actions/Comments:

- No significant actions are identified at the present time.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Marginal
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- During site visit, there was no evidence of storm water runoff from adjacent properties. Pierce Transit POC indicates an issue exists with water running onto site from neighboring commercial Car Wash.
- Otherwise, the storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation							
Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line. A retaining wall exists at the north end of the east property boundary.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Adequate						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Adequate						



Retaining Walls		
Type	Location	Condition
Concrete	North end of East property boundary	Good

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Choose an item.					
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Adequate					



Kimball Drive Park and Ride Lot: Photographic Overview



1 – COMFORT STATION



2 – RESTROOM FIXTURES



3 – PARKING AREA



4 – RETAINING WALL

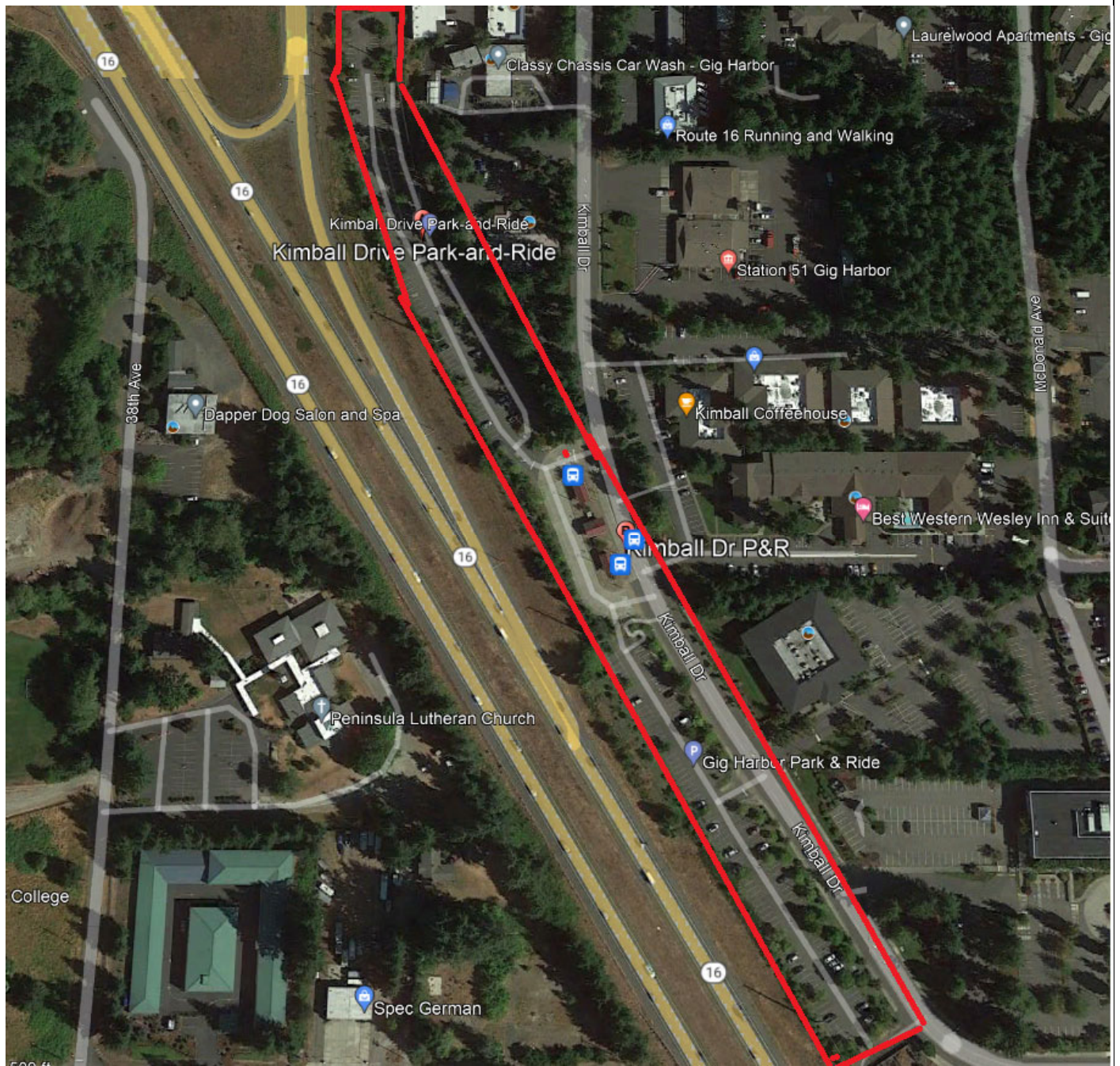


5 – WAITING STATION



6 – SHELTER

Site Plan



	Project Number	Project Name	
	150134.21R000-014.354	Kimball Drive Park and Ride Lot	
	Source	On-Site Date	
	Google	October 08, 2021	

Replacement Reserves Report**Kimball Drive Park and Ride Lot****1/25/2022**

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Kimball Drive Park and Ride Lot	\$10,207	\$18,381	\$256,028	\$0	\$16,863	\$41,443	\$0	\$126,418	\$0	\$0	\$234,483	\$0	\$146,553	\$0	\$874	\$959,395	\$3,090	\$169,895	\$0	\$0	\$20,869	\$2,004,501
Grand Total	\$10,207	\$18,381	\$256,028	\$0	\$16,863	\$41,443	\$0	\$126,418	\$0	\$0	\$234,483	\$0	\$146,553	\$0	\$874	\$959,395	\$3,090	\$169,895	\$0	\$0	\$20,869	\$2,004,501

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	* Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate		
B1080	South Parking Lot	3371928	Stair/Ramp Rails, Metal, Refinish	10	6	4	300	LF	\$1.93	\$578																						\$1,155		
B2020	Comfort Station	3371945	Window, Wood, up to 15 SF, Replace	30	25	5	16	EA	\$641.93	\$10,271																						\$10,271		
B2020	Waiting Shelter	3372911	Storefront, Glazing & Framing, Replace	30	25	5	104	SF	\$70.61	\$7,344																						\$7,344		
B2050	Comfort Station	3371984	Exterior Door, Steel, Standard, Replace	40	25	15	5	EA	\$770.32	\$3,852																\$3,852						\$3,852		
B3010	Comfort Station	3371930	Roofing, Metal, Replace	40	25	15	675	SF	\$16.69	\$11,266																\$11,266						\$11,266		
B3060	Waiting Shelter	3372907	Roof Skylight, per unit, up to 20 SF, Replace	30	25	5	3	EA	\$1,669.02	\$5,007																						\$5,007		
C2010	Comfort Station	3371943	Wall Finishes, Ceramic Tile, Replace	40	25	15	1440	SF	\$23.11	\$33,278																\$33,278						\$33,278		
C2010	Comfort Station	3371956	Wall Finishes, any surface, Prep & Paint	10	5	5	150	SF	\$1.93	\$289																\$289						\$289		
C2030	Comfort Station	3371983	Flooring, Ceramic Tile, Replace	40	25	15	600	SF	\$23.11	\$13,866																\$13,866						\$13,866		
D2010	Mechanical room	3371970	Water Heater, Electric, Residential, Replace	15	15	0	1	EA	\$706.13	\$706	\$706															\$706						\$1,412		
D2010	Mechanical room	3371963	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$4,108.37	\$4,108																\$4,108						\$4,108		
D2010	Comfort Station	3371940	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	25	15	600	SF	\$14.12	\$8,474																\$8,474						\$8,474		
D2010	Comfort Station	3371915	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	14	1	1	EA	\$1,925.80	\$1,926		\$1,926															\$1,926						\$3,852	
D2010	Comfort Station	3371980	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	4	EA	\$1,540.64	\$6,163																	\$6,163						\$6,163	
D2010	Mechanical room	3371921	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,797.41	\$1,797													\$1,797										\$1,797	
D2010	Comfort Station	3371968	Toilet, Commercial Water Closet, Replace	30	10	20	4	EA	\$1,669.02	\$6,676																				\$6,676			\$6,676	
D3020	Comfort Station	3371946	Infrared Heater, Gas-Fired Tubular, 20 LF, Replace	25	24	1	4	EA	\$3,979.98	\$15,920		\$15,920																					\$15,920	
D5020	Mechanical room	3371964	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$2,567.73	\$2,568																							\$2,568	
D5030	Site	3371937	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	2000	SF	\$3.21	\$6,419																	\$6,419						\$6,419	
D5040	Waiting Station	3371935	Special Fixture w/ Lamp, Metal Halide, Replace	20	18	2	2	EA	\$218.26	\$437																							\$437	
D5040	Comfort Station	3371936	Standard Fixture w/ Lamp, Compact Fluorescent (CFL), Replace	20	18	2	4	EA	\$179.74	\$719																							\$719	
D5040	Comfort Station	3371977	Special Fixture w/ Lamp, Metal Halide, Replace	20	18	2	3	EA	\$218.26	\$655																							\$655	
D7050	Comfort Station	3371971	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	600	SF	\$3.85	\$2,311																							\$2,311	
G2020	South Parking Lot	3372908	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	41750	SF	\$0.58	\$24,121			\$24,121														\$24,121						\$96,482	
G2020	North Parking Lot	3372903	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	66500	SF	\$0.58	\$38,420			\$38,420														\$38,420						\$153,679	
G2020	North Parking Lot	3371923	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	66500	SF	\$4.49	\$298,820																	\$298,820						\$298,820	
G2020	South Parking Lot	3371981	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	41750	SF	\$4.49	\$187,605																	\$187,605						\$187,605	
G2030	Bus Island	3372905	Sidewalk, Concrete, Large Areas, Replace	50	50	0	400	SF	\$11.55	\$4,622		\$4,622																					\$4,622	
G2060	Bus Island	3372912	Bike Rack, Fixed 6-10 Bikes, Replace	20	20	0	1	EA	\$1,027.09	\$1,027		\$1,027																		\$1,027			\$2,054	
G2060	North Parking Lot	3371974	Fences & Gates, Fence, Chain Link 4', Replace	40	36	4	490	LF	\$23.11	\$11,324																							\$11,324	
G2060	Bus Island	3371975	Bike Rack, Fixed 1-5 Bikes, Replace	20	16	4	1	EA	\$770.32	\$770																							\$770	
G2060	Site	3371961	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	1	EA	\$1,027.09	\$1,027														\$1,027									\$1,027	
G2060	Bus Island	3371934	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	2	EA	\$898.71	\$1,797																	\$1,797						\$1,797	
G2060	Waiting Station	3371986	Park Bench, Metal Powder-Coated, Replace	20	10	10	20	EA	\$898.71	\$17,974																	\$17,974						\$17,974	
G2060	Waiting Shelter	3372904	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	\$898.71	\$899																	\$899						\$899	
G2060	West property boundary	3371939	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	1900	LF	\$26.96	\$51,226																	\$51,226						\$51,226	
G2060	Site	3371957	Signage, Property, Monument, Install	20	20	0	1	EA	\$3,851.60	\$3,852																				\$3,852			\$7,703	
G2080	Site	3371965	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	18	2	104500	SF	\$1.28	\$134,164			\$134,164																				\$134,164	
G2080	Site	3371920	Landscaping, Trails, Clearing & Pruning,	5	3	2	104500	LF	\$0.39	\$40,249			\$40,249														\$40,249						\$160,997	
G4050	Site	3371979	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace	20	10	10	28	EA	\$5,392.23	\$150,983														\$150,983									\$150,983	
G4050	Comfort Station	3371955	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	5	EA	\$513.55	\$2,568			\$2,568																				\$2,568	
Totals, Unescalated											\$10,207	\$17,846	\$241,331		\$0	\$14,983	\$35,749	\$0	\$102,789	\$0	\$0	\$174,477	\$0	\$102,789	\$0	\$578	\$615,799	\$1,926	\$102,789	\$0	\$0	\$11,555	\$1,432,819	
Totals, Escalated (3.0% inflation, compounded annually)											\$10,207	\$18,381	\$256,028		\$0	\$16,863	\$41,443	\$0	\$126,418	\$0	\$0	\$234,483	\$0	\$0	\$234,483	\$0	\$874	\$959,395	\$3,090	\$169,895	\$0	\$0	\$20,869	\$2,004,501

20. Narrows/Skyline Park and Ride Lot



The property information is summarized in the table below.

Property Information	
Main Address:	6 th Avenue and North Skyline Drive, Tacoma, Washington 98406
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Surface Parking Lot
Administrative and Maintenance Facility Type	N/A
Site Developed:	1986
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One Ancillary Shelter

Assessment Information	
Dates of Visit:	October 14, 2021
On-Site Point of Contact (POC):	None
Assessment and Report Prepared by:	Richard Henke

20.1. **Poor and Marginal Condition Assets**

Poor Condition Assets			
Location	Description	Condition	Cost
Site	Bike Rack, Fixed 6-10 Bikes, Replace	Poor	\$1,027
Site	Signage, Property, Monument, Replace/Install	Poor	\$3,852
Site	Trails, Landscaping, Clearing and Pruning, Maintain	Poor	\$8,705
Site	Pole Light Fixture with Lamps, any type 30' High, with LED Replacement, Replace/Install	Poor	\$53,922
		Total	\$67,506

Marginal Condition Assets			
Location	Description	Condition	Cost
Site	Parking Lots, Curb and Gutter, Concrete, Replace	Marginal	\$223,393
		Total	\$223,393



20.2. Facility Condition Rating

The table below shows the calculation of the Facility Condition Rating for this facility by using the FTA Weighted Average Condition of the Primary Levels. For the purposes of this report the condition of the site surrounding this building is included in a separate site report prepared by BV.

Narrows / Skyline Park and Ride Lot				
Facility Area =			94,525	
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	NA	NA	NA	NA
Shell	\$0.19	\$18,149	3.0	\$54,446
Interiors	NA	NA	NA	NA
Conveyance	NA	NA	NA	\$0
Plumbing	NA	NA	NA	NA
HVAC	NA	NA	NA	NA
Fire Protection	NA	NA	NA	NA
Electrical	\$0.22	\$21,184	1.4	\$28,887
Equipment	NA	NA	NA	NA
Site	\$7.79	\$736,709	2.2	\$1,628,330
Total	\$8.21	\$736,709	Subtotal	\$1,711,663
Facility Weighted Average Condition			2.32	
Rounded per FTA Guidance			2	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

20.3. Substructure

There is no foundation at the waiting shelter. The Shelter is attached to the concrete sidewalk.

20.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Roof Framing	None	--
Ground Floor	None	--

Actions/Comments:

- The superstructure is exposed, which allows for observation. There are no significant signs of deflection or movement.



B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Curtain wall	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B3010 Primary Roof

Finish	Poly Skylight	Coatings	None
Type / Geometry	Arc	Installation Year	1986
Flashing	None	Warranties	Unknown
Roof Condition	<u>Adequate</u>	Roof Drains	Edge drainage to ground

Actions/Comments:

- The roof was installed in 1986. Information regarding roof warranties or bonds was not available.



20.5. Interiors

There are no interior finishes at the waiting shelter.

20.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.

20.7. Plumbing

Not applicable. There is no plumbing system at the property.

20.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Not applicable. There is no HVAC system at the property.

20.9. Fire Protection

Not applicable. There are no fire protection systems at the property.

20.10. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	400 Amps	Volts	120/240 Volt, single-phase
Meter Location	Vault in public street	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	No
Main Distribution Condition	None		
Secondary Panel and Transformer Condition	None		
Shelter Lighting Fixtures and Lamps	Most Prevalent: T-8 Fluorescent		
Interior Lighting Condition	Adequate		

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input type="checkbox"/>	Interior Camera	<input type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>

Actions/Comments:

- No security monitoring devices at this location.

20.11. Equipment

Not applicable. There is no Mechanical Repair Equipment at this location.



20.12. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Asphalt	Adequate
Parking Lot	Asphalt	Adequate
Drive Aisles	Asphalt	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Adequate
Curbs	Concrete	Poor
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
195	--	--	--	--
Total Parking Spaces			195	
Total Number of ADA Compliant Spaces			4	
Number of ADA Compliant Spaces for Vans			4	

Actions/Comments:

- The concrete curbs have significant areas of vertical-displacement, heavy surface wear and cracking. The damaged areas of concrete require replacement.

G2060 Site Development

Property Signage

Property Signage	Monument
Street Address Displayed?	No

Actions/Comments:

- The property currently lacks adequate identification signage. New identification signage must be installed.

G2080 Landscaping

Drainage System and Erosion Control

System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation							
Item	Description						
Site Topography	Slopes steeply down from the north property boundary to the north trail and parking lot. Slopes moderately down from the east side of the property to the west property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Poor						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Marginal						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- The landscape contains significant areas of poor maintenance and additional material must be installed.
- Isolated areas of the irrigation system must be restored. Portions of the system have been uncovered by missing topsoil.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Poor				

Actions/Comments:

- Future lifecycle replacements of the components listed above will be required.

Narrows/Skyline Park and Ride Lot: Photographic Overview



1 - SITE OVERVIEW



2 - SITE OVERVIEW



3 - SITE OVERVIEW



4 - SITE OVERVIEW

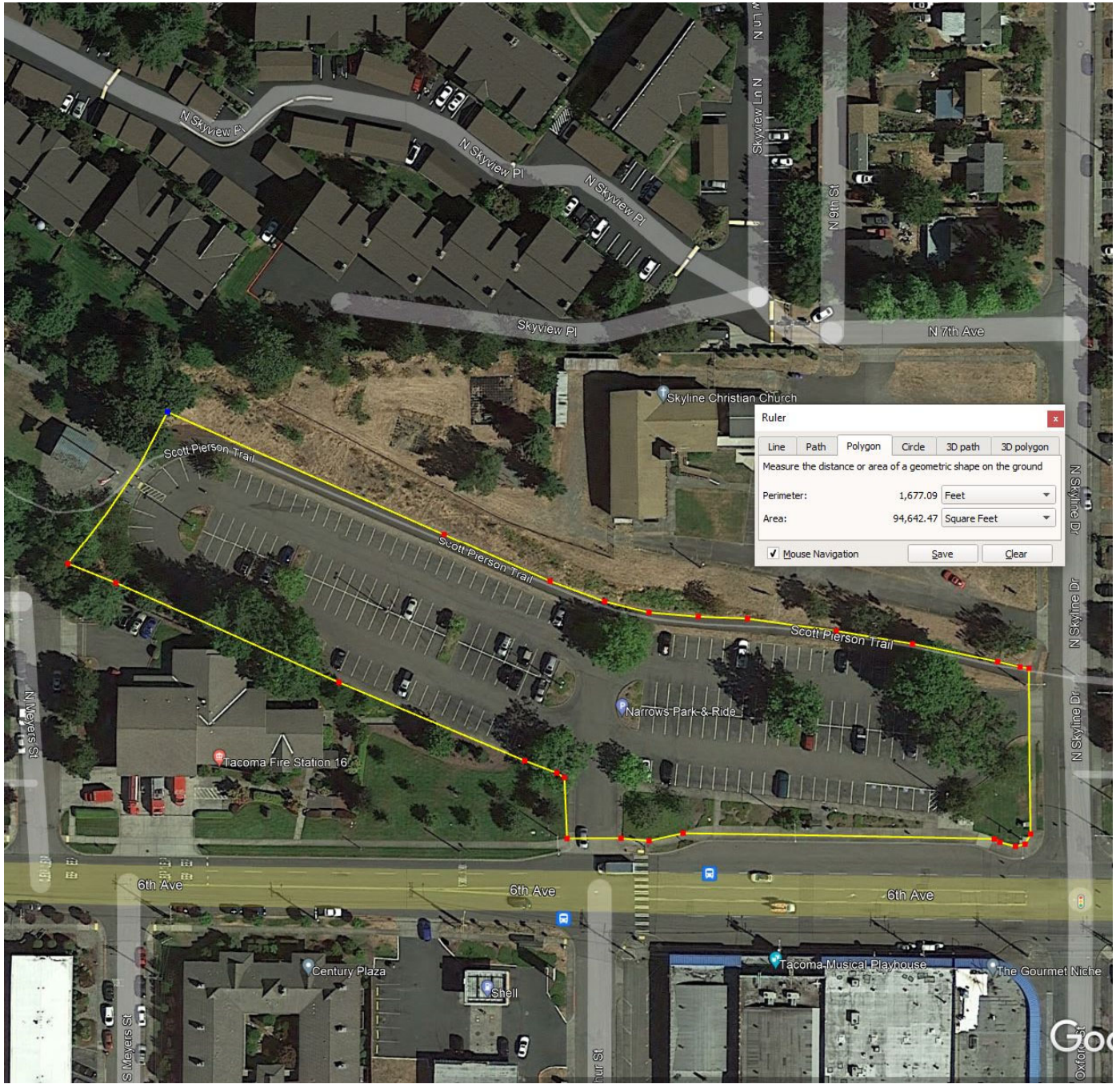


5 - SHELTER



6 - PARKING

Site Plan



	Project Number	Project Name	
	150134.21R000-015.354	Narrows / Skyline Park and Ride Lot	
	Source	On-Site Date	
	Google	October 14, 2021	

Replacement Reserves Report
Narrows/Skyline Park and Ride Lot



2/28/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
Narrows/Skyline Park and Ride Lot	\$0	\$290,659	\$463,331	\$13,258	\$27,507	\$0	\$0	\$58,014	\$0	\$0	\$0	\$0	\$67,254	\$0	\$13,594	\$0	\$0	\$77,966	\$0	\$0	\$0	\$1,011,582
Grand Total	\$0	\$290,659	\$463,331	\$13,258	\$27,507	\$0	\$0	\$58,014	\$0	\$0	\$0	\$0	\$67,254	\$0	\$13,594	\$0	\$0	\$77,966	\$0	\$0	\$0	\$1,011,582

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate										
B2010	3368955	Exterior Walls, Steel, Shelter, Replace	40	36	4	112	SF	\$48.00	\$61.63	\$6,902														\$6,902							\$6,902											
B2020	3368943	Storefront, Glazing & Framing, Replace	30	26	4	112	SF	\$55.00	\$70.61	\$7,909														\$7,909							\$7,909											
B3060	3405874	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	2	EA	\$1,300.00	\$1,669.02	\$3,338			\$3,338																		\$3,338											
D5030	3368950	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	3000	SF	\$2.50	\$3.21	\$9,629					\$9,629																\$9,629											
G2020	3368945	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	66580	SF	\$3.50	\$4.49	\$299,179			\$299,179																		\$299,179											
G2020	3368942	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	66580	SF	\$0.45	\$0.58	\$38,466			\$38,466					\$38,466						\$38,466					\$38,466		\$153,864											
G2020	3368947	Parking Lots, Curb & Gutter, Concrete, Replace	50	49	1	5800	LF	\$30.00	\$38.52	\$223,393		\$223,393																			\$223,393											
G2050	3368948	Trail, Asphalt, Replace	20	17	3	2660	SF	\$2.50	\$3.21	\$8,538				\$8,538																	\$8,538											
G2050	3368949	Sidewalk, Concrete, Large Areas, Replace	50	36	14	2800	SF	\$2.50	\$3.21	\$8,987																\$8,987					\$8,987											
G2060	3368951	Bike Rack, Fixed 6-10 Bikes, Replace	20	19	1	1	EA	\$800.00	\$1,027.09	\$1,027		\$1,027																			\$1,027											
G2060	3368952	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	22	3	2	EA	\$1,400.00	\$1,797.41	\$3,595				\$3,595																	\$3,595											
G2060	3368957	Signage, Property, Monument, Replace/Install	20	19	1	1	EA	\$3,000.00	\$3,851.60	\$3,852		\$3,852																			\$3,852											
G2080	3368953	Irrigation System, Drip System, Replace/Install	20	18	2	22600	SF	\$3.00	\$3.85	\$87,046			\$87,046																		\$87,046											
G2080	3405461	Trails, Landscaping, Clearing & Pruning, Maintain	5	3	2	22600	LF	\$0.30	\$0.39	\$8,705			\$8,705					\$8,705						\$8,705					\$8,705		\$34,818											
G4050	3368956	Pole Light Fixture w/ Lamps, 30' High, w/ LED Replacement, Replace/Install	20	19	1	6	EA	\$7,000.00	\$8,987.06	\$53,922		\$53,922																			\$53,922											
Totals, Unescalated											\$0	\$282,194	\$436,734	\$12,133	\$24,440	\$0	\$0	\$47,170	\$0	\$0	\$0	\$0	\$0	\$47,170	\$0	\$8,987	\$0	\$0	\$47,170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$905,998				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$290,659	\$463,331	\$13,258	\$27,507	\$0	\$0	\$58,014	\$0	\$0	\$0	\$0	\$67,254	\$0	\$13,594	\$0	\$0	\$77,966	\$0	\$0	\$0	\$0	\$67,254	\$0	\$13,594	\$0	\$0	\$77,966	\$0	\$0	\$0	\$1,011,582

21. North Purdy (Purdy Crescent) Park and Ride Lot



The property information is summarized in the table below.

Property Information	
Main Address:	144th Street at North Purdy Drive, Northwest, Gig Harbor, Pierce, Washington 98332
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Surface Parking Lot
Administrative and Maintenance Facility Type	N/A
Site Developed:	1991 Renovated 2012
Current Occupants:	Pierce Transit
Percent Utilization:	100%
Management Point of Contact:	Duane Wakan
Number of Buildings:	One Ancillary Shelter

Assessment Information	
Dates of Visit:	October 08,2021
On-Site Point of Contact (POC):	Larry McCarty
Assessment and Report Prepared by:	Richard Henke

21.1. Poor and Marginal Condition Assets

Poor Condition Assets			
Location	Description	Condition	Cost
Site	Parking Lots, Curb and Gutter, Asphalt, Repair	Poor	\$39,543
Site	Bike Rack, Fixed 6-10 Bikes, Replace	Poor	\$1,027
Total			\$40,570

Marginal Condition Assets			
Location	Description	Condition	Cost
Site	Landscaping, Clearing and Pruning, Clean up	Marginal	\$944
		Total	\$944

21.2. Facility Condition Rating

The table below shows the calculation of the Facility Condition Rating for this facility by using the FTA Weighted Average Condition of the Primary Levels. For the purposes of this report the condition of the site surrounding this building is included in a separate site report prepared by BV.

North Purdy (Purdy Crescent) Park and Ride Lot				
Facility Area =				72
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$51.35	\$3,698	4.0	\$14,790
Shell	\$462.33	\$33,288	4.0	\$133,152
Interiors	NA	NA	NA	NA
Conveyance	NA	NA	NA	NA
Plumbing	NA	NA	NA	NA
HVAC	NA	NA	NA	NA
Fire Protection	NA	NA	NA	NA
Electrical	\$237.87	\$17,127	3.0	\$51,817
Equipment	NA	NA	NA	NA
Site	\$5,748.44	\$413,888	2.9	\$1,180,089
Total	\$6,500.00	\$468,000	Subtotal	\$1,379,848
Facility Weighted Average Condition			2.95	
Rounded per FTA Guidance			3	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				



21.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade	Adequate

Actions/Comments:

- The foundation is exposed, which allows observation. There are no significant signs of settlement, deflection, or movement.

21.4. Shell

B1010 Floor Construction and B1020 Roof Construction		
Item	Description	Condition
Roof Framing	None	--
Roof Decking	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed, which allows for observation. There are no significant signs of deflection or movement.

B2010 Exterior Walls		
Type	Location	Condition
Primary Finish	Curtain wall	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, graffiti removal, and recaulking, is highly recommended.

B3010 Primary Roof			
Finish	Poly skylight	Coatings	None
Type / Geometry	Arc	Installation Year	2012
Flashing	None	Warranties	Unknown
Roof Condition	Adequate	Roof Drains	Gutters and downspouts

Actions/Comments:

- The roof was installed in 2012. Information regarding roof warranties or bonds was not available.



21.5. Interiors

There are no interior finishes at the waiting shelter.

21.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.

21.7. Plumbing

The are no plumbing systems at the waiting shelter.

21.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

The are no HVAC systems at the waiting shelter.

21.9. Fire Protection

The are no fire protection systems at the waiting shelter.

21.10. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	400 Amps	Volts	120/240 Volt, single-phase
Meter Location	Vault in public street	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers	No
Main Distribution Condition	None		
Secondary Panel and Transformer Condition	None		
Shelter Lighting Fixtures & Lamps	Most Prevalent: T-8 Fluorescent		
Interior Lighting Condition	Adequate		

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm						
Item	Description					
Access Control and Intrusion Detection	Exterior Camera	<input type="checkbox"/>	Interior Camera	<input type="checkbox"/>	Front Door Camera Only	<input type="checkbox"/>
	Cameras Monitored	<input type="checkbox"/>	Security Personnel On-Site	<input type="checkbox"/>	Intercom/Door Buzzer	<input type="checkbox"/>

Actions/Comments:

- No security monitoring devices at this location.



21.11. **Equipment**

Not applicable. There is no Mechanical Repair Equipment at this location.

21.12. **Site Improvements**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Asphalt	Adequate
Parking Lot	Asphalt	Adequate
Drive Aisles	Asphalt	Adequate
Service Aisles	None	--
Sidewalks	Concrete	Adequate
Curbs	Asphalt	Adequate
Pedestrian Ramps	Cast-in-place concrete	Adequate
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
204	--	--	--	--
Total Parking Spaces			204	
Total Number of ADA Compliant Spaces			7	
Number of ADA Compliant Spaces for Vans			7	

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.

G2060 Site Development

Property Signage

Property Signage	Monument
Street Address Displayed?	No

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended.



G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Adequate
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

Landscape / Irrigation							
Item	Description						
Site Topography	Slopes steeply down from the west property boundary to the level parking lot.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Choose an item.						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>
Irrigation Condition	Marginal						

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate					
Building Lighting	None	Ceiling Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Adequate					

Actions/Comments:

- Future lifecycle replacements of the Exterior lighting will be required.



North Purdy (Purdy Crescent) Park and Ride Lot: Photographic Overview



1 - SITE OVERVIEW



2 - SITE OVERVIEW



3 - SITE OVERVIEW



4 - SITE OVERVIEW



5 - SHELTER



6 - PARKING

Site Plan



Project Number	Project Name
150134.21R000-016.354	North Purdy (Purdy Crescent) Park and Ride Lot
Source	On-Site Date
Google	October 08, 2021



22. WA State Route 512 at I-5 Park and Ride Lot



The property information is summarized in the table below.

Property Information	
Main Address:	State Route 512 at I-5, 10617 South Tacoma Way, Lakewood Washington 98499
Primary Mode Served at Facility	Fixed Route Bus
Passenger or Parking Facility Type	Surface Parking Lot
Administrative and Maintenance Facility Type	NA
Site Developed:	1988 Renovated 2018
Building Area	400 square feet
Management Point of Contact:	Duane Wakan
Number of Buildings:	One

Assessment Information	
Dates of Visit:	September 21, 2021
On-Site Point of Contact (POC):	Darin L. Stavish, Larry McCarty
Assessment and Report Prepared by:	Elton Colbert

22.1. Poor and Marginal Condition Assets

There are no Poor condition assets

There are no Marginal condition assets.

22.2. Facility Condition Rating

Generally, the Facility appears to have been constructed within industry standards in force at the time of construction. Based on the FTA TERM Condition Rating Scale, the Facility is in Good overall condition. Appendix D of this report contains the full calculations that are summarized in the below table.

WA State Route 512 at I-5 Park and Ride Lot				
Facility Area = 1,400 SF				
FTA Primary Level	Cost / SF	FTA Primary Level Replacement Cost	TERM Scale Condition Rating	Replacement Cost x TERM Scale Condition
Substructure	\$14.67	\$20,542	4.0	\$82,167
Shell	\$206.70	\$289,383	4.0	\$1,160,948
Interiors	\$7.08	\$9,910	5.0	\$49,551
Conveyance	NA	NA	NA	\$0
Plumbing	\$0.00	\$11,320	4.8	\$54,501
HVAC	\$0.00	\$0	0.0	\$0
Fire Protection	\$0.00	\$0	0.0	\$0
Electrical	\$14.44	\$20,214	3.9	\$79,054
Equipment	\$0.00	\$0	0.0	\$0
Site	\$1,152.73	\$1,613,818	4.0	\$6,408,284
Total	\$1,395.62	\$1,965,188	Subtotal	\$7,834,505
Facility Weighted Average Condition			3.99	
Rounded per FTA Guidance			4	
Facility Weighted Average Condition equals the Sum of the individual Primary Level Replacement Cost x TERM Scale Condition Ratings divided by the Sum of the Primary Level Replacement Costs.				
The FTA Primary Level Replacement Costs are calculated by totaling the secondary level costs for each Primary Level. The cost calculations are included in Appendix D.				

22.3. Substructure

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance.



Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.

22.4. **Shell**

B1010 Floor Construction and B1020 Roof Construction

Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Roof Framing	Wood joists, purlins, rafters	Good

Actions/Comments:

- The superstructure is exposed in, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

B2010 Exterior Walls

Type	Location	Condition
Primary Finish	Exposed CMU	Adequate
Soffits	Exposed	Good
Building sealants	Between dissimilar materials, at joints, around windows and doors	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance, including patching repairs, and recalking, is highly recommended.

B2050 Exterior Doors

Main Entrance Doors	Door Type	Condition
	Metal, insulated	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

B3010 Primary Roof (Comfort Station)

Finish	Polycarbonate Panel	Coatings	None
Type / Geometry	Gable	Installation Year	2018
Flashing	None	Warranties	Unknown
Fascia	Metal panel	Insulation	None
Soffits	Exposed soffits	Skylights	No

B3010 Primary Roof (Comfort Station)			
Attics	None	Ventilation Source-1	Gable end vents
Roof Condition	Good	Gutters and Downspouts	Good

Actions/Comments:

- The roof finishes were replaced in 2018. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor and/or the in-house maintenance staff.
- According to the POC, there are no active roof leaks.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program.

22.5. Interiors

Interior Construction		
Material	Locations	General Condition
Plastic Urinal Screen	Comfort Rooms (Restrooms)	Excellent
Metal Toilet Partitions	Comfort Rooms (Restrooms)	Excellent

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Sheet vinyl	Comfort Rooms (Restrooms)	Excellent
Painted/sealed concrete	Utility Room	Adequate

Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Comfort Rooms/Utility Room	Excellent
Painted CMU	Comfort Rooms/Utility Room	Excellent

Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Comfort Rooms/Utility Room	Excellent

Actions/Comments:

- The interior areas were last renovated in 2021.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

22.6. Conveying Systems

Not applicable. There are no elevators or conveying systems.



22.7. Plumbing

D2010 Domestic Water Distribution

Type	Description	Condition
Water Supply Piping	Copper	Adequate

Domestic Water Heaters

Components	Water heaters
Fuel	Electric
Water Heater Condition	Fair
Water Heater Condition	Fair
Supplementary Storage Tanks	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

D2020 Sanitary Drainage

Type	Description	Condition
Waste/Sewer Piping	Cast iron	Adequate
Vent Piping	Cast iron	Adequate

Plumbing Fixtures

General Type	Commercial grade
Water Closets	Excellent
Urinals	Excellent
Sinks	Excellent
Service Sinks	NA
Condition	Excellent

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short-term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.
- The plumbing infrastructure is original to the 1988 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A cost allowance for full replacement of the plumbing infrastructure is included.

22.8. Building Heating, Ventilating, and Air Conditioning (HVAC)

Not applicable. There are no HVAC systems.

22.9. Fire Protection

Item	Description
Hydrant Location	Public Streets
Siamese Location	None

Actions/Comments:

- Not applicable. There are no fire protection systems that fall within the scope of this report.

22.10. Electrical

Distribution and Lighting			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	150 Amps	Volts	120/240 Volt, single-phase
Meter Location	Building Exterior	Branch Wiring	Copper
Conduit	Unknown	Step-Down Transformers	No
Main Distribution Condition	Adequate		
Secondary Panel	Fair		
Interior Lighting Fixtures & Lamps	LED		
Interior Lighting Condition	Good		

Building Emergency Systems			
Generator/s Present?	<input type="checkbox"/>	UPS Present?	<input type="checkbox"/>
Size	NA	Fuel Type	--
Generator / UPS Serves	NA	Tank Location	NA
Testing Frequency	NA	Tank Type	--
Generator / UPS Condition	--		

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panel is an original 1988 component.

D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description
Access Control and Intrusion Detection	Exterior Camera <input checked="" type="checkbox"/> Interior Camera <input type="checkbox"/> Front Door Camera Only <input type="checkbox"/>
	Cameras Monitored <input type="checkbox"/> Security Personnel On-Site <input type="checkbox"/> Intercom/Door Buzzer <input type="checkbox"/>



D7010 Access Control and Intrusion Detection / D7050 Detection and Alarm

Item	Description					
Fire Alarm System	Central Alarm Panel	<input type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated Exit Signs	<input type="checkbox"/>
Central Alarm Panel	Location		Installation Date			
	NA					

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the component listed above will be required.

22.11. **Equipment**

Not applicable.

22.12. **Site**

G2020 Parking Lots and G2030 Pedestrian Walkways

Item	Material	Condition
Entrance Driveway Apron	Concrete	Good
Parking Lot	Asphalt	Good
Drive Aisles	Asphalt	Good
Service Aisles	None	--
Sidewalks	Concrete	Good
Curbs	Concrete	Good
Pedestrian Ramps	Cast-in-place concrete	Good
Ground Floor Patio or Terrace	None	--

Parking Count

Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
493	--	--	--	--
Total Parking Spaces			493	
Total Number of ADA Compliant Spaces			12	
Number of ADA Compliant Spaces for Vans			12	



Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

G2060 Site Development	
Property Signage	
Property Signage	Monument
Street Address Displayed?	No

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Between station and highway	Adequate
CMU wall	Between station and highway	Adequate

Dumpster Enclosures			
Dumpster Locations	Surface	Enclosure	Condition
None observed	--	NA	--

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the component listed above will be required.

G2080 Landscaping		
Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Good
Municipal System	<input checked="" type="checkbox"/>	Adequate

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

Landscape / Irrigation							
Item	Description						
Site Topography	The site is flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Landscape / Irrigation				
Item	Description			
Landscaping Condition	Good			
Irrigation	Automatic Underground	Drip	Hand Watering	None
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Irrigation Condition	--			

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

Not applicable. There is no natural gas or propane provided at the facility.

G4050 Site Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Good				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Good				

Actions/Comments:

- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.



WA State Route 512 at I-5 Park and Ride Lot: Photographic Overview



1 – COMFORT STATION



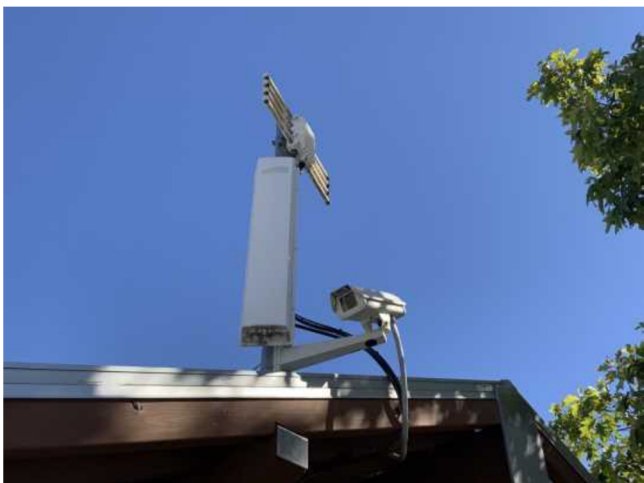
2 – RESTROOM FIXTURES



3 – ELECTRICAL PANEL



4 – ELECTRIC WATER HEATER

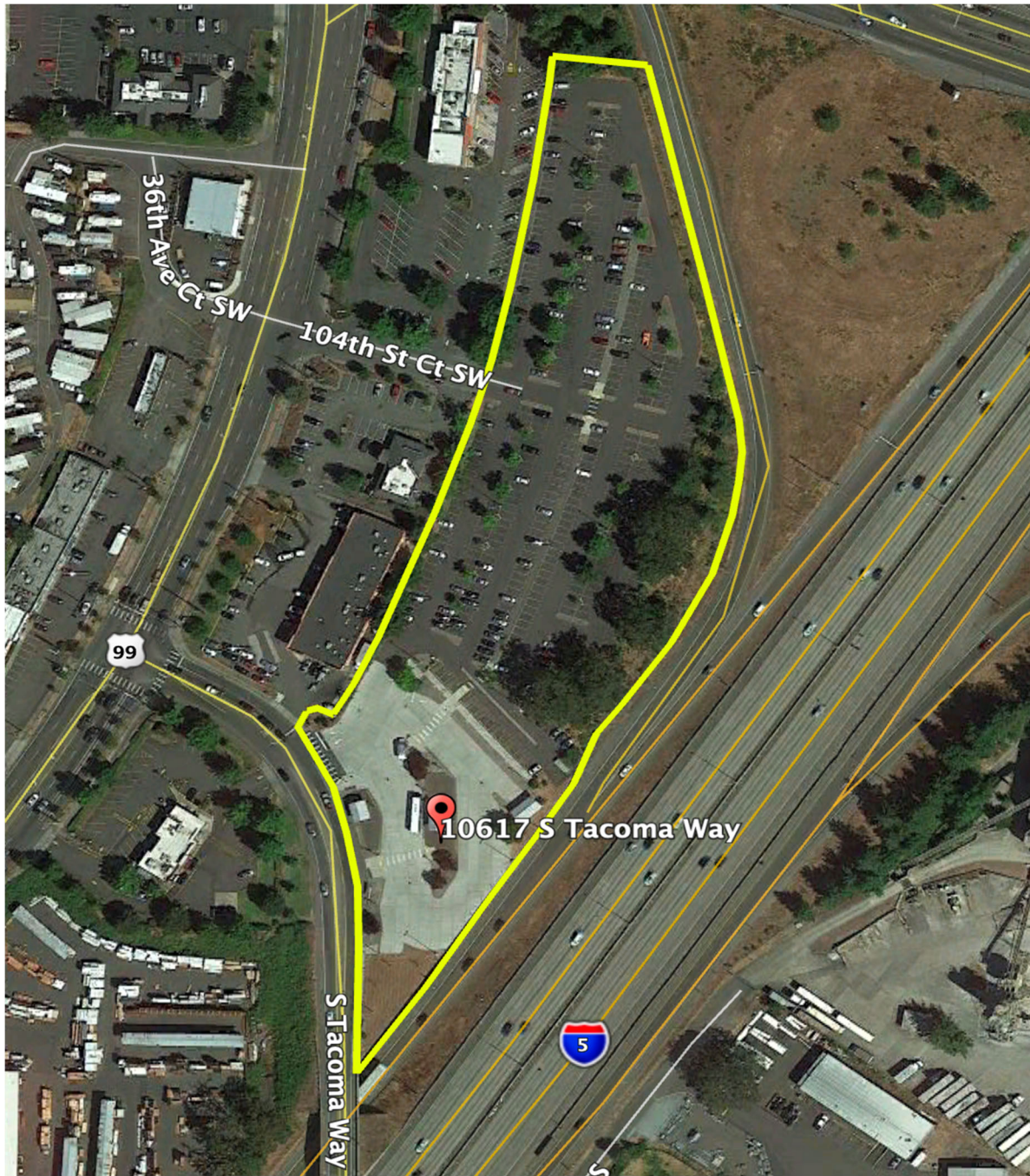


5 – SITE SURVEILLANCE



6 – SITE LIGHTING

Site Plan



	Project Number	Project Name
	150134.21R000-017.354	WA State Route 512 at I-5 Park and Ride Lot
	Source	On-Site Date
	Google	September 21, 2021



Replacement Reserves Report

WA State Route 512 at I-5 Park and Ride Lot

1/25/2022

Location	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Total Escalated Estimate
WA State Route 512 at I-5 Park and Ride Lot	\$0	\$0	\$83,358	\$0	\$795	\$0	\$0	\$96,634	\$56,801	\$45,631	\$0	\$0	\$112,026	\$38,274	\$393,964	\$7,801	\$1,203,172	\$129,868	\$26,228	\$195,005	\$0	\$2,389,556
Grand Total	\$0	\$0	\$83,358	\$0	\$795	\$0	\$0	\$96,634	\$56,801	\$45,631	\$0	\$0	\$112,026	\$38,274	\$393,964	\$7,801	\$1,203,172	\$129,868	\$26,228	\$195,005	\$0	\$2,389,556

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Waiting Station	3325938	Exterior Walls, Decorative Plywood Panel, Replace	20	7	13	140	SF	\$50.00	\$64.19	\$8,987																							\$8,987	\$8,987				
B2010	Comfort Station	3325935	Exterior Walls, Concrete Block (CMU), Replace	50	32	18	600	SF	\$20.00	\$25.68	\$15,406																								\$15,406	\$15,406			
B2050	Comfort Station	3325931	Exterior Door, Steel, Standard, Replace	40	32	8	3	EA	\$600.00	\$770.32	\$2,311														\$2,311											\$2,311	\$2,311		
B3020	Comfort Station	3325937	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	60	LF	\$9.00	\$11.55	\$693															\$693										\$693	\$693		
B3060	Roof	3325922	Polycarbonate Panel Roof, Per SF of Glazing, Replace	30	11	19	1600	SF	\$50.00	\$64.19	\$102,709																									\$102,709	\$102,709		
C1090	Comfort Station	3325950	Toilet Partitions, Metal, Replace	20	1	19	4	EA	\$850.00	\$1,091.29	\$4,365																									\$4,365	\$4,365		
C1090	Comfort Station	3325952	Urinal Screen, Plastic/Laminate, Replace	20	1	19	1	EA	\$750.00	\$962.90	\$963																									\$963	\$963		
C2010	Comfort Station	3325955	Wall Finishes, Painted Surface, Prep & Paint	10	1	9	600	SF	\$1.50	\$1.93	\$1,155																									\$1,155	\$2,311		
C2030	Comfort Station	3325930	Flooring, Vinyl Sheeting, Replace	15	1	14	267	SF	\$7.00	\$8.99	\$2,400																									\$2,400	\$2,400		
C2050	Comfort Station	3325927	Ceiling Finishes, Any Flat Painted Surface, Prep & Paint	10	1	9	400	SF	\$2.00	\$2.57	\$1,027																									\$1,027	\$2,054		
D2010	Comfort Station	3325945	Water Heater, Electric, Replace	15	11	4	1	EA	\$550.00	\$706.13	\$706																									\$706	\$1,412		
D5030	Throughout Building	3325933	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	650	SF	\$2.50	\$3.21	\$2,086																										\$2,086	\$2,086	
D5040	Building Interior	3325951	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	5	15	650	SF	\$6.00	\$7.70	\$5,007																										\$5,007	\$5,007	
D5040	Comfort Station	3325953	Standard Fixture w/ Lamp, LED Replacement, Replace	20	1	19	1	EA	\$220.00	\$282.45	\$282																										\$282	\$282	
D7030	Throughout Bus Station	3325926	Security/Surveillance System, Full System Upgrade, Average Density, Upgrade	15	6	9	50000	SF	\$0.20	\$0.26	\$12,839																										\$12,839	\$12,839	
F1020	Site	3325925	Pre-Fabricated Bus Stop, Steel, Replace	35	21	14	100	SF	\$30.00	\$38.52	\$3,852																										\$3,852	\$3,852	
G2020	Site	3325954	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	136000	SF	\$0.45	\$0.58	\$78,573																										\$78,573	\$314,290	
G2020	Site	3325934	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	136000	SF	\$3.50	\$4.49	\$611,120																										\$611,120	\$611,120	
G2030	Site	3325959	Sidewalk, Brick/Masonry Pavers, Replace	30	16	14	6000	SF	\$33.00	\$42.37	\$254,205																										\$254,205	\$254,205	
G2060	Site	3325949	Fences & Gates, Fence, Chain Link 6', Replace	40	32	8	1500	LF	\$21.00	\$26.96	\$40,442																										\$40,442	\$40,442	
G2060	Site	3325923	Bike Locker, Fixed, 5 Bikes, Replace	20	11	9	5	EA	\$3,000.00	\$3,851.60	\$19,258																										\$19,258	\$19,258	
G2060	Site	3325957	Park Bench, Metal Powder-Coated, Replace	20	7	13	10	EA	\$700.00	\$898.71	\$8,987																										\$8,987	\$8,987	
G2060	Site	3325942	Bike Rack, Fixed 1-5 Bikes, Replace	20	7	13	2	EA	\$600.00	\$770.32	\$1,541																										\$1,541	\$1,541	
G2060	Site	3325928	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	3	EA	\$700.00	\$898.71	\$2,696																										\$2,696	\$2,696	
G2060	Site	3325947	Signage, Property, Monument, Replace	20	7	13	1	EA	\$3,000.00	\$3,851.60	\$3,852																											\$3,852	\$3,852
G4050	Site	3325943	Pole Light Fixture w/ Lamps, 30' High, w/ LED Replacement, Replace	20	4	16	10	EA	\$6,800.00	\$8,730.28	\$87,303																										\$87,303	\$87,303	
G4050	Site	3325940	Pole Light Fixture w/ Lamps, 10' High, w/ LED Replacement, Replace	20	4	16	10	EA	\$4,000.00	\$5,135.46	\$51,355																										\$51,355	\$51,355	
Totals, Unescalated												\$0	\$0	\$78,573	\$0	\$706	\$0	\$0	\$78,573	\$44,839	\$34,972	\$0	\$0	\$78,573	\$26,062	\$260,456	\$5,007	\$749,777	\$78,573	\$15,406	\$111,208	\$0	\$1,562,726						
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$83,358	\$0	\$795	\$0	\$0	\$96,634	\$56,801	\$45,631	\$0	\$0	\$112,026	\$38,274	\$393,964	\$7,801	\$1,203,172	\$129,868	\$26,228	\$195,005	\$0	\$2,389,556						

23. Certification

Pierce Transit retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of their buildings and transit centers. It is our understanding that the primary interest Pierce Transit is to establish the FTA Facility Condition Average of the building or site and evaluate materials and building systems that might significantly affect the FTA Facility Condition Average. In addition, the report will identify if the present building or site has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. The recommendations are based on visual observations in areas where BV was provided access, not all areas may have been observed (See Section 4.2 for areas not observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes facility conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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Reviewed by:



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800.733.0660 x7613

24. Appendices

Appendix A: Facility Assessment Rating Levels

Appendix A:

Facility Assessment Rating Levels

As described in Section 2 of this report, Bureau Veritas assessed the Secondary Levels and assigned a TERM Scale rating to each Secondary Level based on the observed condition. The Secondary Level elements are then aggregated for each Primary Level using the Weighted Average Condition formula noted below to generate a Primary Level TERM Score. The pages in this appendix are the backup calculations for the secondary level calculations.

Each system or material was assigned a rating from 1 to 5, with 5 being the highest rating, and then the system or material rating scores are averaged using the same cost weighted method. The weighted average numbers are in the right-hand columns of the tables.

TERM Rating Calculation Sheet Fleet Maintenance

Facility	Primary Level	Secondary Level	Unifomat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Fleet Maintenance	Substructure	Slab-on-Grade	A4011	Concrete, Standard w/ Integral Perimeter Footings	Throughout building	3403886	3	83,500	SF	\$ 17.97	\$ 1,500,838.19	\$ 4,502,514.56					2.88	3
Fleet Maintenance	Substructure	Structural Framing	B1011	Steel Columns & Beams, 1-2 Story Building	Throughout building	3403909	3	83,500	SF	\$ 44.94	\$ 3,752,095.46	\$ 11,256,286.39						
Fleet Maintenance	Substructure	Balcony Structure	B1013	Concrete	Roof	3403856	3	600	SF	\$ 77.03	\$ 46,219.14	\$ 138,657.42						
Fleet Maintenance	Substructure	Stairs	B1081	Metal or Pan-Filled, Interior	Throughout building	3403890	3	180	SF	\$ 61.63	\$ 11,092.59	\$ 33,277.78						
Fleet Maintenance	Substructure	Stairs	B1081	Metal or Pan-Filled, Interior	Maintenance Bay Pits	3403862	3	1,250	SF	\$ 61.63	\$ 77,031.90	\$ 231,095.70						
Fleet Maintenance	Substructure	Stairs	B1081	Metal or Pan-Filled, Interior	Mezzanine	3403906	3	50	SF	\$ 61.63	\$ 3,081.28	\$ 9,243.83	\$ 5,390,358.56	3.00	3.00	\$ 16,171,075.68		
Fleet Maintenance	Shell	Exterior Walls	B2012	Glass Block	Building Exterior	3403870	3	80	SF	\$ 64.19	\$ 5,135.46	\$ 15,406.38						
Fleet Maintenance	Shell	Exterior Walls	B2012	Concrete Block (CMU)	Building Exterior	3403875	3	30,000	SF	\$ 25.68	\$ 770,319.00	\$ 2,310,957.00						
Fleet Maintenance	Shell	Storefront	B2023	Glazing & Framing	Building Exterior	3403887	3	500	SF	\$ 70.61	\$ 35,306.29	\$ 105,918.86						
Fleet Maintenance	Shell	Screens & Shutters	B2025	Rolling Security Shutter, 10 to 50 SF	Main entrance help desk	3403888	3	1	EA	\$ 1,540.64	\$ 1,540.64	\$ 4,621.91						
Fleet Maintenance	Shell	Exterior Door	B2051	Steel, Standard	Building Exterior	3403879	3	34	EA	\$ 770.32	\$ 26,190.85	\$ 78,572.54						
Fleet Maintenance	Shell	Overhead/Dock Door	B2053	Steel, 20'x20' (400 SF)	Building Exterior	3403905	2	33	EA	\$ 11,554.79	\$ 381,307.91	\$ 762,615.81						
Fleet Maintenance	Shell	Overhead/Dock Door	B2053	Steel, 12'x12' (144 SF)	Throughout building	3403897	3	11	EA	\$ 4,108.37	\$ 45,192.05	\$ 135,576.14						
Fleet Maintenance	Shell	Exterior Door	B2057	Wire Mesh Metal, Gate	Building Exterior	3403851	3	1	EA	\$ 2,439.34	\$ 2,439.34	\$ 7,318.03						
Fleet Maintenance	Shell	Interior Door	B2057	Wire Mesh Metal, Gate	Throughout building	3403850	3	1	EA	\$ 2,439.34	\$ 2,439.34	\$ 7,318.03						
Fleet Maintenance	Shell	Louvers	B2071	Aluminum	Building Exterior	3403893	3	7	EA	\$ 1,245.35	\$ 8,717.44	\$ 26,152.33						
Fleet Maintenance	Shell	Roofing	B3015	any type, Repairs per Man-Day	Leak in front Lobby	3441469	2	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 2,824.50						
Fleet Maintenance	Shell	Roofing	B3015	Modified Bitumen	Roof	3403873	3	83,500	SF	\$ 12.84	\$ 1,072,027.28	\$ 3,216,081.83						
Fleet Maintenance	Shell	Roofing	B3015	any type, Repairs per Man-Day	Parts	3440869	2	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 2,824.50						
Fleet Maintenance	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Roof	3440837	2	55	EA	\$ 1,669.02	\$ 91,796.35	\$ 183,592.70						
Fleet Maintenance	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Roof	3403868	2	58	EA	\$ 1,669.02	\$ 96,803.42	\$ 193,606.84						
Fleet Maintenance	Shell	Roof Hatch	B3065	Metal	Roof	3403895	3	1	EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07	\$ 2,543,708.89	2.77	3.00	\$ 7,058,394.47		
Fleet Maintenance	Interiors	Interior Wall	C1011	Concrete Block (CMU)	Throughout building	3403885	3	18,288	SF	\$ 25.68	\$ 469,586.46	\$ 1,408,759.39						
Fleet Maintenance	Interiors	Interior Wall	C1011	Gypsum Board/Plaster	Office	3403852	4	1,360	SF	\$ 4.49	\$ 6,111.20	\$ 24,444.79						
Fleet Maintenance	Interiors	Interior Window	C1022	Fixed, 24 SF	Foyer	3403880	3	2	EA	\$ 1,091.29	\$ 2,182.57	\$ 6,547.71						
Fleet Maintenance	Interiors	Interior Window	C1022	Fixed, 24 SF	Throughout building	3403882	3	12	EA	\$ 1,091.29	\$ 13,095.42	\$ 39,286.27						
Fleet Maintenance	Interiors	Interior Door	C1031	Steel, Standard	Throughout building	3403864	3	57	EA	\$ 770.32	\$ 43,908.18	\$ 131,724.55						
Fleet Maintenance	Interiors	Suspended Ceilings	C1071	Hard Tile, Replacement w/ ACT	Restrooms	3403889	3	500	SF	\$ 4.49	\$ 2,246.76	\$ 6,740.29						
Fleet Maintenance	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Lunch room	3403894	3	1,000	SF	\$ 4.49	\$ 4,493.53	\$ 13,480.58						
Fleet Maintenance	Interiors	Toilet Partitions	C1094	Metal	Restrooms	3403901	3	10	EA	\$ 1,091.29	\$ 10,912.85	\$ 32,738.56						
Fleet Maintenance	Interiors	Lockers	C1097	Steel-Baked Enamel, 12" W x 15" D x 72" H	Office	3440761	3	160	EA	\$ 641.93	\$ 102,709.20	\$ 308,127.60						
Fleet Maintenance	Interiors	Wall Finishes	C2012	Laminated Paneling (FRP)	Office	3403853	3	300	SF	\$ 20.54	\$ 6,162.55	\$ 18,487.66						
Fleet Maintenance	Interiors	Wall Finishes	C2017	any surface	Foyer	3403900	3	400	SF	\$ 1.93	\$ 770.32	\$ 2,310.96						
Fleet Maintenance	Interiors	Wall Finishes	C2017	any surface	Throughout building	3403898	3	90,000	SF	\$ 1.93	\$ 173,321.78	\$ 519,965.33						
Fleet Maintenance	Interiors	Flooring	C2031	any surface, w/ Paint or Sealant	Throughout building	3403876	3	50,000	SF	\$ 1.93	\$ 96,289.88	\$ 288,869.63						
Fleet Maintenance	Interiors	Flooring	C2032	Ceramic Tile	Foyer	3403872	3	2,000	SF	\$ 23.11	\$ 46,219.14	\$ 138,657.42						
Fleet Maintenance	Interiors	Flooring	C2032	Ceramic Tile	Restrooms	3403874	3	2,000	SF	\$ 23.11	\$ 46,219.14	\$ 138,657.42						
Fleet Maintenance	Interiors	Flooring	C2035	Vinyl Sheetting	Workout Area	3403881	3	1,000	SF	\$ 8.99	\$ 8,987.06	\$ 26,961.17						
Fleet Maintenance	Interiors	Flooring	C2035	Vinyl Tile (VCT)	Maintenance Offices	3403869	3	1,500	SF	\$ 6.42	\$ 9,628.99	\$ 28,886.96						
Fleet Maintenance	Interiors	Flooring	C2035	Vinyl Sheetting	Office	3403883	3	1,500	SF	\$ 8.99	\$ 13,480.58	\$ 40,441.75						
Fleet Maintenance	Interiors	Flooring	C2037	Carpet, Commercial Standard	Office	3403865	3	1,000	SF	\$ 9.63	\$ 9,628.99	\$ 28,886.96						
Fleet Maintenance	Interiors	Flooring	C2037	Carpet, Commercial Tile	Office	3403855	3	1,000	SF	\$ 8.35	\$ 8,345.12	\$ 25,035.37						
Fleet Maintenance	Interiors	Ceiling Finishes	C2057	any flat surface	Throughout building	3403902	3	83,500	SF	\$ 2.57	\$ 214,405.46	\$ 643,216.37	\$ 1,288,705.18	3.00	3.00	\$ 3,872,226.74		
Fleet Maintenance	Conveyance	Crane	D1051	5 Ton	Machine shop	3440851	3	1	EA	\$ 25,677.30	\$ 25,677.30	\$ 77,031.90						
Fleet Maintenance	Conveyance	Crane	D1051	1 Ton	Machine shop	3440872	3	1	EA	\$ 8,987.06	\$ 8,987.06	\$ 26,961.17						
Fleet Maintenance	Conveyance	Crane	D1051	2 Ton	Machine shop	3440795	3	1	EA	\$ 12,838.65	\$ 12,838.65	\$ 38,515.95						
Fleet Maintenance	Conveyance	Crane	D1051	1 Ton	Running repair	3440810	3	1	EA	\$ 8,987.06	\$ 8,987.06	\$ 26,961.17						
Fleet Maintenance	Conveyance	Crane	D1051	5 Ton	Machine shop	3440840	3	4	EA	\$ 25,677.30	\$ 102,709.20	\$ 308,127.60	\$ 159,199.27	3.00	3.00	\$ 477,597.79		
Fleet Maintenance	Plumbing	Storage Tank	D2011	Domestic Water	Utility closet	3440855	3	1	EA	\$ 6,419.33	\$ 6,419.33	\$ 19,257.98						
Fleet Maintenance	Plumbing	Storage Tank	D2011	Domestic Water	Utility closet	3440807	3	1	EA	\$ 6,419.33	\$ 6,419.33	\$ 19,257.98						
Fleet Maintenance	Plumbing	Water Heater	D2012	Gas, Commercial (200 MBH)	Utility closet	3440856	4	1	EA	\$ 21,312.16	\$ 21,312.16	\$ 85,248.64						
Fleet Maintenance	Plumbing	Plumbing System	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Throughout building	3440859	3	83,500	SF	\$ 14.12	\$ 1,179,230.00	\$ 3,537,690.01						
Fleet Maintenance	Plumbing	Emergency Plumbing Fixtures	D2016	Eye Wash	Battery	3440866	3	1	EA	\$ 1,925.80	\$ 1,925.80	\$ 5,777.39						
Fleet Maintenance	Plumbing	Emergency Plumbing Fixtures	D2016	Eye Wash & Shower Station	Machine shop	3440867	3	1	EA	\$ 2,952.89	\$ 2,952.89	\$ 8,858.67						
Fleet Maintenance	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Single-Level	Throughout building	3440804	3	3	EA	\$ 1,540.64	\$ 4,621.91	\$ 13,865.74						
Fleet Maintenance	Plumbing	Supplemental Components	D2061	Compressed Air Dryer, Process Support	Utility closet	3440765	3	1	EA	\$ 7,189.64	\$ 7,189.64	\$ 21,568.93						
Fleet Maintenance	Plumbing	Supplemental Components	D2061	Compressed Air Dryer, Process Support	Tire shop	3440772	3	1	EA	\$ 7,189.64	\$ 7,189.64	\$ 21,568.93						
Fleet Maintenance	Plumbing	Air Compressor	D2061	Tank-Style	Utility closet	3440876	3	1	EA	\$ 117,602.03	\$ 117,602.03	\$ 352,806.10						
Fleet Maintenance	Plumbing	Air Compressor	D2061	Tank-Style	Building exterior	3440767	3	1	EA	\$ 22,210.86	\$ 22,210.86	\$ 66,632.59						
Fleet Maintenance	Plumbing	Air Compressor	D2061	Tank-Style	Utility closet	3440865	3	1	EA	\$ 117,602.03	\$ 117,602.03	\$ 352,806.10	\$ 1,494,675.62	3.01	3.00	\$ 4,505,339.06		
Fleet Maintenance	HVAC	Storage Tank	D3015	Fuel, Interior	Site	3440886	3	4	EA	\$ 23,494.73	\$ 93,978.92	\$ 281,936.75						
Fleet Maintenance	HVAC	Storage Tank	D3015	Fuel, Interior	Site	3440773	3	3	EA	\$ 8,473.51	\$ 25,420.53	\$ 76,261.58						
Fleet Maintenance	HVAC	Storage Tank	D3015	Fuel, Interior	Site	3440838	3	1	EA	\$ 15,406.38	\$ 15,406.38	\$ 46,219.14						
Fleet Maintenance	HVAC	Furnace	D3021	Gas	Tire shop	3440764	3	1	EA	\$ 25,677.30	\$ 25,677.30	\$ 77,031.90						
Fleet Maintenance	HVAC	Unit Heater	D3027	Natural Gas	Parts	3440815	3	3	EA	\$ 17,332.18	\$ 51,996.53	\$ 155,989.60						
Fleet Maintenance	HVAC	Unit Heater	D3027	Natural Gas	Roof	3440820	3	1	EA	\$ 17,332.18	\$ 17,332.18	\$ 51,996.53						
Fleet Maintenance	HVAC	Unit Heater	D3027	Natural Gas	Centerline	3440829	3	6	EA	\$ 5,520.62	\$ 33,123.72	\$ 99,371.15						
Fleet Maintenance	HVAC	Unit Heater	D3027	Natural Gas	Paint	3440797	3	2	EA	\$ 17,332.18	\$ 34,664.36	\$ 103,993.07						
Fleet Maintenance	HVAC	Infrared Heater	D3027	Gas-Fired Tubular, 20 LF, 40 MBH	Battery	3440799	3	50	EA	\$ 3,979.98	\$ 198,999.08	\$ 596,997.23			</			

TERM Rating Calculation Sheet Fleet Maintenance

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Fleet Maintenance	HVAC	Cooling Tower	D3031	(Typical) Open Circuit	Building exterior	3440790	3	1	EA	\$ 12,838.65	\$ 12,838.65	\$ 38,515.95						
Fleet Maintenance	HVAC	Split System Ductless	D3037	Single Zone	Roof	3440882	3	1	EA	\$ 4,493.53	\$ 4,493.53	\$ 13,480.58						
Fleet Maintenance	HVAC	Computer Room AC Unit	D3037	Air-Cooled, CRAC Drycooler/Condenser	Parts	3440841	3	1	EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10						
Fleet Maintenance	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3440826	3	2	EA	\$ 14,122.52	\$ 28,245.03	\$ 84,735.09						
Fleet Maintenance	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3440808	3	2	EA	\$ 8,345.12	\$ 16,690.25	\$ 50,070.74						
Fleet Maintenance	HVAC	HVAC System	D3055	Ductwork, Low Density	Throughout building	3440892	3	83,500	SF	\$ 2.57	\$ 214,405.46	\$ 643,216.37						
Fleet Maintenance	HVAC	Axial Flow Fan	D3061	In-Line, 1 HP Motor	Throughout building	3440803	3	8	EA	\$ 3,594.82	\$ 28,758.58	\$ 86,275.73						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 28" Damper	Roof	3440760	3	15	EA	\$ 5,135.46	\$ 77,031.90	\$ 231,095.70						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 42" Damper	Roof	3440860	3	4	EA	\$ 14,122.52	\$ 56,490.06	\$ 169,470.18						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 24" Damper	Roof	3440771	3	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 11,554.79						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Centrifugal, 24" Damper	Roof	3440843	3	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 11,554.79						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Centrifugal, 24" Damper	Roof	3440769	3	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 11,554.79						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Centrifugal, 36" Damper	Building exterior	3440800	3	6	EA	\$ 7,189.64	\$ 43,137.86	\$ 129,413.59						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 24" Damper	Roof	3440832	3	14	EA	\$ 3,851.60	\$ 53,922.33	\$ 161,766.99						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 42" Damper	Roof	3440836	3	6	EA	\$ 14,122.52	\$ 84,735.09	\$ 254,205.27						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 16" Damper	Roof	3440871	3	1	EA	\$ 3,081.28	\$ 3,081.28	\$ 9,243.83						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Centrifugal, 42" Damper	Roof	3440895	3	1	EA	\$ 14,122.52	\$ 14,122.52	\$ 42,367.55						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Centrifugal, 16" Damper	Inspection	3440774	3	1	EA	\$ 3,081.28	\$ 3,081.28	\$ 9,243.83						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Centrifugal, 16" Damper	Inspection	3440794	3	3	EA	\$ 3,081.28	\$ 9,243.83	\$ 27,731.48						
Fleet Maintenance	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 16" Damper	Roof	3440831	3	1	EA	\$ 3,081.28	\$ 3,081.28	\$ 9,243.83						
Fleet Maintenance	Fire Protection	Fire Suppression System	D4011	Existing Sprinkler Heads, by SF	Throughout building	3440757	3	83,500	SF	\$ 1.93	\$ 160,804.09	\$ 482,412.27	\$ 1,252,281.99	3.00	3.00	\$ 3,756,845.80		
Fleet Maintenance	Electrical	Generator	D5011	Diesel	Electrical room	3440827	3	1	EA	\$ 110,412.39	\$ 110,412.39	\$ 331,237.17						
Fleet Maintenance	Electrical	Supplemental Components	D5012	Electric Bus Charger	Site	3440822	3	9	EA	\$ 19,257.98	\$ 173,321.78	\$ 519,965.33						
Fleet Maintenance	Electrical	Automatic Transfer Switch	D5017	ATS	Electrical room	3440894	3	2	EA	\$ 25,677.30	\$ 51,354.60	\$ 154,063.80						
Fleet Maintenance	Electrical	Switchboard	D5021	277/480 V	Electrical room	3440824	3	1	EA	\$ 57,773.93	\$ 57,773.93	\$ 173,321.78						
Fleet Maintenance	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Battery	3440817	3	1	EA	\$ 9,757.37	\$ 9,757.37	\$ 29,272.12						
Fleet Maintenance	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Utility closet	3440848	3	2	EA	\$ 8,601.90	\$ 17,203.79	\$ 51,611.37						
Fleet Maintenance	Electrical	Switchboard	D5021	120/208 V	Electrical room	3440897	3	1	EA	\$ 64,193.25	\$ 64,193.25	\$ 192,579.75						
Fleet Maintenance	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Electrical room	3440891	3	1	EA	\$ 32,096.63	\$ 32,096.63	\$ 96,289.88						
Fleet Maintenance	Electrical	Switchboard	D5021	277/480 V	Electrical room	3440845	3	1	EA	\$ 115,547.85	\$ 115,547.85	\$ 346,643.55						
Fleet Maintenance	Electrical	Switchboard	D5021	277/480 V	Electrical room	3440796	3	1	EA	\$ 57,773.93	\$ 57,773.93	\$ 173,321.78						
Fleet Maintenance	Electrical	Distribution Panel	D5023	120/208 V	Tire shop	3440813	3	1	EA	\$ 7,703.19	\$ 7,703.19	\$ 23,109.57						
Fleet Maintenance	Electrical	Distribution Panel	D5023	277/480 V	Tire shop	3440762	3	1	EA	\$ 6,804.48	\$ 6,804.48	\$ 20,413.45						
Fleet Maintenance	Electrical	Distribution Panel	D5023	277/480 V	Garage	3440776	3	1	EA	\$ 6,804.48	\$ 6,804.48	\$ 20,413.45						
Fleet Maintenance	Electrical	Distribution Panel	D5023	277/480 V	Tire shop	3440870	3	1	EA	\$ 6,804.48	\$ 6,804.48	\$ 20,413.45						
Fleet Maintenance	Electrical	Distribution Panel	D5023	277/480 V	Tire shop	3440751	3	1	EA	\$ 6,804.48	\$ 6,804.48	\$ 20,413.45						
Fleet Maintenance	Electrical	Electrical System	D5031	Wiring & Switches, High Density/Complexity	Throughout building	3440821	3	83,500	SF	\$ 5.14	\$ 428,810.91	\$ 1,286,432.73						
Fleet Maintenance	Electrical	Variable Frequency Drive	D5039	VFD, by HP of Motor	Battery	3440759	3	1	EA	\$ 6,804.48	\$ 6,804.48	\$ 20,413.45						
Fleet Maintenance	Electrical	Variable Frequency Drive	D5039	VFD, by HP of Motor	Battery	3440783	3	1	EA	\$ 6,804.48	\$ 6,804.48	\$ 20,413.45						
Fleet Maintenance	Electrical	Interior Lighting System	D5045	Full Upgrade, Medium Density & Standard Fixtures	Throughout building	3440847	3	83,500	SF	\$ 10.27	\$ 857,621.82	\$ 2,572,865.46						
Fleet Maintenance	Electrical	Intercom/PA System	D6061	Public Address Upgrade, Facility-Wide	Throughout	3441470	3	83,500	SF	\$ 2.12	\$ 176,884.50	\$ 530,653.50						
Fleet Maintenance	Electrical	Security/Surveillance System	D7031	Full System Upgrade, Average Density	Throughout building	3440806	3	83,500	SF	\$ 2.57	\$ 214,405.46	\$ 643,216.37						
Fleet Maintenance	Electrical	Fire Alarm System	D7051	Full System Upgrade, Standard Addressable	Throughout building	3440830	3	83,500	SF	\$ 3.85	\$ 321,608.18	\$ 964,824.55						
Fleet Maintenance	Electrical	Fire Alarm Devices	D7051	Methane Detector	Hallway	3440896	0	1	EA	\$ 9,962.79	\$ 9,962.79	\$ -						
Fleet Maintenance	Electrical	Fire Alarm Devices	D7051	Hydrogen Detector	Hallway	3440883	3	1	EA	\$ 9,962.79	\$ 9,962.79	\$ 29,888.38						
Fleet Maintenance	Electrical	Fire Alarm Panel	D7051	Fully Addressable	Hallway	3440849	3	1	EA	\$ 19,257.98	\$ 19,257.98	\$ 57,773.93						
Fleet Maintenance	Equipment	Vehicle Dynamometer	E1011	In-Ground, up to 20000 LB	Inspection	3440875	4	1	EA	\$ 21,183.77	\$ 21,183.77	\$ 84,735.09	\$ 2,776,480.02	2.99	3.00	\$ 8,299,551.72		
Fleet Maintenance	Equipment	Vehicle Lift	E1011	In-Ground	Centerline 12w	3440854	0	14	EA	\$ 33,894.04	\$ 474,516.50	\$ -						
Fleet Maintenance	Equipment	Vehicle Lift	E1011	In-Ground	Chassis wash	3440787	3	1	EA	\$ 33,894.04	\$ 33,894.04	\$ 101,682.11						
Fleet Maintenance	Equipment	Vehicle Lift	E1011	2-Post	Auto shop	3440791	3	1	EA	\$ 6,316.62	\$ 6,316.62	\$ 18,949.85						
Fleet Maintenance	Equipment	Vehicle Lift	E1011	2-Post	Auto shop	3440778	4	1	EA	\$ 6,316.62	\$ 6,316.62	\$ 25,266.46						
Fleet Maintenance	Equipment	Vehicle Lift	E1011	2-Post	Auto shop	3440784	3	1	EA	\$ 6,316.62	\$ 6,316.62	\$ 18,949.85						
Fleet Maintenance	Equipment	Vehicle Dynamometer	E1011	In-Ground, up to 20000 LB	Battery	3440789	4	1	EA	\$ 21,183.77	\$ 21,183.77	\$ 84,735.09						
Fleet Maintenance	Equipment	Vehicle Lift	E1011	2-Post	Tire shop	3440835	3	1	EA	\$ 6,316.62	\$ 6,316.62	\$ 18,949.85						
Fleet Maintenance	Equipment	Charging Station	E1011	Electric Vehicle, Dual Connection	Site	3440779	3	1	EA	\$ 11,939.94	\$ 11,939.94	\$ 35,819.83						
Fleet Maintenance	Equipment	Pressure Washer	E1032	4 GPM, Any Fuel	Shop	3445769	3	2	EA	\$ 9,308.02	\$ 18,616.04	\$ 55,848.13						
Fleet Maintenance	Equipment	Tire Balancing Machine	E1032	Truck	Tire shop	3456584	3	2	EA	\$ 11,202.30	\$ 22,404.60	\$ 67,213.80						
Fleet Maintenance	Equipment	Tire Changing Machine	E1032	Air and Electric	Tire shop	3456583	3	1	EA	\$ 42,444.89	\$ 42,444.89	\$ 127,334.66						
Fleet Maintenance	Equipment	Enclosed Hose Reel	E1032	Air, 3/8 inch Inlet	Throughout	3451976	3	35	EA	\$ 366.16	\$ 12,815.54	\$ 38,446.62						
Fleet Maintenance	Equipment	Enclosed Hose Reel	E1032	Water, 3/8 in Inlet	Throughout	3451978	3	15	EA	\$ 1,540.41	\$ 23,106.10	\$ 69,318.31						
Fleet Maintenance	Equipment	Tire Changing Machine	E1032	Air and Electric	Tire Shop	3451786	3	1	EA	\$ 42,444.89	\$ 42,444.89	\$ 127,334.66						
Fleet Maintenance	Equipment	Vacuum System	E1034	Vehicle	Building exterior	3445768	3	4	EA	\$ 18,577.53	\$ 74,310.11	\$ 222,930.32						
Fleet Maintenance	Equipment	Foodservice Equipment	E1038	Refrigerator, 2-Door Reach-In	Kitchen	3440805	3	2	EA	\$ 5,905.78	\$ 11,811.56	\$ 35,434.67						
Fleet Maintenance	Equipment	Foodservice Equipment	E1038	Exhaust Hood, 3 to 6 LF	Parts	3440770	3	1	EA	\$ 4,236.75	\$ 4,236.75	\$ 12,710.26						
Fleet Maintenance	Equipment	Foodservice Equipment	E1038	Exhaust Hood, 8 to 10 LF	Dyno	3440792	3	1	EA	\$ 19,587.89	\$ 19,587.89	\$ 58,763.68						
Fleet Maintenance	Equipment	Waste Handling Equipment	E1091	Trash Compactor, 12 CY or 50,000 LB	Site	3440785	3	1	EA	\$ 25,677.30	\$ 25,677.30	\$ 77,031.90	\$ 927,885.05	1.52	2.00	\$ 1,408,789.79		
Fleet Maintenance	Site	Paint Booth	F1022	Paint Booth, Overhaul	Paint	3440780	3	2	EA	\$ 20,541.84	\$ 41,083.68	\$ 123,251.04						
Fleet Maintenance	Site	Ancillary Building	F1024	Greenhouse, Truss Frame w/ Plastic Walls & Roof	Site	3440786	3	1,200	SF	\$ 44.94	\$ 53,922.33	\$ 161,766.99						
Fleet Maintenance	Site	Fences & Gates	G2062	Fence, Chain Link 8'	Covered Storage	3403857	3	75	LF	\$ 32.10	\$ 2,							

TERM Rating Calculation Sheet Building 2 - Bus Wash & Facilities Maintenance

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Building 2 - Bus Wash & Facilities Maintenance	Substructure	Slab-on-Grade	A4021	Concrete, Structural w/ Integral Perimeter Footings		3404366		4	6,600 SF	\$ 20.54	\$ 135,576.14	\$ 542,304.58					3.49	3
Building 2 - Bus Wash & Facilities Maintenance	Substructure	Roof Structure	B1021	Flat, Metal Deck Over Bar Joists	Utility closet	3404330		4	6,600 SF	\$ 35.95	\$ 237,258.25	\$ 949,033.01						
Building 2 - Bus Wash & Facilities Maintenance	Substructure	Slab-on-Grade	A4021	Concrete, Structural w/ Integral Perimeter Footings	Throughout building	3404338		4	6,600 SF	\$ 20.54	\$ 135,576.14	\$ 542,304.58						
Building 2 - Bus Wash & Facilities Maintenance	Substructure	Structural Framing	B1011	Masonry (CMU) Bearing Walls, 1-2 Story Building	Throughout building	3404341		4	6,600 SF	\$ 35.95	\$ 237,258.25	\$ 949,033.01	\$ 745,669	4.00	4	\$ 2,982,675		
Building 2 - Bus Wash & Facilities Maintenance	Site	Ancillary Building	F1024	Greenhouse, Truss Frame w/ Plastic Walls & Roof	Building exterior	3404348		4	2,800 SF	\$ 80.74	\$ 226,072.77	\$ 904,291.08						
Building 2 - Bus Wash & Facilities Maintenance	Site	Storm Drainage System	G3032	Inlets & Underground Piping, All-Inclusive	Site	3404375		3	300 LF	\$ 449.35	\$ 134,805.83	\$ 404,417.48						
Building 2 - Bus Wash & Facilities Maintenance	Site	Fences & Gates	G2062	Fence, Chain Link 6'	Site	3406844		3	350 LF	\$ 26.96	\$ 9,436.41	\$ 28,309.22	\$ 370,315	3.61	4	\$ 1,337,018		
Building 2 - Bus Wash & Facilities Maintenance	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Roof	3404363		3	4 EA	\$ 1,669.02	\$ 6,676.10	\$ 20,028.29						
Building 2 - Bus Wash & Facilities Maintenance	Shell	Exterior Door	B2051		0 Building Exterior	3404334		3	1 EA	\$ 898.71	\$ 898.71	\$ 2,696.12						
Building 2 - Bus Wash & Facilities Maintenance	Shell	Exterior Walls	B2011	any painted surface, 1-2 Story Building	Building exterior	3404335		3	6,600 SF	\$ 3.85	\$ 25,420.53	\$ 76,261.58						
Building 2 - Bus Wash & Facilities Maintenance	Shell	Exterior Door	B2051	Steel, Standard	Building exterior	3404378		3	8 EA	\$ 770.32	\$ 6,162.55	\$ 18,487.66						
Building 2 - Bus Wash & Facilities Maintenance	Shell	Overhead/Dock Door	B2053	Steel, 20'x14' (280 SF)	Building Exterior	3404355		3	5 EA	\$ 8,088.35	\$ 40,441.75	\$ 121,325.24						
Building 2 - Bus Wash & Facilities Maintenance	Shell	Roofing	B3015	Modified Bitumen	Roof	3404343		3	6,600 SF	\$ 12.84	\$ 84,735.09	\$ 254,205.27						
Building 2 - Bus Wash & Facilities Maintenance	Shell	Window	B2021	Aluminum Double-Glazed, 28-40 SF	Building Exterior	3404350		3	13 EA	\$ 1,604.83	\$ 20,862.81	\$ 62,588.42	\$ 185,198	3.00	3	\$ 555,593		
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Urinal	D2016	Standard	Restrooms	3404360		3	1 EA	\$ 1,412.25	\$ 4,236.75	\$ 12,710.26						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Water Heater	D2012	Electric, Residential	Mezzanine	3404376		3	1 EA	\$ 1,155.48	\$ 1,155.48	\$ 3,466.44						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Toilet	D2016	Commercial Water Closet	Restrooms	3404356		3	1 EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Supplemental Components	D2061	Compressed Air Dryer, Process Support	Utility closet	3404352		3	1 EA	\$ 7,189.64	\$ 7,189.64	\$ 21,568.93						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Emergency Plumbing Fixtures	D2016	Eye Wash	Garage	3404344		3	1 EA	\$ 1,925.80	\$ 1,925.80	\$ 5,777.39						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Single-Level	Throughout building	3404358		2	1 EA	\$ 1,540.64	\$ 1,540.64	\$ 3,081.28						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Plumbing System	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Throughout building	3404346		3	6,600 SF	\$ 14.12	\$ 93,208.60	\$ 279,625.80						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Air Compressor	D2061	Tank-Style	Utility closet	3404364		3	1 EA	\$ 20,413.45	\$ 20,413.45	\$ 61,240.36						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Restrooms	3404357		3	1 EA	\$ 1,925.80	\$ 1,925.80	\$ 5,777.39						
Building 2 - Bus Wash & Facilities Maintenance	Plumbing	Storage Tank	D2011	Domestic Water, 151 to 250 GAL	Throughout building	3404369		3	2 EA	\$ 3,851.60	\$ 7,703.19	\$ 23,109.57	\$ 138,144	2.99	3	\$ 412,891		
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Wall Finishes	C2017	any surface	Throughout building	3404337		3	12,000 SF	\$ 1.93	\$ 23,109.57	\$ 69,328.71						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Flooring	C2031	any surface, w/ Epoxy Coating	Throughout building	3404331		3	4,000 SF	\$ 15.41	\$ 61,625.52	\$ 184,876.56						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Flooring	C2032	Ceramic Tile	Restrooms	3404353		3	200 SF	\$ 23.11	\$ 4,621.91	\$ 13,865.74						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Flooring	C2035	Vinyl Tile (VCT)	Office	3404359		3	1,300 SF	\$ 6.42	\$ 8,345.12	\$ 25,035.37						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Flooring	C2037	Carpet, Commercial Standard	Office	3404349		3	200 SF	\$ 9.63	\$ 1,925.80	\$ 5,777.39						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Interior Door	C1031	Steel, Standard	Throughout building	3404368		3	9 EA	\$ 770.32	\$ 6,932.87	\$ 20,798.61						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Ceiling Finishes	C2057	any flat surface	Throughout building	3404367		3	6,600 SF	\$ 2.57	\$ 16,947.02	\$ 50,841.05						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Throughout building	3404347		3	400 SF	\$ 4.49	\$ 1,797.41	\$ 5,392.23						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Toilet Partitions	C1094	Plastic/Laminate	Restrooms	3404361		3	1 EA	\$ 962.90	\$ 962.90	\$ 2,888.70						
Building 2 - Bus Wash & Facilities Maintenance	Interiors	Flooring	C2035	Vinyl Sheetting	Throughout building	3404365		3	300 SF	\$ 8.99	\$ 2,696.12	\$ 8,088.35	\$ 128,964	3.00	3	\$ 386,893		
Building 2 - Bus Wash & Facilities Maintenance	HVAC	Make-Up Air Unit	D3055	MUA or MAU, 2000 to 6000 CFM	Throughout building	3404374		3	1 EA	\$ 44,935.28	\$ 44,935.28	\$ 134,805.83						
Building 2 - Bus Wash & Facilities Maintenance	HVAC	HVAC System	D3055	Ductwork, Low Density	Throughout building	3404362		3	6,600 SF	\$ 2.57	\$ 16,947.02	\$ 50,841.05						
Building 2 - Bus Wash & Facilities Maintenance	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3404354		2	1 EA	\$ 9,628.99	\$ 9,628.99	\$ 19,257.98						
Building 2 - Bus Wash & Facilities Maintenance	HVAC	Make-Up Air Unit	D3055	MUA or MAU, 4000 CFM	Mezzanine	3404345		3	1 EA	\$ 44,935.28	\$ 44,935.28	\$ 134,805.83						
Building 2 - Bus Wash & Facilities Maintenance	HVAC	Air Blower	D3063	Air Dryer	Throughout building	3404332		3	6 EA	\$ 3,851.60	\$ 23,109.57	\$ 69,328.71	\$ 139,556	2.93	3	\$ 409,039		
Building 2 - Bus Wash & Facilities Maintenance	Fire Protection	Fire Suppression System	D4011	Existing Sprinkler Heads, by SF	Throughout building	3404329		3	6,600 SF	\$ 1.93	\$ 12,710.26	\$ 38,130.79	\$ 12,710	3.00	3	\$ 38,131		
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Interior Lighting System	D5045	Full Upgrade, Medium Density & Standard Fixtures	Throughout building	3404371		3	6,600 SF	\$ 10.27	\$ 67,788.07	\$ 203,364.22						
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Switchboard	D5021	277/480 V	Hallway	3404342		3	1 EA	\$ 44,935.28	\$ 44,935.28	\$ 134,805.83						
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Fire Alarm System	D7051	Full System Upgrade, Simple Addressable	Throughout building	3404373		3	6,600 SF	\$ 2.57	\$ 16,947.02	\$ 50,841.05						
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Standard Fixture w/ Lamp	D5045	any type, w/ LED Replacement	Building exterior	3404339		3	13 EA	\$ 243.93	\$ 3,171.15	\$ 9,513.44						
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Hallway	3404370		3	1 EA	\$ 9,757.37	\$ 9,757.37	\$ 29,272.12						
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Throughout building	3404336		3	6,600 SF	\$ 3.21	\$ 21,183.77	\$ 63,551.32						
Building 2 - Bus Wash & Facilities Maintenance	Electrical	Fire Alarm Panel	D7051	Multiplex	Office	3404372		3	1 EA	\$ 5,135.46	\$ 5,135.46	\$ 15,406.38	\$ 168,918	3.00	3	\$ 506754.36		
Building 2 - Bus Wash & Facilities Maintenance	Equipment	Residential Appliances	E1061	Refrigerator	Throughout building	3404333		3	1 EA	\$ 770.32	\$ 770.32	\$ 2,310.96						
Building 2 - Bus Wash & Facilities Maintenance	Equipment	Bus Washing Equipment	E1032	Bus Washing Equipment	Throughout building	3404340		3	1 EA	\$ 56,490.06	\$ 56,490.06	\$ 169,470.18						
Building 2 - Bus Wash & Facilities Maintenance	Equipment	Residential Appliances	E1061	Washer/Dryer Combo Unit	Utility closet	3404377		3	1 EA	\$ 1,797.41	\$ 1,797.41	\$ 5,392.23	\$ 59,058	3.00	3	\$ 177,173		

TERM Rating Calculation Sheet Building 3 - Fuel House

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Building 3 - Fuel House	Substructure	Slab-on-Grade	A4021	Concrete, Structural w/ Integral Perimeter Footings	Throughout building	3404272	4	4,800	SF	\$ 20.54	\$ 98,600.83	\$ 394,403.33						
Building 3 - Fuel House	Substructure	Slab-on-Grade	A4011	Footings	Site	3404292	4	4,000	SF	\$ 17.97	\$ 71,896.44	\$ 287,585.76	\$ 170,497	4.00	4	\$ 681,989		
Building 3 - Fuel House	Site	Pump	G3063	Gasoline Fuel Dispenser	Garage	3404309	3	3	EA	\$ 14,379.29	\$ 43,137.86	\$ 129,413.59						
Building 3 - Fuel House	Site	Pump	G3063	Gasoline Fuel Dispenser	Garage	3404260	3	1	EA	\$ 14,379.29	\$ 14,379.29	\$ 43,137.86						
Building 3 - Fuel House	Site	Storm Drainage System	G3032	Inlets & Underground Piping, All-Inclusive	Site	3404270	3	300	LF	\$ 449.35	\$ 134,805.83	\$ 404,417.48						
Building 3 - Fuel House	Site	Natural Gas Compressor System	B2059	300 HP, Enclosure	Site	3404253	3	3	EA	\$ 314,225.96	\$ 942,677.88	\$ 2,828,033.63	\$ 3,523,506	3.07	3	\$ 10,803,860		
Building 3 - Fuel House	Shell	Window	B2021	Steel, 16-25 SF	Building exterior	3404308	3	4	EA	\$ 2,182.57	\$ 8,730.28	\$ 26,190.85						
Building 3 - Fuel House	Shell	Exterior Door	B2051	Steel, Standard	Building exterior	3404251	3	5	EA	\$ 770.32	\$ 3,851.60	\$ 11,554.79						
Building 3 - Fuel House	Shell	Roof Structure	B1021	Pitched, Wood Rafters	Roof	3404269	4	4,800	SF	\$ 26.96	\$ 129,413.59	\$ 517,654.37				3.09	3	
Building 3 - Fuel House	Shell	Roofing	B3015	Modified Bitumen	Roof	3404248	3	4,800	SF	\$ 12.84	\$ 61,625.52	\$ 184,876.56						
Building 3 - Fuel House	Shell	Awning	B2083	Fabric, per SF of awning	Building exterior	3404290	2	250	SF	\$ 10.27	\$ 2,567.73	\$ 5,135.46						
Building 3 - Fuel House	Shell	Exterior Walls	B2012	Concrete Block (CMU), 1-2 Story Building	Throughout building	3404293	4	4,200	SF	\$ 25.68	\$ 107,844.66	\$ 431,378.64						
Building 3 - Fuel House	Shell	Exterior Walls	B2011	Painted surface, 1-2 Story Building Supply & Sanitary, Medium Density (excludes fixtures)	Building exterior	3404254	3	5,000	SF	\$ 3.85	\$ 19,257.98	\$ 57,773.93	\$ 1,275,969	3.18	3	\$ 4,062,598		
Building 3 - Fuel House	Plumbing	Plumbing System	D2014	(excludes fixtures)	Throughout building	3404284	3	4,000	SF	\$ 14.12	\$ 56,490.06	\$ 169,470.18						
Building 3 - Fuel House	Plumbing	Emergency Plumbing Fixtures	D2016	Eye Wash & Shower Station	Throughout building	3404316	3	1	EA	\$ 2,952.89	\$ 2,952.89	\$ 8,858.67						
Building 3 - Fuel House	Plumbing	Toilet	D2016	Commercial Water Closet	Restrooms	3404294	3	3	EA	\$ 1,669.02	\$ 5,007.07	\$ 15,021.22						
Building 3 - Fuel House	Plumbing	CNG Storage Tank	D2063	12,200 SFG @ 5,500 PSIG	Site	3404288	3	9	EA	\$ 48,345.22	\$ 435,106.98	\$ 1,305,320.95						
Building 3 - Fuel House	Plumbing	Water Heater	D2012	Electric, Residential	Utility closet	3404271	3	1	EA	\$ 1,155.48	\$ 1,155.48	\$ 3,466.44						
Building 3 - Fuel House	Plumbing	Air Compressor	D2061	Tank-Style	Utility closet	3404274	3	1	EA	\$ 20,413.45	\$ 20,413.45	\$ 61,240.36						
Building 3 - Fuel House	Plumbing	Fuel Station	D2063	Natural Gas / CNG, Single Stall / Rack	Garage	3404313	3	4	EA	\$ 9,824.13	\$ 39,296.54	\$ 117,889.62						
Building 3 - Fuel House	Plumbing	Urinal	D2016	Standard	Restrooms	3404279	3	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 4,236.75						
Building 3 - Fuel House	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Single-Level	Restrooms	3404300	3	1	EA	\$ 1,540.64	\$ 1,540.64	\$ 4,621.91						
Building 3 - Fuel House	Plumbing	Supplemental Components	D2061	Compressed Air Dryer, Process Support	Utility closet	3404281	3	1	EA	\$ 7,189.64	\$ 7,189.64	\$ 21,568.93						
Building 3 - Fuel House	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Restrooms	3404317	3	3	EA	\$ 1,925.80	\$ 5,777.39	\$ 17,332.18						
Building 3 - Fuel House	Plumbing	Dehydrator	D2061	Natural Gas	Site	3404273	3	1	EA	\$ 91,976.09	\$ 91,976.09	\$ 275,928.27						
Building 3 - Fuel House	Plumbing	Air Compressor	D2061	Tank-Style	Utility closet	3404267	3	1	EA	\$ 20,413.45	\$ 20,413.45	\$ 61,240.36	\$ 688,732	3.00	3	\$ 2,066,196		
Building 3 - Fuel House	Interiors	Flooring	C2031	any surface, w/ Paint or Sealant	Throughout building	3404299	3	1,500	SF	\$ 1.93	\$ 2,888.70	\$ 8,666.09						
Building 3 - Fuel House	Interiors	Toilet Partitions	C1094	Plastic/Laminate	Restrooms	3404295	3	3	EA	\$ 962.90	\$ 2,888.70	\$ 8,666.09						
Building 3 - Fuel House	Interiors	Suspended Ceilings	C1071	Hard Tile, Replacement w/ ACT	Restrooms	3404301	3	300	SF	\$ 4.49	\$ 1,348.06	\$ 4,044.17						
Building 3 - Fuel House	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Throughout building	3404249	3	1,500	SF	\$ 4.49	\$ 6,740.29	\$ 20,220.87						
Building 3 - Fuel House	Interiors	Flooring	C2032	Ceramic Tile	Restrooms	3404252	3	300	SF	\$ 23.11	\$ 6,932.87	\$ 20,798.61						
Building 3 - Fuel House	Interiors	Wall Finishes	C2017	any surface	Throughout building	3404263	3	3,000	SF	\$ 1.93	\$ 5,777.39	\$ 17,332.18						
Building 3 - Fuel House	Interiors	Ceiling Finishes	C2052	Metal	Garage	3404282	3	2,500	SF	\$ 38.52	\$ 96,289.88	\$ 288,869.63						
Building 3 - Fuel House	Interiors	Interior Door	C1031	Steel, Standard	Throughout building	3404261	3	3	EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87						
Building 3 - Fuel House	Interiors	Casework	E2013	Cabinetry Hardwood High-End	Throughout building	3404318	3	20	LF	\$ 641.93	\$ 12,839	\$ 38,516						
Building 3 - Fuel House	Interiors	Casework	E2013	Countertop, Plastic Laminate	Throughout building	3404298	3	40	LF	\$ 64.19	\$ 2,568	\$ 7,703	\$ 140,583	3.00	3	\$ 421,750		
Building 3 - Fuel House	HVAC	Storage Tank	D3015	Fuel, Interior	Site	3404257	3	6	EA	\$ 89,870.55	\$ 539,223.30	\$ 1,617,669.90						
Building 3 - Fuel House	HVAC	Storage Tank	D3015	Fuel, Interior	Site	3404297	3	1	EA	\$ 8,473.51	\$ 8,473.51	\$ 25,420.53						
Building 3 - Fuel House	HVAC	Exhaust Fan	D3063	Centrifugal, 36"Damper	Garage	3404312	3	2	EA	\$ 7,189.64	\$ 14,379.29	\$ 43,137.86						
Building 3 - Fuel House	HVAC	Storage Tank	D3015	Fuel, Interior	Site	3404296	3	1	EA	\$ 44,935.28	\$ 44,935.28	\$ 134,805.83						
Building 3 - Fuel House	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3404266	3	1	EA	\$ 8,345.12	\$ 8,345.12	\$ 25,035.37	\$ 615,357	3.00	3	\$ 1,846,069		
Building 3 - Fuel House	Fire Protection	Fire Extinguisher	D4033	Type ABC, up to 20 LB	Throughout building	3507213	2	7	EA	\$ 192.58	\$ 1,348.06	\$ 2,696.12						
Building 3 - Fuel House	Fire Protection	Fire Suppression System	D4011	Existing Sprinkler Heads, by SF	Throughout building	3404314	3	4,000	SF	\$ 1.93	\$ 7,703.19	\$ 23,109.57	\$ 9,051	2.85	3	\$ 25,806		
Building 3 - Fuel House	Electrical	Security/Surveillance System	D7031	Full System Upgrade, Average Density	Throughout building	3404286	3	4,000	SF	\$ 2.57	\$ 10,270.92	\$ 30,812.76						
Building 3 - Fuel House	Electrical	Standard Fixture w/ Lamp	D5045	any type, w/ LED Replacement	Building exterior	3404259	3	5	EA	\$ 282.45	\$ 1,412.25	\$ 4,236.75						
Building 3 - Fuel House	Electrical	Interior Lighting System	D5045	Full Upgrade, Medium Density & Standard Fixtures	Throughout building	3404275	3	4,000	SF	\$ 10.27	\$ 41,083.68	\$ 123,251.04						
Building 3 - Fuel House	Electrical	Fire Alarm System	D7051	Addressable Wiring & Switches, Average or Low Density/Complexity	Throughout building	3404310	3	4,000	SF	\$ 3.85	\$ 15,406.38	\$ 46,219.14						
Building 3 - Fuel House	Electrical	Electrical System	D5031	Density/Complexity	Throughout building	3404289	3	4,000	SF	\$ 3.21	\$ 12,838.65	\$ 38,515.95						
Building 3 - Fuel House	Electrical	Automatic Transfer Switch	D5017	ATS	Site	3404305	3	1	EA	\$ 51,354.60	\$ 51,354.60	\$ 154,063.80						
Building 3 - Fuel House	Electrical	Automatic Transfer Switch	D5017	ATS	Site	3404265	3	1	EA	\$ 51,354.60	\$ 51,354.60	\$ 154,063.80						
Building 3 - Fuel House	Electrical	Generator	D5011	Diesel	Site	3404264	3	1	EA	\$ 359,482.20	\$ 359,482.20	\$ 1,078,446.60						
Building 3 - Fuel House	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Utility closet	3404262	3	1	EA	\$ 8,601.90	\$ 8,601.90	\$ 25,805.69						
Building 3 - Fuel House	Electrical	Distribution Panel	D5023	120/208 V	Utility closet	3404311	3	1	EA	\$ 2567.73	\$ 2,568	\$ 7,703						
Building 3 - Fuel House	Electrical	Automatic Transfer Switch	D5017	ATS	Site	3404307	3	1	EA	\$ 38515.95	\$ 38,516	\$ 115,548						
Building 3 - Fuel House	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Utility closet	3404278	3	1	EA	\$ 8601.9	\$ 8,602	\$ 25,806	\$ 601,491	3.00	3	\$ 1,804,472		

TERM Rating Calculation Sheet Adminstrative Offices

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection			Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
							Assigned TERM	Quantity	Unit									
Administrative Offices	Substructure	Slab-on-Grade	A4011	Concrete	Throughout building	3493945	4	36,987	SF	\$ 17.97	\$ 664,808.41	\$ 2,659,233.63				3.56	4	
Administrative Offices	Substructure	Structural Framing	B1011	Steel Columns & Beams, 1-2 Story Building	Throughout building	3422066	4	36,987	SF	\$ 44.94	\$ 1,662,021.02	\$ 6,648,084.07						
Administrative Offices	Substructure	Roof Structure	B1021	Flat, Metal Deck Over Steel Beams	Roof	3422098	4	36,987	SF	\$ 38.52	\$ 1,424,589.44	\$ 5,698,357.77						
Administrative Offices	Substructure	Structural Framing	B1011	Masonry (CMU) Bearing Walls, 1-2 Story Building	Throughout building	3422116	4	36,900	SF	\$ 35.95	\$ 1,326,489.32	\$ 5,305,957.27	\$ 5,077,908.19	4	4	\$ 20,311,633		
Administrative Offices	Site	Pole Light Fixture w/ Lamps	G4051	any type 20' High, w/ LED Replacement	Site	3422111	3	6	EA	\$ 5,392.23	\$ 32,353.40	\$ 97,060.19						
Administrative Offices	Site	Retaining Wall	G2066	Concrete Cast-in-Place	Site	3422109	3	125	SF	\$ 166.90	\$ 20,862.81	\$ 62,588.42						
Administrative Offices	Site	Fences & Gates	G2062	Fence, Chain Link 6'	Site	3422108	3	750	LF	\$ 26.96	\$ 20,220.87	\$ 60,662.62						
Administrative Offices	Site	Signage	G2063	Property, Monument	Site	3422132	3	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 11,554.79						
Administrative Offices	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3422048	3	95,000	SF	\$ 4.49	\$ 426,885.11	\$ 1,280,655.34						
Administrative Offices	Site	Site Walkway Fixture w/ Lamp	G4051	Bollard Style	Site	3422130	3	3	EA	\$ 1,155.48	\$ 3,466.44	\$ 10,399.31						
Administrative Offices	Site	Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Site	3422069	3	2	EA	\$ 8,730.28	\$ 17,460.56	\$ 52,381.69						
Administrative Offices	Site	Sidewalk	G2031	Concrete, Large Areas	Site	3422056	4	3,000	SF	\$ 11.55	\$ 34,664.36	\$ 138,657.42						
Administrative Offices	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3422126	3	95,000	SF	\$ 0.58	\$ 54,885.23	\$ 164,655.69						
Administrative Offices	Site	Parking Lots	G2028	Access Control Equipment, Barrier Gate & Controller	Site	3422084	3	2	EA	\$ 8,345.12	\$ 16,690.25	\$ 50,070.74	\$ 631,340.63	3.05	3	\$ 1,928,686		
Administrative Offices	Shell	Roofing	B3015	Modified Bitumen	Roof	3422124	3	21,000	SF	\$ 12.84	\$ 269,611.65	\$ 808,834.95						
Administrative Offices	Shell	Exterior Walls	B2011	any painted surface, 1-2 Story Building	Building Exterior	3422079	2	2,000	SF	\$ 3.85	\$ 7,703.19	\$ 15,406.38						
Administrative Offices	Shell	Exterior Door	B2051	Steel, Standard	Building Exterior	3422129	3	1	EA	\$ 770.32	\$ 770.32	\$ 2,310.96						
Administrative Offices	Shell	Exterior Walls	B2012	Concrete Cast-in-Place, 1-2 Story Building	Building exterior	3422100	4	11,000	SF	\$ 37.23	\$ 409,552.94	\$ 1,638,211.74						
Administrative Offices	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Roof	3422044	3	1	EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07						
Administrative Offices	Shell	Exterior Walls	B2011	Stone, 1-2 Story Building	Building Exterior	3422075	4	2,500	SF	\$ 70.61	\$ 176,531.44	\$ 706,125.75						
Administrative Offices	Shell	Exterior Door	B2051	Aluminum-Framed & Glazed, Standard Swing	Building exterior	3422073	3	12	EA	\$ 1,669.02	\$ 20,028.29	\$ 60,084.88						
Administrative Offices	Shell	Window	B2021	Aluminum Double-Glazed, 28-40 SF	Building exterior	3422080	3	154	EA	\$ 1,604.83	\$ 247,144.01	\$ 741,432.04						
Administrative Offices	Shell	Window	B2021	Aluminum Double-Glazed, 16-25 SF	Building exterior	3422050	3	345	EA	\$ 1,219.67	\$ 420,786.75	\$ 1,262,360.26	\$ 1,553,797.61	3.37	3.00	\$ 5,239,774		
Administrative Offices	Plumbing	Sink/Lavatory	D2016	Vanity Top, Solid Surface or Vitreous China	Restrooms	3422081	3	16	EA	\$ 1,412.25	\$ 22,596.02	\$ 67,788.07						
Administrative Offices	Plumbing	Plumbing System	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Throughout building	3422068	3	36,987	SF	\$ 14.12	\$ 522,349.46	\$ 1,567,048.39						
Administrative Offices	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	Throughout building	3422084	3	2	EA	\$ 1,027.09	\$ 2,054.18	\$ 6,162.55						
Administrative Offices	Plumbing	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Kitchen	3422094	3	2	EA	\$ 1,540.64	\$ 3,081.28	\$ 9,243.83						
Administrative Offices	Plumbing	Urinal	D2016	Standard	Restrooms	3422120	3	9	EA	\$ 1,412.25	\$ 12,710.26	\$ 38,130.79						
Administrative Offices	Plumbing	Shower	D2016	Ceramic Tile	Restrooms	3422095	3	4	EA	\$ 3,209.66	\$ 12,838.65	\$ 38,515.95						
Administrative Offices	Plumbing	Water Heater	D2012	Electric, Commercial (120 kW)	Utility closet	3422083	4	1	EA	\$ 77,031.90	\$ 77,031.90	\$ 308,127.60						
Administrative Offices	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Single-Level	Restrooms	3422103	3	1	EA	\$ 1,540.64	\$ 1,540.64	\$ 4,621.91						
Administrative Offices	Plumbing	Toilet	D2016	Commercial Water Closet	Restrooms	3422065	3	18	EA	\$ 1,669.02	\$ 30,042.44	\$ 90,127.32	\$ 684,244.83	3.11	3.00	\$ 2,129,766		
Administrative Offices	Interiors	Wall Finishes	C2011	Ceramic Tile	Restrooms	3422113	3	2,000	SF	\$ 23.11	\$ 46,219.14	\$ 138,657.42						
Administrative Offices	Interiors	Interior Door	C1031	Steel, Fire-Rated at 90 Minutes or Over	Throughout building	3422070	3	9	EA	\$ 1,219.67	\$ 10,977.05	\$ 32,931.14						
Administrative Offices	Interiors	Flooring	C2032	Ceramic Tile	Restrooms	3422096	3	500	SF	\$ 23.11	\$ 11,554.79	\$ 34,664.36						
Administrative Offices	Interiors	Lockers	C1097	Steel-Baked Enamel, 12" W x 15" D x 72" H	Throughout building	3422047	3	365	EA	\$ 641.93	\$ 234,305.36	\$ 702,916.09						
Administrative Offices	Interiors	Flooring	C2035	Vinyl Sheetting	Throughout building	3422117	3	200	SF	\$ 8.99	\$ 1,797.41	\$ 5,392.23						
Administrative Offices	Interiors	Toilet Partitions	C1094	Plastic/Laminate	Restrooms	3422060	3	18	EA	\$ 962.90	\$ 17,332.18	\$ 51,996.53						
Administrative Offices	Interiors	Flooring	C2035	Vinyl Tile (VCT)	Utility closet	3422106	3	200	SF	\$ 6.42	\$ 1,283.87	\$ 3,851.60						
Administrative Offices	Interiors	Flooring	C2035	Vinyl Sheetting	Downstairs	3422123	4	10,000	SF	\$ 8.99	\$ 89,870.55	\$ 359,482.20						
Administrative Offices	Interiors	Flooring	C2035	Rubber Tile	Throughout building	3422054	3	1,000	SF	\$ 11.55	\$ 11,554.79	\$ 34,664.36						
Administrative Offices	Interiors	Flooring	C2037	Carpet, Commercial Standard	Throughout building	3422085	3	23,000	SF	\$ 9.63	\$ 221,466.71	\$ 664,400.14						
Administrative Offices	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Throughout building	3422131	5	36,000	SF	\$ 4.49	\$ 161,766.99	\$ 808,834.95						
Administrative Offices	Interiors	Flooring	C2036	Terrazzo	Restrooms	3422090	4	1,000	SF	\$ 17.97	\$ 17,974.11	\$ 71,896.44						
Administrative Offices	Interiors	Interior Door	C1031	Aluminum-Framed & Glazed, Standard Swing	Throughout building	3422074	3	1	EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07						
Administrative Offices	Interiors	Wall Finishes	C2017	any surface	Throughout building	3422078	3	75,000	SF	\$ 1.93	\$ 144,434.81	\$ 433,304.44						
Administrative Offices	Interiors	Interior Door	C1031	Wood, Solid-Core	Throughout building	3422043	3	63	EA	\$ 898.71	\$ 56,618.45	\$ 169,855.34						
Administrative Offices	Interiors	Casework	E2013	Cabinetry Hardwood High-End	Throughout building	3422063	3	140	LF	\$ 641.93	\$ 89,870.55	\$ 269,611.65						
Administrative Offices	Interiors	Casework	E2013	Countertop, Natural Stone	Kitchen	3422107	4	20	LF	\$ 160.48	\$ 3,209.66	\$ 12,838.65						
Administrative Offices	Interiors	Casework	E2013	Countertop, Plastic Laminate	Kitchen	3422067	3	120	LF	\$ 64.19	\$ 7,703.19	\$ 23,109.57	\$ 1,129,608.63	3.38	3.00	\$ 3,823,414		
Administrative Offices	HVAC	Unit Heater	D3027	Electric	Penthouse	3422087	3	1	EA	\$ 2,310.96	\$ 2,310.96	\$ 6,932.87						
Administrative Offices	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3422110	3	2	EA	\$ 96,289.88	\$ 192,579.75	\$ 577,739.25						
Administrative Offices	HVAC	Split System Ductless	D3037	Single Zone	Server room	3422062	3	2	EA	\$ 6,162.55	\$ 12,325.10	\$ 36,975.31						
Administrative Offices	HVAC	Variable Air Volume Unit	D3055	VAV Box, 801 to 1300 CFM	Throughout building	3494409	3	20	EA	\$ 8,345.12	\$ 166,902.45	\$ 500,707.35						
Administrative Offices	HVAC	HVAC System	D3055	Ductwork, Medium Density	Throughout building	3422057	3	36,987	SF	\$ 5.14	\$ 189,945.26	\$ 569,835.78						
Administrative Offices	HVAC	HVAC System	D3051	Hydronic Piping, 2-Pipe	Throughout building	3494006	3	25,000	SF	\$ 6.42	\$ 160,483.13	\$ 481,449.38						
Administrative Offices	HVAC	Split System Ductless	D3037	Single Zone	Roof	3422125	3	1	EA	\$ 7,831.58	\$ 7,831.58	\$ 23,494.73						
Administrative Offices	HVAC	Chiller	D3031	Air-Cooled	Roof	3422088	3	1	EA	\$ 36,333.38	\$ 36,333.38	\$ 109,000.14						
Administrative Offices	HVAC	Air Handler	D3055	Interior AHU, Easy/Moderate Access	Server room	3422099	3	1	EA	\$ 62,909.39	\$ 62,909.39	\$ 188,728.16						
Administrative Offices	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3422122	3	1	EA	\$ 38,515.95	\$ 38,515.95	\$ 115,547.85	\$ 870,136.95	3.00	3.00	\$ 2,610,411		
Administrative Offices	Fire Protection	Fire Suppression System	D4011	Existing Sprinkler Heads, by SF	Throughout building	3422049	3	36,987	SF	\$ 1.93	\$ 71,229.47	\$ 213,688.42						
Administrative Offices	Fire Protection	Fire Suppression System	D4015	Server Rooms, Special/Chemical/Clean Agent	Server room	3422114	3	100	SF	\$ 77.03	\$ 7,703.19	\$ 23,109.57	\$ 78,932.66	3.00	3.00	\$ 236,798		
Administrative Offices	Equipment	Residential Appliances	E1061	Refrigerator, 14 to 18 CF	Kitchen	3422059	3	1	EA	\$ 770.32	\$ 770.32	\$ 2,310.96						
Administrative Offices	Equipment	Foodservice Equipment	E1038	Icemaker, Tabletop	Kitchen	3422046	3	1	EA	\$ 3,209.66	\$ 3,209.66	\$ 9,628.99						
Administrative Offices	Equipment	Foodservice Equipment	E1038	Walk-In, Condenser for Refrigerator/Freezer	Kitchen	3422061	3	1	EA	\$ 8,088.35	\$ 8,088.35	\$ 24,265.05						
Administrative Offices	Equipment	Residential Appliances	E1061	Refrigerator, 14 to 18 CF	Kitchen	3422112	3	2	EA	\$ 770.32	\$ 1,540.64	\$ 4,621.91	\$ 13,608.97	3.00	3.00	\$ 40,827		
Administrative Offices	Electrical	Supplemental Components	D5023	Circuit Breaker/Disconnect, 400 AMP	Building exterior	3422077	3	1	EA	\$ 7,703.19	\$ 7,703.19	\$ 23,109.57						
Administrative Offices	Electrical	Distribution Panel	D5023	277/480 V	Utility closet	3422093	3	2	EA	\$ 6,804.48	\$ 13,608.97	\$ 40,826.91						
Administrative Offices	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Server room	3422052	3	1	EA	\$ 6,932.87	\$ 6,932.87	\$ 20,798.61						

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Administrative Offices	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Throughout building	3422053	3	36,987	SF	\$ 3.21	\$ 118,715.79	\$ 356,147.36						
Administrative Offices	Electrical	Variable Frequency Drive	D5039	VFD, by HP of Motor	Server room	3422089	3	1	EA	\$ 11,298.01	\$ 11,298.01	\$ 33,894.04						
Administrative Offices	Electrical	Interior Lighting System	D5045	Full Upgrade, Medium Density & Standard Fixtures	Throughout building	3422072	3	36,987	SF	\$ 10.27	\$ 379,890.52	\$ 1,139,671.55						
Administrative Offices	Electrical	Generator	D5011	Diesel	Site	3422055	3	1	EA	\$ 110,412.39	\$ 110,412.39	\$ 331,237.17						
Administrative Offices	Electrical	Fire Alarm System	D7051	Full System Upgrade, Simple Addressable	Throughout building	3422071	3	36,987	SF	\$ 2.57	\$ 94,972.63	\$ 284,917.89						
Administrative Offices	Electrical	Variable Frequency Drive	D5039	VFD, by HP of Motor	Server room	3422058	3	1	EA	\$ 18,872.82	\$ 18,872.82	\$ 56,618.45						
Administrative Offices	Electrical	Standard Fixture w/ Lamp	D5045	any type, w/ LED Replacement	Building exterior	3422045	3	3	EA	\$ 243.93	\$ 731.80	\$ 2,195.41						
Administrative Offices	Electrical	Fire Alarm Panel	D7051	Multiplex	Server room	3422105	3	1	EA	\$ 5,135.46	\$ 5,135.46	\$ 15,406.38						
Administrative Offices	Electrical	Secondary Transformer	D5021	Dry, Stepdown	Electrical room	3422128	3	1	EA	\$ 20,541.84	\$ 20,541.84	\$ 61,625.52	\$ 1,065,070.67	3.00	3.00	\$ 3,195,212		
Administrative Offices	Conveyance	Passenger Elevator	D1011	Hydraulic, 2 Floors	Elevator	3422102	4	1	EA	\$ 70,612.58	\$ 70,612.58	\$ 282,450.30						
Administrative Offices	Conveyance	Elevator Controls	D1011	Automatic, 1 Car	Elevator	3422104	4	1	EA	\$ 6,419.33	\$ 6,419.33	\$ 25,677.30						
Administrative Offices	Conveyance	Elevator Cab Finishes	D1011	Standard	Elevator	3422097	4	1	EA	\$ 11,554.79	\$ 11,554.79	\$ 46,219.14	\$ 88,586.70	4.00	4.00	\$ 354,347		

TERM Rating Calculation Sheet Safety and Training Facility

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection				Asset Replacement Cost (2021 Dollars)	Asset Replacement Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating			
							Assigned TERM Scale	Quantity	Unit	Unit Cost											
Safety & Training Facility	Substructure	Exterior Wall	A2019	any type, Waterproofing of Exterior Face	East wall	3432218	2	1,100	SF	\$ 11.55	\$	12,710.26	\$	25,420.53			3.49	3			
Safety & Training Facility	Substructure	Foundation System	A1011	Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building	Throughout building	3432203	4	490	LF	\$ 154.06	\$	75,491.26	\$	301,965.05							
Safety & Training Facility	Substructure	Roof Structure	B1021	Flat, Metal Deck Over Bar Joists	Utility closet	3432231	4	13,500	SF	\$ 35.95	\$	485,300.97	\$	1,941,203.88							
Safety & Training Facility	Substructure	Stair Treads	B1081	Raised Rubber Tile	Throughout building	3432199	3	400	SF	\$ 12.84	\$	5,135.46	\$	15,406.38							
Safety & Training Facility	Substructure	Structural Framing	B1011	Concrete Cast-in-Place, 1-2 Story Building	Throughout building	3432275	4	26,500	SF	\$ 43.65	\$	1,156,762.37	\$	4,627,049.46	\$	1,735,400.32	\$	3.98	4	\$	6,911,045
Safety & Training Facility	Site	Parking Lots	G2021	Pavement, Concrete	Site	3432238	4	194,000	SF	\$ 11.55	\$	2,241,628.29	\$	8,966,513.16							
Safety & Training Facility	Site	Parking Lots	G2028	Access Control Equipment, Barrier Gate & Controller	Site	3432227	3	3	EA	\$ 8,345.12	\$	25,035.37	\$	75,106.10							
Safety & Training Facility	Site	Pole Light Fixture w/ Lamps	G4051	any type 20' High, w/ LED Replacement	Site	3432217	3	14	EA	\$ 5,392.23	\$	75,491.26	\$	226,473.79							
Safety & Training Facility	Site	Park Bench	G2062	Metal Powder-Coated	Site	3432237	3	3	EA	\$ 898.71	\$	2,696.12	\$	8,088.35							
Safety & Training Facility	Site	Fences & Gates	G2062	Fence, Chain Link 8'	Site	3432250	3	1,500	LF	\$ 32.10	\$	48,144.94	\$	144,434.81	\$	2,392,995.98	\$	3.94	4	\$	9,420,616
Safety & Training Facility	Shell	Curtain Wall	B2014	Aluminum-Framed System	Building Exterior	3432202	3	2,000	SF	\$ 141.23	\$	282,450.30	\$	847,350.90							
Safety & Training Facility	Shell	Roofing	B3015	Single-Ply Membrane, TPO/PVC	Roof	3432267	3	13,500	SF	\$ 21.83	\$	294,647.02	\$	883,941.05							
Safety & Training Facility	Shell	Exterior Walls	B2012	Concrete Cast-in-Place, 1-2 Story Building	Building exterior	3432233	3	11,000	SF	\$ 37.23	\$	409,552.94	\$	1,228,658.81							
Safety & Training Facility	Shell	Exterior Walls	B2011	Steel, 1-2 Story Building	Building Exterior	3432264	3	2,000	SF	\$ 61.63	\$	123,251.04	\$	369,753.12							
Safety & Training Facility	Shell	Window	B2021	Aluminum Double-Glazed, 16-25 SF	Building exterior	3432269	3	123	EA	\$ 1,219.67	\$	150,019.63	\$	450,058.88							
Safety & Training Facility	Shell	Exterior Door	B2051	Steel, Standard	Building Exterior	3432222	3	1	EA	\$ 770.32	\$	770.32	\$	2,310.96							
Safety & Training Facility	Shell	Awning	B2083	Metal, per SF of awning	Building exterior	3432224	3	230	SF	\$ 19.26	\$	4,429.33	\$	13,288.00							
Safety & Training Facility	Shell	Exterior Door	B2051	Aluminum-Framed & Glazed, Standard Swing	Building exterior	3432246	3	14	EA	\$ 1,669.02	\$	23,366.34	\$	70,099.03							
Safety & Training Facility	Shell	Overhead/Dock Door	B2053	Aluminum, 12'x12' (144 SF)	Building Exterior	3432200	3	1	EA	\$ 5,649.01	\$	5,649.01	\$	16,947.02	\$	1,294,135.93	\$	3.00	3	\$	3,882,408
Safety & Training Facility	Plumbing	Sink/Lavatory	D2016	Commercial Kitchen, 3-Bowl	Kitchen	3432276	3	1	EA	\$ 3,209.66	\$	3,209.66	\$	9,628.99							
Safety & Training Facility	Plumbing	Water Heater	D2012	Electric, Residential	1st Utility closet	3432201	3	1	EA	\$ 1,155.48	\$	1,155.48	\$	3,466.44							
Safety & Training Facility	Plumbing	Urinal	D2016	Standard	Restrooms	3432266	3	4	EA	\$ 1,412.25	\$	5,649.01	\$	16,947.02							
Safety & Training Facility	Plumbing	Backflow Preventer	D2014	Domestic Water, 4 IN	Utility room	3432322	3	1	EA	\$ 8,473.51	\$	8,473.51	\$	25,420.53							
Safety & Training Facility	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Restrooms	3432253	3	6	EA	\$ 1,925.80	\$	11,554.79	\$	34,664.36							
Safety & Training Facility	Plumbing	Toilet	D2016	Commercial Water Closet	Restrooms	3432208	3	14	EA	\$ 1,669.02	\$	23,366.34	\$	70,099.03							
Safety & Training Facility	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	Utility closet	3432204	3	1	EA	\$ 1,027.09	\$	1,027.09	\$	3,081.28							
Safety & Training Facility	Plumbing	Sink/Lavatory	D2016	Vanity Top, Solid Surface or Vitreous China	Restrooms	3432221	3	4	EA	\$ 1,412.25	\$	5,649.01	\$	16,947.02							
Safety & Training Facility	Plumbing	Supply & Sanitary, Medium Density (excludes fixtures)	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Throughout building	3432261	3	26,500	SF	\$ 14.12	\$	374,246.65	\$	1,122,739.94							
Safety & Training Facility	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Bi-Level	Lobby	3432223	3	1	EA	\$ 1,925.80	\$	1,925.80	\$	5,777.39							
Safety & Training Facility	Plumbing	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Throughout building	3432211	3	6	EA	\$ 1,540.64	\$	9,243.83	\$	27,731.48	\$	445,501.17	\$	3.00	3	\$	1,336,503
Safety & Training Facility	Interiors	Flooring	C2032	Ceramic Tile	Throughout building	3432198	3	2,000	SF	\$ 23.11	\$	46,219.14	\$	138,657.42							
Safety & Training Facility	Interiors	Interior Wall	C1014	Movable Partitions, Fabric 6' Height	Throughout building	3432262	3	80	LF	\$ 37.75	\$	3,019.65	\$	9,058.95							
Safety & Training Facility	Interiors	Flooring	C2031	any surface, w/ Paint or Sealant	Throughout building	3432207	3	500	SF	\$ 1.93	\$	962.90	\$	2,888.70							
Safety & Training Facility	Interiors	Wall Finishes	C2011	Ceramic Tile	Restrooms	3432205	3	2,500	SF	\$ 23.11	\$	57,773.93	\$	173,321.78							
Safety & Training Facility	Interiors	Wall Finishes	C2011	Ceramic Tile	Building Exterior	3432193	3	1,200	SF	\$ 23.11	\$	27,731.48	\$	83,194.45							
Safety & Training Facility	Interiors	Toilet Partitions	C1094	Plastic/Laminate	Restrooms	3432235	3	14	EA	\$ 962.90	\$	13,480.58	\$	40,441.75							
Safety & Training Facility	Interiors	Flooring	C2037	Carpet, Commercial Standard	Throughout building	3432212	4	22,000	SF	\$ 9.63	\$	211,837.73	\$	635,513.16							
Safety & Training Facility	Interiors	Interior Door	C1031	Wood, Solid-Core	Throughout building	3432241	3	53	EA	\$ 898.71	\$	47,631.39	\$	142,894.17							
Safety & Training Facility	Interiors	Interior Door	C1031	Steel, Fire-Rated at 90 Minutes or Over	Throughout building	3432210	3	3	EA	\$ 1,219.67	\$	3,659.02	\$	10,977.05							
Safety & Training Facility	Interiors	Flooring	C2032	Ceramic Tile	Restrooms	3432272	3	2,000	SF	\$ 23.11	\$	46,219.14	\$	138,657.42							
Safety & Training Facility	Interiors	Wall Finishes	C2017	any surface	Throughout building	3432234	3	53,000	SF	\$ 1.93	\$	102,067.27	\$	306,201.80							
Safety & Training Facility	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Throughout building	3432252	3	24,500	SF	\$ 4.49	\$	110,091.42	\$	330,274.27							
Safety & Training Facility	Interiors	Casework	E2013	Cabinetry, Hardwood Standard	Throughout building	3432216	3	80	LF	385.16	\$	\$30,813	\$	92,438							
Safety & Training Facility	Interiors	Casework	E2013	Countertop, Plastic Laminate	Throughout building	3432196	3	80	LF	64.19	\$	\$5,135	\$	15,406	\$	706,641.87	\$	3.30	3	\$	2,331,763
Safety & Training Facility	HVAC	Split System Ductless	D3037	Single Zone	Roof	3432228	3	1	EA	\$ 6,162.55	\$	6,162.55	\$	18,487.66							
Safety & Training Facility	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3432230	3	1	EA	\$ 38,515.95	\$	38,515.95	\$	115,547.85							
Safety & Training Facility	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 24" Damper	Roof	3432257	4	3	EA	\$ 3,851.60	\$	11,554.79	\$	46,219.14							
Safety & Training Facility	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 12" Damper	Roof	3432226	3	1	EA	\$ 1,797.41	\$	1,797.41	\$	5,392.23							
Safety & Training Facility	HVAC	Split System Ductless	D3037	Single Zone	Roof	3432255	3	3	EA	\$ 4,493.53	\$	13,480.58	\$	40,441.75							
Safety & Training Facility	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3432213	3	3	EA	\$ 57,773.93	\$	173,321.78	\$	519,965.33							
Safety & Training Facility	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 10" Damper	Roof	3432273	3	1	EA	\$ 1,540.64	\$	1,540.64	\$	4,621.91							
Safety & Training Facility	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof	3432256	3	1	EA	\$ 32,096.63	\$	32,096.63	\$	96,289.88							
Safety & Training Facility	HVAC	HVAC System	D3055	Ductwork, Medium Density	Throughout building	3432214	3	26,500	SF	5.14	\$	\$136,090	\$	408,269							
Safety & Training Facility	HVAC	BAS/HVAC Controls	D8015	Basic System or Legacy Upgrades	Throughout building	3432206	3	26,500	SF	3.21	\$	\$85,056	\$	255,168	\$	499,616.08	\$	3.02	3	\$	1,510,403
Safety & Training Facility	Fire Protection	Fire Suppression System	D4011	Existing Sprinkler Heads, by SF	Throughout building	3432260	3	26,500	SF	1.93	\$	\$51,034	\$	153,101							
Safety & Training Facility	Fire Protection	Fire Suppression System	D4015	Server Rooms, Special/Chemical/Clean Agent	Electrical room	3432274	3	500	SF	77.03	\$	\$38,516	\$	115,548	\$	89,549.58	\$	3.00	3	\$	268,649
Safety & Training Facility	Equipment	Residential Appliances	E1061	Refrigerator, 14 to 18 CF	Kitchen	3432215	3	3	EA	770.32	\$	\$2,311	\$	6,933							
Safety & Training Facility	Equipment	Residential Appliances	E1061	Range, Electric	Kitchen	3432268	3	1	EA	796	\$	\$796	\$	2,388	\$	3,106.96	\$	3.00	3	\$	9,321
Safety & Training Facility	Electrical	Automatic Transfer Switch	D5017	ATS	Electrical room	3432240	3	1	EA	25677.3	\$	\$25,677	\$	77,032							
Safety & Training Facility	Electrical	Security/Surveillance System	D7031	Full System Upgrade, Average Density	Site	3432248	3	26,500	SF	2.57	\$	\$68,045	\$	204,135							
Safety & Training Facility	Electrical	Fire Alarm System	D7051	Full System Upgrade, Standard Addressable	Throughout building	3432251	3	26,500	SF	3.85	\$	\$102,067	\$	306,202							
Safety & Training Facility	Electrical	Fire Alarm Panel	D7051	Annunciator	Lobby	3432243	3	1	EA	2028.51	\$	\$2,029	\$	6,086							
Safety & Training Facility	Electrical	Fire Alarm Panel	D7051	Multiplex	Electrical room	3432239	3	1	EA	5135.46	\$	\$5,135	\$	15,406							
Safety & Training Facility	Electrical	Generator	D5011	Diesel	Site	3432197	3	1	EA	110412.39	\$	\$110,412	\$	331,237							
Safety & Training Facility	Electrical	Standard Fixture w/ Lamp	D5045	any type, w/ LED Replacement	Building exterior	3432265	3														

TERM Rating Calculation Sheet Vanpool

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset		Asset Rating Num		System		Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating	
											Replacement Cost (2021 Dollars)	x Replacement Cost	Replacement Cost (2021 Dollars)	Replacement Cost (2021 Dollars)								
Vanpool	Substructure	Slab-on-Grade	A4021	Concrete, Structural w/out Footings	Throughout building	3397265	3	11,421	SF	\$ 17.97	\$ 205,282.31	\$ 615,846.93										
Vanpool	Substructure	Structural Framing	B1011	Steel Columns & Beams, 1-2 Story Building	Throughout building	3397268	3	11,421	SF	\$ 44.94	\$ 513,205.78	\$ 1,539,617.33	\$	718,488								
Vanpool	Site	Hydrant	G3013	Site	Site	3397281	3	1	EA	\$ 7,292.35	\$ 7,292.35	\$ 21,877.06						\$	2,155,464			
Vanpool	Site	Lawn Area w/Plantings	G2083	Ground Cover	Site	3397263	2	5,500	SF	\$ 4.49	\$ 24,714.40	\$ 49,428.80										
Vanpool	Site	Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Site	3397273	4	2	EA	\$ 8,730.28	\$ 17,460.56	\$ 69,842.26										
Vanpool	Site	Bollard	G2068	Concrete or Metal	Site	3397244	4	2	EA	\$ 1,283.87	\$ 2,567.73	\$ 10,270.92										
Vanpool	Site	Sidewalk	G2031	Asphalt	Site	3397245	4	1,240	SF	\$ 1.93	\$ 2,387.99	\$ 9,551.96										
Vanpool	Site	Parking Lots	G2022	Curb & Gutter, Concrete	Site	3397296	2	400	LF	\$ 38.52	\$ 15,406.38	\$ 30,812.76										
Vanpool	Site	Exterior Fixture w/ Lamp	G4055	any type, w/ LED Replacement	Building exterior	3397295	4	2	EA	\$ 513.55	\$ 1,027.09	\$ 4,108.37										
Vanpool	Site	Fences & Gates	G2062	Vehicle Gate, Chain Link Manual	Site	3397302	4	1	EA	\$ 2,182.57	\$ 2,182.57	\$ 8,730.28										
Vanpool	Site	Fences & Gates	G2062	Fence, Chain Link 8'	Site	3397235	4	735	LF	\$ 32.10	\$ 23,591.02	\$ 94,364.08										
Vanpool	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3397266	3	27,700	SF	\$ 0.58	\$ 16,003.38	\$ 48,010.13										
Vanpool	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3397262	4	27,700	SF	\$ 4.49	\$ 124,470.71	\$ 497,882.85										
Vanpool	Site	Signage	G2063	Property, Monument	Site	3397237	4	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38										
Vanpool	Site	Fences & Gates	G2062	Vehicle Gate, Chain Link Sliding Electric	Site	3397305	4	1	EA	\$ 6,419.33	\$ 6,419.33	\$ 25,677.30										
Vanpool	Site	Fences & Gates	G2062	Vehicle Gate, Chain Link Manual	Site	3397309	4	1	EA	\$ 2,182.57	\$ 2,182.57	\$ 8,730.28										
Vanpool	Site	Fences & Gates	G2062	Pedestrian Gate, Aluminized Steel	Site	3397259	4	1	EA	\$ 962.90	\$ 962.90	\$ 3,851.60	\$	250,521		3.59			\$	898,545		
Vanpool	Shell	Exterior Door	B2051	Steel, Standard	Building Exterior	3397242	3	3	EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87										
Vanpool	Shell	Awning	B2083	Metal, per SF of awning	Roof	3397279	3	416	SF	\$ 19.26	\$ 8,011.32	\$ 24,033.95										
Vanpool	Shell	Awning	B2083	Metal, per SF of awning	Roof	3397303	3	15	SF	\$ 19.26	\$ 288.87	\$ 866.61										
Vanpool	Shell	Exterior Door	B2051	Aluminum-Framed & Glazed, Standard Swing	Building Exterior	3397285	3	1	EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07										
Vanpool	Shell	Exterior Walls	B2011	Aluminum Siding	Building Exterior	3397278	3	7,360	SF	\$ 8.99	\$ 66,144.72	\$ 198,434.17										
Vanpool	Shell	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittings	Roof	3397240	3	500	LF	\$ 11.55	\$ 5,777.39	\$ 17,332.18										
Vanpool	Shell	Window	B2021	Aluminum Double-Glazed, 16-25 SF	Building Exterior	3397243	3	14	EA	\$ 1,219.67	\$ 17,075.40	\$ 51,226.21										
Vanpool	Shell	Louvers	B2071	Aluminum	Building Exterior	3397284	3	2	EA	\$ 1,245.35	\$ 2,490.70	\$ 7,472.09										
Vanpool	Shell	Roofing	B3011	Metal	Roof	3397288	3	11,421	SF	\$ 16.69	\$ 190,619.29	\$ 571,857.86										
Vanpool	Shell	Overhead/Dock Door	B2053	Aluminum, 12'x12' (144 SF)	Building Exterior	3397310	4	1	EA	\$ 5,649.01	\$ 5,649.01	\$ 22,596.02	\$	300,037		3.02			\$	905,759		
Vanpool	Plumbing	Sink/Lavatory	D2016	Vanity Top, Solid Surface or Vitreous China	Restrooms	3397258	4	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 5,649.01										
Vanpool	Plumbing	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Kitchen	3397255	4	1	EA	\$ 1,540.64	\$ 1,540.64	\$ 6,162.55										
Vanpool	Plumbing	Plumbing System	D2014	Supply & Sanitary, Very Low Density (excludes fixtures)	Throughout building	3397264	3	11,421	SF	\$ 1.28	\$ 14,663.02	\$ 43,989.07										
Vanpool	Plumbing	Urinal	D2016	Standard	Restrooms	3397238	3	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 4,236.75										
Vanpool	Plumbing	Water Heater	D2012	Electric, Residential	Mechanical room	3397297	3	1	EA	\$ 1,155.48	\$ 1,155.48	\$ 3,466.44										
Vanpool	Plumbing	Toilet	D2016	Residential Water Closet	Restrooms	3397249	3	7	EA	\$ 898.71	\$ 6,290.94	\$ 18,872.82	\$	26,475		3.11			\$	82,377		
Vanpool	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Mechanical room	3399415	2	1,000	SF	\$ 4.49	\$ 4,493.53	\$ 8,987.06										
Vanpool	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Restrooms	3397300	4	600	SF	\$ 10.27	\$ 6,162.55	\$ 24,650.21										
Vanpool	Interiors	Wall Finishes	C2017	any surface	Office	3397289	3	4,000	SF	\$ 1.93	\$ 7,703.19	\$ 23,109.57										
Vanpool	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Warehouse	3397286	4	7,200	SF	\$ 4.49	\$ 32,353.40	\$ 129,413.59										
Vanpool	Interiors	Toilet Partitions	C1094	Metal	Restrooms	3397260	3	7	EA	\$ 1,091.29	\$ 7,639.00	\$ 22,916.99										
Vanpool	Interiors	Wall Finishes	C2011	Ceramic Tile	Restrooms	3397239	4	25	SF	\$ 23.11	\$ 577.74	\$ 2,310.96										
Vanpool	Interiors	Flooring	C2035	Vinyl Tile (VCT)	Kitchen	3397248	4	1,000	SF	\$ 6.42	\$ 6,419.33	\$ 25,677.30										
Vanpool	Interiors	Interior Door	C1031	Wood, Solid-Core Decorative High-End w/ Glazing	Office	3397276	4	6	EA	\$ 2,696.12	\$ 16,176.70	\$ 64,706.80										
Vanpool	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Office	3397291	4	2,400	SF	\$ 4.49	\$ 10,784.47	\$ 43,137.86										
Vanpool	Interiors	Warehouse Ceiling Finish	C2051	Exposed Insulation	Roof	3397271	2	11,421	SF	\$ 4.48	\$ 51,173.95	\$ 102,347.89										
Vanpool	Interiors	Interior Door	C1031	Wood, Hollow-Core Residential	Kitchen	3397274	4	3	EA	\$ 513.55	\$ 1,540.64	\$ 6,162.55										
Vanpool	Interiors	Flooring	C2037	Carpet, Commercial Standard	Office	3397236	3	2,000	SF	\$ 9.63	\$ 19,257.98	\$ 57,773.93										
Vanpool	Interiors	Flooring	C2035	Vinyl Tile (VCT)	Warehouse	3397250	3	8,200	SF	\$ 6.42	\$ 52,638.47	\$ 157,915.40										
Vanpool	Interiors	Casework	E2013	Countertop, Plastic Laminate	Kitchen	3397272	4	12	LF	\$ 64.19	\$ 770	\$ 3,081	\$	217,691		3.09			\$	672,191		
Vanpool	HVAC	Supplemental Components	D3059	Thermostat, Standard Wall-Mounted	Throughout building	3397241	4	6	EA	\$ 128.39	\$ 770.32	\$ 3,081.28										
Vanpool	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof - High Section	3397253	3	4	EA	\$ 19,257.98	\$ 77,031.90	\$ 231,095.70										
Vanpool	HVAC	Exhaust Fan	D3063	Roof or Wall-Mounted, 12" Damper	Roof - Low Section	3399414	3	1	EA	\$ 1,797.41	\$ 1,797.41	\$ 5,392.23										
Vanpool	HVAC	HVAC System	D3055	Ductwork, Low Density	Throughout building	3397252	3	11,200	SF	\$ 2.57	\$ 28,758.58	\$ 86,275.73										
Vanpool	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof - Low Section	3397290	3	1	EA	\$ 11,554.79	\$ 11,555	\$ 34,664										
Vanpool	HVAC	Packaged Unit	D3055	RTU, Pad or Roof-Mounted	Roof - Low Section	3397308	3	1	EA	\$ 9628.99	\$ 9,629	\$ 28,887	\$	129,542		3.01			\$	389,396		
Vanpool	Fire Protection	Backflow Preventer	D4011	Fire Suppression	Warehouse	3397254	4	1	EA	\$ 8473.51	\$ 8,474	\$ 33,894										
Vanpool	Fire Protection	Fire Suppression System	D4011	Existing Sprinkler Heads, by SF	Throughout building	3397267	4	11421	SF	\$ 1.93	\$ 21,995	\$ 87,978										
Vanpool	Fire Protection	Fire Extinguisher	D4033	Wet Chemical/CO2	Throughout building	3397270	1	12	EA	\$ 385.16	\$ 4,622	\$ 4,622	\$	35,090		3.60			\$	126,494		
Vanpool	Equipment	Healthcare Equipment	E1042	Defibrillator (AED), Cabinet-Mounted	Kitchen	3397275	3	1	EA	\$ 1925.8	\$ 1,926	\$ 5,777	\$	1,926		3.00			\$	5,777		
Vanpool	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Building exterior South	3397294	3	1	EA	\$ 308.13	\$ 308	\$ 924										
Vanpool	Electrical	Security/Surveillance System	D7031	Full System Upgrade, Average Density	Throughout building	3397283	4	11421	SF	\$ 2.57	\$ 29,326	\$ 117,304										
Vanpool	Electrical	Fire Alarm System	D7051	Full System Upgrade, Basic/Zoned	Throughout building	3397304	3	11421	SF	\$ 1.93	\$ 21,995	\$ 65,984										
Vanpool	Electrical	Interior Lighting System	D5045	Full Upgrade, High Density & Standard Fixtures	Throughout building	3397247	3	11421	SF	\$ 16.69	\$ 190,619	\$ 571,858										
Vanpool	Electrical	Distribution Panel	D5023	120/208 V	Mechanical room	3397277	3	1	EA	\$ 14,764.45	\$ 14,764	\$ 44,293										
Vanpool	Electrical	Emergency & Exit Lighting	D5045	Exit Sign, LED	Throughout building	3397261	3	7	EA	\$ 282.45	\$ 1,977	\$ 5,931										
Vanpool	Electrical	Secondary Transformer	D5021																			

TERM Rating Calculation Sheet Building 7

Facility	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating
Building 7 - West Base/Radio, Service Supervisors	Foundation System	A1026	Concrete Slab on Grade	Throughout Building	3325793	4	7,624 SF	\$ 12.84	\$ 97,881.87	391,527	\$391,527	4.00	4	\$1,566,110	3.24	3	
Building 7 - West Base/Radio, Service Supervisors	Structural Framing	B1011	Wood	Throughout Building	3325780	4	1,300 SF	\$ 23.11	\$ 30,042.44	120,170	\$746,054	3.20	3	\$2,389,016			
Building 7 - West Base/Radio, Service Supervisors	Structural Framing	B1011	Steel Columns & Beams	Throughout Building	3325814	4	6,000 SF	\$ 44.94	\$ 269,611.65	1,078,447							
Building 7 - West Base/Radio, Service Supervisors	Roof Structure	B1021	Pitched, Wood Rafters	Throughout Building	3345238	4	1,300 SF	\$ 26.96	\$ 35,049.51	140,198							
Building 7 - West Base/Radio, Service Supervisors	Exterior Walls	B2011	Textured Plywood (T1-11)	Building Exterior	3325816	3	2,200 SF	\$ 9.63	\$ 21,183.77	63,551							
Building 7 - West Base/Radio, Service Supervisors	Exterior Walls	B2011	Metal/Insulated Sandwich Panels	Building Exterior	3325747	3	5,000 SF	\$ 28.25	\$ 141,225.15	423,675							
Building 7 - West Base/Radio, Service Supervisors	Exterior Walls	B2011	Wood Plywood Siding	Building Exterior	3325774	3	200 SF	\$ 12.84	\$ 2,567.73	7,703							
Building 7 - West Base/Radio, Service Supervisors	Exterior Walls	B2011	Fiber Cement Siding	Building Exterior	3325766	3	2,000 SF	\$ 14.12	\$ 28,245.03	84,735							
Building 7 - West Base/Radio, Service Supervisors	Exterior Walls	B2011	Painted Surface	Building Exterior	3347411	2	10,000 SF	\$ 3.85	\$ 38,515.95	77,032							
Building 7 - West Base/Radio, Service Supervisors	Window	B2021	Aluminum Double-Glazed, up to 15 SF	Building Exterior	3325796	3	18 EA	\$ 834.51	\$ 15,021.22	45,064							
Building 7 - West Base/Radio, Service Supervisors	Exterior Door	B2051	Wood, Solid-Core	Building Exterior	3325808	3	1 EA	\$ 898.71	\$ 898.71	2,696							
Building 7 - West Base/Radio, Service Supervisors	Exterior Door	B2051	Steel, Standard	Building Exterior	3325782	3	12 EA	\$ 770.32	\$ 9,243.83	27,731							
Building 7 - West Base/Radio, Service Supervisors	Overhead/Dock Door	B2053	Aluminum, 12'x12' (144 SF)	Building Exterior	3325792	3	3 EA	\$ 5,649.01	\$ 16,947.02	50,841							
Building 7 - West Base/Radio, Service Supervisors	Roofing	B3011	Asphalt Shingle, 30-Year Premium	Roof	3325771	2	3,200 SF	\$ 7.06	\$ 22,596.02	45,192							
Building 7 - West Base/Radio, Service Supervisors	Roofing	B3011	Metal	Roof	3325806	2	6,000 SF	\$ 16.69	\$ 100,141.47	200,283							
Building 7 - West Base/Radio, Service Supervisors	Roofing	B3015	Repairs per Man-Day	Roof	3345106	1	8 EA	\$ 1,412.25	\$ 11,298.01	11,298							
Building 7 - West Base/Radio, Service Supervisors	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittings	Roof	3325805	3	300 LF	\$ 11.55	\$ 3,466.44	10,399							
Building 7 - West Base/Radio, Service Supervisors	Interior Door	C1031	Steel, Standard	Restrooms	3325787	3	2 EA	\$ 770.32	\$ 1,540.64	4,622	\$101,201	2.83	3	\$286,398			
Building 7 - West Base/Radio, Service Supervisors	Interior Door	C1031	Wood, Hollow-Core Residential	Building Interior	3325801	3	5 EA	\$ 513.55	\$ 2,567.73	7,703							
Building 7 - West Base/Radio, Service Supervisors	Interior Door	C1032	Wood, Hollow-Core Residential Closet	Building Interior	3325773	3	1 EA	\$ 641.93	\$ 641.93	1,926							
Building 7 - West Base/Radio, Service Supervisors	Door Hardware	C1039	Multi-Family, per Door	Throughout Building	3325759	3	7 EA	\$ 385.16	\$ 2,696.12	8,088							
Building 7 - West Base/Radio, Service Supervisors	Toilet Partitions	C1094	Plastic/Laminate	Restrooms	3325755	3	3 EA	\$ 962.90	\$ 2,888.70	8,666							
Building 7 - West Base/Radio, Service Supervisors	Lockers	C1097	Steel-Baked Enamel, 12" W x 15" D x 72" H	Locker Room	3325761	3	27 EA	\$ 641.93	\$ 17,332.18	51,997							
Building 7 - West Base/Radio, Service Supervisors	Wall Finishes	C2012	Vinyl Sheeting	Restrooms	3325770	3	250 SF	\$ 20.54	\$ 5,135.46	15,406							
Building 7 - West Base/Radio, Service Supervisors	Wall Finishes	C2012	Wood Paneling, Raised Wainscot	Restrooms	3325764	2	150 SF	\$ 35.95	\$ 5,392.23	10,784							
Building 7 - West Base/Radio, Service Supervisors	Wall Finishes	C2017	Painted Surface	Building Interior	3325768	3	3,200 SF	\$ 1.93	\$ 6,162.55	18,488							
Building 7 - West Base/Radio, Service Supervisors	Flooring	C2031	Surface, w/ Paint or Sealant	Locker Room/Shop	3325760	3	3,950 SF	\$ 1.93	\$ 7,606.90	22,821							
Building 7 - West Base/Radio, Service Supervisors	Flooring	C2035	Vinyl Sheeting	Loft	3325800	2	100 SF	\$ 8.99	\$ 898.71	1,797							
Building 7 - West Base/Radio, Service Supervisors	Flooring	C2035	Vinyl Tile (VCT)	Building Interior	3325777	2	1,300 SF	\$ 6.42	\$ 8,345.12	16,690							
Building 7 - West Base/Radio, Service Supervisors	Flooring	C2037	Carpet, Residential	Loft	3325765	2	400 SF	\$ 6.42	\$ 2,567.73	5,135							
Building 7 - West Base/Radio, Service Supervisors	Ceiling Finishes	C2057	Textured Spray Coating	Building Interior	3325754	3	1,300 SF	\$ 9.63	\$ 12,517.68	37,553							
Building 7 - West Base/Radio, Service Supervisors	Ceiling Finishes	C2057	Flat Painted Surface	Restrooms	3325795	3	4,450 SF	\$ 2.57	\$ 11,426.40	34,279							
Building 7 - West Base/Radio, Service Supervisors	Casework	E2013	Cabinetry, Hardwood Standard	Building Interior	3325797	3	30 LF	\$ 385.16	\$ 11,554.79	34,664							
Building 7 - West Base/Radio, Service Supervisors	Casework	E2013	Countertop, Plastic Laminate	Building Interior	3325798	3	30 LF	\$ 64.19	\$ 1,925.80	5,777							
Building 7 - West Base/Radio, Service Supervisors	Water Heater	D2012	Electric, Residential	Shop	3325815	1	1 EA	\$ 834.51	\$ 834.51	835	\$75,299	3.00	3	\$225,896			
Building 7 - West Base/Radio, Service Supervisors	Water Heater	D2012	Electric, Residential	Kitchenette	3325781	4	1 EA	\$ 706.13	\$ 706.13	2,825							
Building 7 - West Base/Radio, Service Supervisors	Water Heater	D2012	Electric, Residential	Ceiling Space	3325791	4	1 EA	\$ 706.13	\$ 706.13	2,825							
Building 7 - West Base/Radio, Service Supervisors	Water Heater	D2012	Electric, Residential	Loft	3325751	2	1 EA	\$ 1,155.48	\$ 1,155.48	2,311							
Building 7 - West Base/Radio, Service Supervisors	Plumbing System	D2014	Supply & Sanitary, Low Density (excludes fixtures)	Throughout building	3325788	3	5,750 SF	\$ 6.42	\$ 36,911.12	110,733							
Building 7 - West Base/Radio, Service Supervisors	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Restrooms	3325778	3	6 EA	\$ 1,925.80	\$ 11,554.79	34,664							
Building 7 - West Base/Radio, Service Supervisors	Toilet	D2016	Residential Water Closet	Restrooms	3325762	3	6 EA	\$ 898.71	\$ 5,392.23	16,177							
Building 7 - West Base/Radio, Service Supervisors	Sink/Lavatory	D2016	Service Sink, Stainless	Shop	3325804	3	1 EA	\$ 1,155.48	\$ 1,155.48	3,466							
Building 7 - West Base/Radio, Service Supervisors	Shower	D2016	Fiberglass	Loft	3325753	3	1 EA	\$ 2,054.18	\$ 2,054.18	6,163							
Building 7 - West Base/Radio, Service Supervisors	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Kitchenette	3325794	3	3 EA	\$ 1,540.64	\$ 4,621.91	13,866							
Building 7 - West Base/Radio, Service Supervisors	Air Compressor, Tank-Style, 5 HP, Replace	D2061	Tank-Style, 5 HP	Electrical Room	3325790	3	1 EA	\$ 13,608.97	\$ 13,608.97	40,827							
Building 7 - West Base/Radio, Service Supervisors	Furnace	D3021	Gas	Break Room	3325748	3	1 EA	\$ 5,392.23	\$ 5,392.23	16,177	\$37,838	2.65	3	\$100,161			
Building 7 - West Base/Radio, Service Supervisors	Ductwork	D3055	Metal, Low Density	Office	3363014	3	1,300 SF	\$ 2.05	\$ 2,659.80	7,979							
Building 7 - West Base/Radio, Service Supervisors	Unit Heater	D3027	Natural Gas	Shop	3325813	3	2 EA	\$ 5,520.62	\$ 11,041.24	33,124							
Building 7 - West Base/Radio, Service Supervisors	Unit Heater	D3027	Electric	Loft	3325746	3	2 EA	\$ 1,540.64	\$ 3,081.28	9,244							
Building 7 - West Base/Radio, Service Supervisors	Unit Heater	D3027	Electric	Locker Room	3325779	2	4 EA	\$ 1,540.64	\$ 6,162.55	12,325							
Building 7 - West Base/Radio, Service Supervisors	Packaged Terminal Air Conditioner	D3037	PTAC	Loft	3325783	1	1 EA	\$ 3,594.82	\$ 3,594.82	3,595							
Building 7 - West Base/Radio, Service Supervisors	Split System	D3037	Condensing Unit/Heat Pump	Building Exterior	3325803	3	1 EA	\$ 4,365.14	\$ 4,365.14	13,095							
Building 7 - West Base/Radio, Service Supervisors	Exhaust Fan	D3063	Wall-Mounted, 10" Damper	Shop	3325811	3	1 EA	\$ 1,540.64	\$ 1,540.64	4,622							
Building 7 - West Base/Radio, Service Supervisors	Fire Extinguisher	D4033	Type ABC, up to 20 LB	Throughout Building	3325763	3	5 EA	\$ 192.58	\$ 962.90	2,889	\$963	3.00	3	\$2,889			
Building 7 - West Base/Radio, Service Supervisors	Generator	D5011	Diesel	Building Exterior	3325749	3	1 EA	\$ 51,354.60	\$ 51,354.60	154,064	\$190,484	3.00	3	\$571,451			
Building 7 - West Base/Radio, Service Supervisors	Automatic Transfer Switch	D5017	ATS	Electrical Room	3325802	3	1 EA	\$ 10,912.85	\$ 10,912.85	32,739							
Building 7 - West Base/Radio, Service Supervisors	Secondary Transformer	D5021	Dry, Stepdown	Building Exterior	3325758	3	1 EA	\$ 9,757.37	\$ 9,757.37	29,272							
Building 7 - West Base/Radio, Service Supervisors	Secondary Transformer	D5021	Dry, Stepdown	Electrical Room	3325767	3	1 EA	\$ 9,757.37	\$ 9,757.37	29,272							
Building 7 - West Base/Radio, Service Supervisors	Secondary Transformer	D5021	Dry, Stepdown	Electrical Room	3325776	3	1 EA	\$ 9,757.37	\$ 9,757.37	29,272							
Building 7 - West Base/Radio, Service Supervisors	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Throughout Building	3325807	3	5,750 SF	\$ 3.21	\$ 18,455.56	55,367							
Building 7 - West Base/Radio, Service Supervisors	Interior Lighting System	D5045	Full Upgrade, Low Density & Standard Fixtures	Throughout Building	3325757	3	5,750 SF	\$ 7.70	\$ 44,293.34	132,880							

TERM Rating Calculation Sheet Building 7

Facility	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating
Building 7 - West Base/Radio, Service Supervisors	Standard Fixture w/ Lamp	D5045	W/ LED Replacement	Building Exterior	3325786	3	4	EA	\$ 282.45	\$ 1,129.80	3,389						
Building 7 - West Base/Radio, Service Supervisors	Intrusion Detection System	D7015	Full Alarm System Renovation/Upgrade	Throughout Building	3325809	3	5,750	SF	\$ 4.17	\$ 23,992.23	71,977						
Building 7 - West Base/Radio, Service Supervisors	Fire Alarm System	D7051	Full System Upgrade, Basic/Zoned	Throughout Building	3325775	3	5,750	SF	\$ 1.93	\$ 11,073.34	33,220						
Building 7 - West Base/Radio, Service Supervisors	Parking Lots	G2021	Pavement, Asphalt	Site	3325750	3	76,700	SF	\$ 0.58	\$ 44,312.60	132,938	\$568,065	3.01	3	\$1,708,048		
Building 7 - West Base/Radio, Service Supervisors	Parking Lots	G2021	Pavement, Asphalt	Site	3325784	3	76,700	SF	\$ 4.49	\$ 344,653.56	1,033,961						
Building 7 - West Base/Radio, Service Supervisors	Parking Lots	G2021	Pavement, Concrete	Site	3325756	3	3,500	SF	\$ 11.55	\$ 40,441.75	121,325						
Building 7 - West Base/Radio, Service Supervisors	Parking Lots	G2021	Pavement, Asphalt	Site	3325752	1	2,000	SF	\$ 7.06	\$ 14,122.52	14,123						
Building 7 - West Base/Radio, Service Supervisors	Fences & Gates	G2062	Fence, Chain Link 8'	Site	3325810	4	1,000	LF	\$ 32.10	\$ 32,096.63	128,387						
Building 7 - West Base/Radio, Service Supervisors	Fences & Gates	G2062	Vehicle Gate, Chain Link Sliding Electric	Site	3325789	3	2	EA	\$ 6,419.33	\$ 12,838.65	38,516						
Building 7 - West Base/Radio, Service Supervisors	Pump	G3063	Gasoline Fuel Dispenser	Site	3325799	3	1	EA	\$ 14,379.29	\$ 14,379.29	43,138						
Building 7 - West Base/Radio, Service Supervisors	Pump	D3013	Fuel	Site	3325785	3	1	EA	\$ 3,338.05	\$ 3,338.05	10,014						
Building 7 - West Base/Radio, Service Supervisors	Storage Tank	D3015	Fuel	Site	3325772	3	1	EA	\$ 44,935.28	\$ 44,935.28	134,806						
Building 7 - West Base/Radio, Service Supervisors	Storage Tank	G3064	Site Fuel, Above-Ground	Site	3325812	3	1	EA	\$ 8,473.51	\$ 8,473.51	25,421						
Building 7 - West Base/Radio, Service Supervisors	Storage Tank	G3064	Site Fuel, Above-Ground	Site	3325769	3	1	EA	\$ 8,473.51	\$ 8,473.51	25,421						

TERM Rating Calculation Sheet 72nd Street Transit Center

Facility	Primary Level	Secondary Level	Unifomat Code	Component Detail	Location Description	TERM ID	Inspection			Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating	
							Assigned TERM	Quantity	Unit									Unit Cost
72nd Street Transit Center	Substructure	Foundation System	A1026	Concrete	Comfort Station	3432363	4	540	SF	\$ 30.81	\$ 16,638.89	\$ 66,555.56	\$66,556	4.00	4	\$266,222	3.71	4
72nd Street Transit Center	Shell	Balcony Structure	B1013	Concrete	Waiting Station	3432367	4	320	SF	\$ 77.03	\$ 24,650.21	\$ 98,600.83	\$508,744	3.92	4	\$1,995,409		
72nd Street Transit Center	Shell	Roof Structure	B1021	Pitched, Wood Heavy Timber	Waiting Station	3432380	4	2,400	SF	\$ 43.65	\$ 104,763.38	\$ 419,053.54						
72nd Street Transit Center	Shell	Roof Structure	B1021	Flat, Concrete Beams & Deck	Comfort Station	3432355	4	540	SF	\$ 33.38	\$ 18,025.46	\$ 72,101.86						
72nd Street Transit Center	Shell	Exterior Walls	B2012	Concrete Block (CMU)	Comfort Station	3432324	4	960	SF	\$ 25.68	\$ 24,650.21	\$ 98,600.83						
72nd Street Transit Center	Shell	Curtain Wall	B2014	Glazing	Waiting Station	3432376	4	2,320	SF	\$ 70.61	\$ 163,821.17	\$ 655,284.70						
72nd Street Transit Center	Shell	Exterior Door	B2051	Steel, Standard	Comfort Station	3432336	3	3	EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87						
72nd Street Transit Center	Shell	Roofing	B3015	Single-Ply Membrane, TPO/PVC	Comfort Station	3432325	1	540	SF	\$ 21.83	\$ 11,785.88	\$ 11,785.88						
72nd Street Transit Center	Shell	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittings	Waiting Station	3432351	4	240	LF	\$ 11.55	\$ 2,773.15	\$ 11,092.59						
72nd Street Transit Center	Shell	Roof Appurtenances	B3027	Downspouts	Comfort Station	3432333	3	20	LF	\$ 11.55	\$ 231.10	\$ 693.29						
72nd Street Transit Center	Shell	Roof Skylight	B3061	Plexiglass	Waiting Station	3432343	4	2,400	SF	\$ 64.19	\$ 154,063.80	\$ 616,255.20						
72nd Street Transit Center	Shell	Roof Hatch	B3065	Metal	Mechanical room	3432385	3	1	EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07						
72nd Street Transit Center	Interiors	Interior Wall	C1011	Gypsum Board/Plaster	Comfort Station	3432348	4	860	SF	\$ 4.49	\$ 3,864.43	\$ 15,457.73	\$21,505	3.75	4	\$80,704		
72nd Street Transit Center	Interiors	Interior Wall	C1011	Concrete Block (CMU)	Mechanical room	3432357	4	180	SF	\$ 25.68	\$ 4,621.91	\$ 18,487.66						
72nd Street Transit Center	Interiors	Interior Wall	C1011	Gypsum Board/Plaster	Mechanical room	3432329	4	480	SF	\$ 4.49	\$ 2,156.89	\$ 8,627.57						
72nd Street Transit Center	Interiors	Toilet Partitions	C1094	Plastic/Laminate	Comfort Station	3432369	3	3	EA	\$ 962.90	\$ 2,888.70	\$ 8,666.09						
72nd Street Transit Center	Interiors	Flooring	C2035	Vinyl Sheeting	Comfort Station	3432342	3	270	SF	\$ 8.99	\$ 2,426.50	\$ 7,279.51						
72nd Street Transit Center	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3432341	4	540	SF	\$ 10.27	\$ 5,546.30	\$ 22,185.19	\$25,793	3.01	3	\$77,635		
72nd Street Transit Center	Plumbing	Water Heater	D2012	Electric	Mechanical room	3432359	1	1	EA	\$ 834.51	\$ 834.51	\$ 834.51						
72nd Street Transit Center	Plumbing	Plumbing System	D2014	Supply & Sanitary, (excludes fixtures)	Comfort Station	3432327	3	540	SF	\$ 14.12	\$ 7,626.16	\$ 22,878.47						
72nd Street Transit Center	Plumbing	Backflow Preventer	D2014	Domestic Water	Mechanical room	3432332	3	1	EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10						
72nd Street Transit Center	Plumbing	Emergency Plumbing Fixtures	D2016	Eye Wash	Mechanical room	3432335	4	1	EA	\$ 1,925.80	\$ 1,925.80	\$ 7,703.19						
72nd Street Transit Center	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3432371	3	2	EA	\$ 1,925.80	\$ 3,851.60	\$ 11,554.79						
72nd Street Transit Center	Plumbing	Urinal	D2016	Standard	Comfort Station	3432328	3	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 4,236.75						
72nd Street Transit Center	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	Mechanical room	3432338	3	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
72nd Street Transit Center	Plumbing	Toilet	D2016	Commercial Water Closet	Comfort Station	3432323	3	3	EA	\$ 1,669.02	\$ 5,007.07	\$ 15,021.22						
72nd Street Transit Center	HVAC	Infrared Heater	D3027	Gas-Fired Tubular	Waiting Station	3432384	1	8	EA	\$ 3,081.28	\$ 24,650.24	\$ 24,650.24	\$33,393	1.50	2	\$50,109		
72nd Street Transit Center	HVAC	Unit Heater	D3027	Electric	Restrooms	3432339	3	2	EA	\$ 1,540.64	\$ 3,081.28	\$ 9,243.83						
72nd Street Transit Center	HVAC	Baseboard Heater	D3027	Electric, 4 LF	Mechanical room	3432364	3	1	EA	\$ 269.61	\$ 269.61	\$ 808.83						
72nd Street Transit Center	HVAC	Supplemental Components	D3059	Thermostat, Standard Wall-Mounted	Comfort Station	3432370	1	3	EA	\$ 128.39	\$ 385.16	\$ 385.16						
72nd Street Transit Center	Electrical	Distribution Panel	D5023	120/240 V	Mechanical room	3432366	3	1	EA	\$ 7,061.26	\$ 7,061.26	\$ 21,183.77	\$23,829	3.38	3	\$80,601		
72nd Street Transit Center	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Site	3432362	3	2,000	SF	\$ 3.21	\$ 6,419.33	\$ 19,257.98						
72nd Street Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Comfort Station	3432350	3	4	EA	\$ 308.13	\$ 1,232.51	\$ 3,697.53						
72nd Street Transit Center	Electrical	Surveillance Components	D7031	Badging Camera	Site	3432330	4	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 5,649.01						
72nd Street Transit Center	Electrical	Security/Surveillance System	D7031	Full System Installation, Average Density	Mechanical room	3432340	4	2,000	SF	\$ 3.85	\$ 7,703.19	\$ 30,812.76	\$77,032	4.00	4	\$308,128		
72nd Street Transit Center	Fire Protection	Fire Alarm Panel	D7051	Standard	Mechanical room	3432360	4	1	EA	\$ 19,257.98	\$ 19,257.98	\$ 77,031.90	\$1,185,463	3.66	4	\$4,341,261		
72nd Street Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3432354	3	23,700	SF	\$ 4.49	\$ 106,496.60	\$ 319,489.81						
72nd Street Transit Center	Site	Parking Lots	G2021	Pavement, Concrete	Bus Only Drive through	3432379	3	31,100	SF	\$ 11.55	\$ 359,353.81	\$ 1,078,061.44						
72nd Street Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3432331	2	23,700	SF	\$ 0.58	\$ 13,692.42	\$ 27,384.84						
72nd Street Transit Center	Site	Parking Lots	G2022	Curb & Gutter, Concrete	Site	3432347	4	700	LF	\$ 38.52	\$ 26,961.17	\$ 107,844.66						
72nd Street Transit Center	Site	Sidewalk	G2031	Concrete, Large Areas	Bus Island	3432378	4	16,400	SF	\$ 11.55	\$ 189,498.47	\$ 757,993.90						
72nd Street Transit Center	Site	Sidewalk	G2031	Concrete, Large Areas	Site	3432334	4	3,500	SF	\$ 11.55	\$ 40,441.75	\$ 161,766.99						
72nd Street Transit Center	Site	Sidewalk	G2031	Brick/Masonry Pavers	Bus Island	3432382	3	120	SF	\$ 42.37	\$ 5,084.11	\$ 15,252.32						
72nd Street Transit Center	Site	Bike Rack	G2062	Fixed 1-5 Bikes	Site	3432381	4	2	EA	\$ 770.32	\$ 1,540.64	\$ 6,162.55						
72nd Street Transit Center	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Site	3432365	4	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 4,108.37						
72nd Street Transit Center	Site	Trash Receptacle	G2062	Medium-Duty Metal	Site	3432373	4	7	EA	\$ 898.71	\$ 6,290.94	\$ 25,163.75						
72nd Street Transit Center	Site	Signage	G2063	Property, Monument	Site	3432374	4	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38						
72nd Street Transit Center	Site	Retaining Wall	G2066	Concrete Masonry Unit (CMU)	Waiting Station	3432349	3	160	SF	\$ 77.03	\$ 12,325.10	\$ 36,975.31						
72nd Street Transit Center	Site	Retaining Wall	G2066	Concrete Masonry Unit (CMU)	Site	3432377	3	400	SF	\$ 77.03	\$ 30,812.76	\$ 92,438.28						
72nd Street Transit Center	Site	Pedestrian Bridge	G2067	Steel or Concrete Construction	Site - West south	3432383	4	128	SF	\$ 192.58	\$ 24,650.21	\$ 98,600.83						
72nd Street Transit Center	Site	Pedestrian Bridge	G2067	Steel or Concrete Construction	Site - North	3432326	4	128	SF	\$ 192.58	\$ 24,650.21	\$ 98,600.83						

TERM Rating Calculation Sheet 72nd Street Transit Center

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating
72nd Street Transit Center	Site	Pedestrian Bridge	G2067	Steel or Concrete Construction	Site - South west	3432358	4	128	SF	\$ 192.58	\$ 24,650.21	\$ 98,600.83						
72nd Street Transit Center	Site	Pedestrian Bridge	G2067	Steel or Concrete Construction	Site - West central	3432361	3	128	SF	\$ 192.58	\$ 24,650.21	\$ 73,950.62						
72nd Street Transit Center	Site	Irrigation System	G2081	Pop-Up Spray Heads, Commercial	Site	3432345	3	35,880	SF	\$ 1.28	\$ 46,065.08	\$ 138,195.23						
72nd Street Transit Center	Site	Landscaping	G2083	Ground Cover	Site	3432372	4	5,000	SF	\$ 5.14	\$ 25,677.30	\$ 102,709.20						
72nd Street Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	30' High, w/ LED Replacement	Site	3432368	5	20	EA	\$ 8,730.28	\$ 174,605.64	\$ 873,028.20						
72nd Street Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	20' High, w/ LED Replacement	Site	3432375	5	7	EA	\$ 5,135.46	\$ 35,948.22	\$ 179,741.10						
72nd Street Transit Center	Site	Exterior Fixture w/ Lamp	G4055	LED Replacement	Comfort Station	3432356	5	2	EA	\$ 513.55	\$ 1,027.09	\$ 5,135.46						
72nd Street Transit Center	Site	Exterior Fixture w/ Lamp	G4055	LED Replacement	Waiting Station	3432344	4	12	EA	\$ 513.55	\$ 6,162.55	\$ 24,650.21						

TERM Rating Calculation Sheet Commerce Street

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating
Commerce Street Transfer Facility	Substructure	Slab-on-Grade	A4021	Concrete, Structural w/ Integral Perimeter Footings	Office	3422545	4	5,650	SF	\$ 20.54	\$ 116,061.40	\$ 464,245.58	\$116,061	4.00	4	\$464,246	3.60	4
Commerce Street Transfer Facility	Shell	Structural Framing	B1011	Concrete Cast-in-Place, 1-2 Story Building	Building Exterior	3422542	4	3,240	SF	\$ 43.65	\$ 141,430.57	\$ 565,722.27	\$1,729,302	3.91	4	\$6,765,840		
Commerce Street Transfer Facility	Shell	Structural Framing	B1011	Concrete Cast-in-Place, 1-2 Story Building	Tunnel	3420290	4	7,600	SF	\$ 43.65	\$ 331,750.72	\$ 1,327,002.86						
Commerce Street Transfer Facility	Shell	Balcony Structure	B1013	Vertical Column Steel	Commerce Street (East Bo	3420253	5	50	LF	\$ 24.39	\$ 1,219.67	\$ 6,098.36						
Commerce Street Transfer Facility	Shell	Balcony Structure	B1013	Vertical Column Steel	Commerce Street (East Bo	3420283	4	60	LF	\$ 24.39	\$ 1,463.61	\$ 5,854.42						
Commerce Street Transfer Facility	Shell	Roof Structure	B1021	Flat, Concrete Beams & Deck	Tunnel	3420278	4	32,650	SF	\$ 33.38	\$ 1,089,873.00	\$ 4,359,491.99						
Commerce Street Transfer Facility	Shell	Stairs	B1081	Concrete, Exterior	Above Tunnel	3420275	3	50	SF	\$ 70.61	\$ 3,530.63	\$ 10,591.89						
Commerce Street Transfer Facility	Shell	Stairs	B1081	Concrete, Exterior	Above Tunnel	3420261	3	840	SF	\$ 70.61	\$ 59,314.56	\$ 177,943.69						
Commerce Street Transfer Facility	Shell	Stairs	B1081	Concrete, Exterior	Site	3420298	3	300	SF	\$ 70.61	\$ 21,183.77	\$ 63,551.32						
Commerce Street Transfer Facility	Shell	Exterior Walls	B2012	Concrete	Above Tunnel	3420320	3	500	SF	\$ 37.23	\$ 18,616.04	\$ 55,848.13						
Commerce Street Transfer Facility	Shell	Curtain Wall	B2014	Glazing	Commerce Street (East Bo	3420307	3	210	SF	\$ 70.61	\$ 14,828.64	\$ 44,485.92						
Commerce Street Transfer Facility	Shell	Window	B2021	Aluminum Double-Glazed, 16-25 SF	Building Exterior	3420293	4	9	EA	\$ 1,219.67	\$ 10,977.05	\$ 43,908.18						
Commerce Street Transfer Facility	Shell	Exterior Door	B2051	Aluminum-Framed & Glazed, Standard Swing	Building Exterior	3420270	3	2	EA	\$ 1,669.02	\$ 3,338.05	\$ 10,014.15						
Commerce Street Transfer Facility	Shell	Exterior Door	B2051	Steel, Standard	Building Exterior	3420325	3	17	EA	\$ 770.32	\$ 13,095.42	\$ 39,286.27						
Commerce Street Transfer Facility	Shell	Awning	B2083	Fabric, each and up to 32 SF per	Tunnel Offices	3420303	3	1	EA	\$ 320.97	\$ 320.97	\$ 962.90						
Commerce Street Transfer Facility	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Commerce Street - South :	3420317	3	6	EA	\$ 1,669.02	\$ 10,014.15	\$ 30,042.44						
Commerce Street Transfer Facility	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Commerce Street - North :	3420315	3	5	EA	\$ 1,669.02	\$ 8,345.12	\$ 25,035.37						
Commerce Street Transfer Facility	Interiors	Interior Wall Construc	C1011	Gypsum Board/Plaster	Throughout building	3420285	4	8,100	SF	\$ 4.49	\$ 36,397.57	\$ 145,590.29	\$417,153	3.75	4	\$1,562,400		
Commerce Street Transfer Facility	Interiors	Interior Door	C1031	Steel, Standard	Tunnel Offices	3420341	3	1	EA	\$ 770.32	\$ 770.32	\$ 2,310.96						
Commerce Street Transfer Facility	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Tunnel Offices	3420330	3	5,650	SF	\$ 4.49	\$ 25,388.43	\$ 76,165.29						
Commerce Street Transfer Facility	Interiors	Toilet Partitions	C1094	Metal	Tunnel Offices	3420337	3	6	EA	\$ 1,091.29	\$ 6,547.71	\$ 19,643.13						
Commerce Street Transfer Facility	Interiors	Wall Finishes	C2011	Ceramic Tile	Restrooms	3420343	4	1,200	SF	\$ 23.11	\$ 27,731.48	\$ 110,925.94						
Commerce Street Transfer Facility	Interiors	Wall Finishes	C2011	Ceramic Tile	Tunnel	3422546	3	7,600	SF	\$ 23.11	\$ 175,632.73	\$ 526,898.20						
Commerce Street Transfer Facility	Interiors	Wall Finishes	C2011	Ceramic Tile	Commerce Street (East Bo	3422543	5	3,240	SF	\$ 23.11	\$ 74,875.01	\$ 374,375.03						
Commerce Street Transfer Facility	Interiors	Flooring	C2031	Paint or Sealant	Throughout building	3420302	3	1,300	SF	\$ 1.93	\$ 2,503.54	\$ 7,510.61						
Commerce Street Transfer Facility	Interiors	Flooring	C2032	Ceramic Tile	Tunnel Offices	3420339	5	2,100	SF	\$ 23.11	\$ 48,530.10	\$ 242,650.49						
Commerce Street Transfer Facility	Interiors	Flooring	C2037	Carpet, Commercial Tile	Tunnel Offices	3420271	3	2,250	SF	\$ 8.35	\$ 18,776.53	\$ 56,329.58						
Commerce Street Transfer Facility	Plumbing	Water Heater	D2012	Electric, Residential	Mechanical room	3420321	2	1	EA	\$ 1,155.48	\$ 1,155.48	\$ 2,310.96	\$31,570	4.12	4	\$130,171		
Commerce Street Transfer Facility	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	Janitorial Closet	3420344	3	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
Commerce Street Transfer Facility	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Single-Level	Tunnel Offices	3420279	5	1	EA	\$ 1,540.64	\$ 1,540.64	\$ 7,703.19						
Commerce Street Transfer Facility	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	Mechanical room	3420257	3	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
Commerce Street Transfer Facility	Plumbing	Sink/Lavatory	D2016	Vanity Top, Solid Surface or Vitreous China	Restrooms	3420268	5	6	EA	\$ 1,412.25	\$ 8,473.51	\$ 42,367.55						
Commerce Street Transfer Facility	Plumbing	Toilet	D2016	Commercial Water Closet	Restrooms	3420276	5	6	EA	\$ 1,669.02	\$ 10,014.15	\$ 50,070.74						
Commerce Street Transfer Facility	Plumbing	Pump	D2031	Sump	Water feature pump room	3420258	1	1	EA	\$ 1,720.38	\$ 1,720.38	\$ 1,720.38						
Commerce Street Transfer Facility	Plumbing	Air Compressor	D2061	Tank-Style	Mechanical room	3420287	3	1	EA	\$ 6,611.90	\$ 6,611.90	\$ 19,835.71						
Commerce Street Transfer Facility	HVAC	Heat Exchanger	D3021	Shell & Tube, HVAC	North Fan Room	3420286	5	1	EA	\$ 166,902.45	\$ 166,902.45	\$ 834,512.25	\$527,643	4.73	5	\$2,498,016		
Commerce Street Transfer Facility	HVAC	Unit Heater	D3027	Electric	North Fan Room	3420263	3	1	EA	\$ 1,540.64	\$ 1,540.64	\$ 4,621.91						
Commerce Street Transfer Facility	HVAC	Duct Heater	D3027	Electric	North Fan Room	3420266	5	1	EA	\$ 3,569.14	\$ 3,569.14	\$ 17,845.72						
Commerce Street Transfer Facility	HVAC	Unit Heater	D3027	Electric	Tunnel Offices	3420311	3	1	EA	\$ 2,310.96	\$ 2,310.96	\$ 6,932.87						
Commerce Street Transfer Facility	HVAC	Compressor	D3031	Remote Reciprocating	North Fan Room	3420297	1	1	EA	\$ 30,555.99	\$ 30,555.99	\$ 30,555.99						
Commerce Street Transfer Facility	HVAC	Split System	D3037	Condensing Unit/Heat Pump	South Fan Room	3420305	3	1	EA	\$ 5,135.46	\$ 5,135.46	\$ 15,406.38						
Commerce Street Transfer Facility	HVAC	Heat Pump	D3037	Packaged & Wall-Mounted	Tunnel Offices	3420277	5	9	EA	\$ 5,135.46	\$ 46,219.14	\$ 231,095.70						
Commerce Street Transfer Facility	HVAC	Air Handler	D3055	Exterior AHU	South Fan Room	3420269	5	1	EA	\$ 47,759.78	\$ 47,759.78	\$ 238,798.89						
Commerce Street Transfer Facility	HVAC	Exhaust Fan	D3063	Centrifugal, 16 to 20 HP Motor	South Fan Room	3420327	5	1	EA	\$ 61,625.52	\$ 61,625.52	\$ 308,127.60						
Commerce Street Transfer Facility	HVAC	Exhaust Fan	D3063	Centrifugal, 16 to 20 HP Motor	North Fan Room	3420289	5	1	EA	\$ 61,625.52	\$ 61,625.52	\$ 308,127.60						
Commerce Street Transfer Facility	HVAC	Exhaust Fan	D3063	Centrifugal, 16" Damper	Tunnel Offices	3420318	5	12	EA	\$ 3,081.28	\$ 36,975.31	\$ 184,876.56						
Commerce Street Transfer Facility	HVAC	Exhaust Fan	D3063	Centrifugal, 12" Damper	South Fan Room	3420334	5	1	EA	\$ 1,797.41	\$ 1,797.41	\$ 8,987.06						
Commerce Street Transfer Facility	HVAC	Exhaust Fan	D3063	Centrifugal, 16 to 20 HP Motor	South Fan Room	3420313	5	1	EA	\$ 61,625.52	\$ 61,625.52	\$ 308,127.60						
Commerce Street Transfer Facility	Fire Protection	Piping & Valves	D4011	Gate Valve, Fire Suppression	Mechanical room	3420332	3	1	EA	\$ 4,583.40	\$ 4,583.40	\$ 13,750.19	\$453,679	3.00	3	\$1,360,268		
Commerce Street Transfer Facility	Fire Protection	Backflow Preventer	D4011	Fire Suppression	Mechanical room	3420314	3	1	EA	\$ 13,480.58	\$ 13,480.58	\$ 40,441.75						
Commerce Street Transfer Facility	Fire Protection	Fire Suppression Syst	D4015	Special/Chemical/Clean Agent	Mechanical room	3420264	3	5,650	SF	\$ 77.03	\$ 435,230.24	\$ 1,305,690.71						
Commerce Street Transfer Facility	Fire Protection	Fire Extinguisher	D4033	Wet Chemical/CO2	Throughout building	3420255	1	1	EA	\$ 385.16	\$ 385.16	\$ 385.16						
Commerce Street Transfer Facility	Electrical	Solar Power	D5013	Inverter	Electrical room	3420324	4	1	EA	\$ 7,703.19	\$ 7,703.19	\$ 30,812.76	\$472,957	3.70	4	\$1,750,261		
Commerce Street Transfer Facility	Electrical	Secondary Transform	D5021	Dry, Stepdown	North Fan Room	3420288	5	1	EA	\$ 6,932.87	\$ 6,932.87	\$ 34,664.36						
Commerce Street Transfer Facility	Electrical	Switchboard	D5021	120/208 V	Electrical room	3420322	3	1	EA	\$ 154,063.80	\$ 154,063.80	\$ 462,191.40						
Commerce Street Transfer Facility	Electrical	Supplemental Compo	D5023	Bus Switch	North Fan Room	3420294	3	1	EA	\$ 12,838.65	\$ 12,838.65	\$ 38,515.95						
Commerce Street Transfer Facility	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Throughout building	3420254	3	5,650	SF	\$ 3.21	\$ 18,134.59	\$ 54,403.78						
Commerce Street Transfer Facility	Electrical	Variable Frequency Di	D5039	VFD, by HP of Motor	South Fan Room	3420299	5	1	EA	\$ 44,935.28	\$ 44,935.28	\$ 224,676.38						

TERM Rating Calculation Sheet Commerce Street

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating
Commerce Street Transfer Facility	Electrical	Variable Frequency Di	D5039	VFD, by HP of Motor	North Fan Room	3420296	5	1	EA	\$ 44,935.28	\$ 44,935.28	\$ 224,676.38						
Commerce Street Transfer Facility	Electrical	Variable Frequency Di	D5039	VFD, by HP of Motor	South Fan Room	3420309	5	1	EA	\$ 44,935.28	\$ 44,935.28	\$ 224,676.38						
Commerce Street Transfer Facility	Electrical	Emergency & Exit Light	D5045	Exit Sign/Emergency Combo, LED	Tunnel Offices	3420284	4	12	EA	\$ 385.16	\$ 4,621.91	\$ 18,487.66						
Commerce Street Transfer Facility	Electrical	Standard Fixture w/ L	D5045	LED Replacement	Tunnel	3420316	5	63	EA	\$ 282.45	\$ 17,794.37	\$ 88,971.84						
Commerce Street Transfer Facility	Electrical	Interior Lighting System	D5045	Full Upgrade, Standard Fixtures	Throughout building	3420345	2	5,650	SF	\$ 10.27	\$ 58,030.70	\$ 116,061.40						
Commerce Street Transfer Facility	Electrical	Security/Surveillance	D7031	Full System Upgrade	Tunnel Offices	3420301	4	5,650	SF	\$ 2.57	\$ 14,507.67	\$ 58,030.70						
Commerce Street Transfer Facility	Electrical	Fire Alarm System	D7051	Full System Upgrade	Tunnel Offices	3420319	4	5,650	SF	\$ 7.70	\$ 43,523.02	\$ 174,092.09						
Commerce Street Transfer Facility	Equipment	Healthcare Equipment	E1042	Defibrillator (AED), Cabinet-Mounted	Tunnel Offices	3420306	4	1	EA	\$ 1,925.80	\$ 1,925.80	\$ 7,703.19	\$1,926	4.00	4	\$7,703		
Commerce Street Transfer Facility	Site	Parking Lots	G2021	Pavement, Concrete	Tunnel	3420328	3	24,000	SF	\$ 11.55	\$ 277,314.84	\$ 831,944.52	\$4,707,638	3.38	3	\$15,902,093		
Commerce Street Transfer Facility	Site	Parking Lots	G2021	Pavement, Concrete	Commerce Street (East Bo	3422547	3	5,500	SF	\$ 11.55	\$ 63,551.32	\$ 190,653.95						
Commerce Street Transfer Facility	Site	Sidewalk	G2031	Brick/Masonry Pavers	Commerce Street (East Bo	3420274	3	4,800	SF	\$ 42.37	\$ 203,364.22	\$ 610,092.65						
Commerce Street Transfer Facility	Site	Site Stairs & Ramps	G2033	Handrails, Metal	Site	3420310	3	310	LF	\$ 70.61	\$ 21,889.90	\$ 65,669.69						
Commerce Street Transfer Facility	Site	Athletic Surfaces & Cc	G2051	Skate Park, Concrete Pavement	Above Tunnel	3420252	4	32,900	SF	\$ 57.77	\$ 1,900,762.13	\$ 7,603,048.53						
Commerce Street Transfer Facility	Site	Park Bench	G2062	Metal Powder-Coated	Site	3420300	4	6	EA	\$ 898.71	\$ 5,392.23	\$ 21,568.93						
Commerce Street Transfer Facility	Site	Trash Receptacle	G2062	Heavy-Duty Fixed Concrete	Site	3420340	3	7	EA	\$ 1,797.41	\$ 12,581.88	\$ 37,745.63						
Commerce Street Transfer Facility	Site	Bike Rack	G2062	Portable 6-10 Bikes	Tunnel	3420295	3	1	EA	\$ 641.93	\$ 641.93	\$ 1,925.80						
Commerce Street Transfer Facility	Site	Park Bench	G2062	Metal Powder-Coated	Site	3420304	4	1	EA	\$ 898.71	\$ 898.71	\$ 3,594.82						
Commerce Street Transfer Facility	Site	Fences & Gates	G2062	Pedestrian Gate, Wrought Iron	Site	3420281	3	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
Commerce Street Transfer Facility	Site	Fences & Gates	G2062	Fence, Wrought Iron 6'	Above Tunnel	3420335	3	115	LF	\$ 61.63	\$ 7,086.93	\$ 21,260.80						
Commerce Street Transfer Facility	Site	Fences & Gates	G2062	Vehicle Gate, Chain Link Swinging Electric	Tunnel Entrances	3420273	3	2	EA	\$ 12,838.65	\$ 25,677.30	\$ 77,031.90						
Commerce Street Transfer Facility	Site	Trash Receptacle	G2062	Portable/Light-Duty	Above Tunnel	3420272	3	1	EA	\$ 513.55	\$ 513.55	\$ 1,540.64						
Commerce Street Transfer Facility	Site	Signage	G2063	Exterior/Site, Guide & Directional Pole-Mounted	Above Tunnel	3420308	3	1	EA	\$ 641.93	\$ 641.93	\$ 1,925.80						
Commerce Street Transfer Facility	Site	Retaining Wall	G2066	Concrete Cast-in-Place	Tunnel	3422544	3	12,000	SF	\$ 166.90	\$ 2,002,829.40	\$ 6,008,488.20						
Commerce Street Transfer Facility	Site	Planter Boxes	G2085	Pre-Manufactured, High-End	Above Tunnel	3420262	3	130	LF	\$ 385.16	\$ 50,070.74	\$ 150,212.21						
Commerce Street Transfer Facility	Site	Planter Boxes	G2085	Pre-Manufactured, High-End	Site	3420251	3	5	LF	\$ 385.16	\$ 1,925.80	\$ 5,777.39						
Commerce Street Transfer Facility	Site	Site Walkway Fixture	G4051	Bollard Style	Tunnel Entrances	3420333	3	4	EA	\$ 898.71	\$ 3,594.82	\$ 10,784.47						
Commerce Street Transfer Facility	Site	Pole Light Fixture w/ 1	G4051	20' High, w/ LED Replacement	Site	3420326	2	13	EA	\$ 5,135.46	\$ 66,760.98	\$ 133,521.96						
Commerce Street Transfer Facility	Site	Pole Light Fixture w/ 1	G4051	30' High, w/ LED Replacement	Site	3420282	2	7	EA	\$ 8,730.28	\$ 61,111.97	\$ 122,223.95						

TERM Rating Calculation Sheet Lakewood Transit Center

Facility	Primary Level	Secondary Level	Unifomat Code	Component Detail	Location Description	TERM ID	Inspection	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
							Assigned TERM Scale Rating											
Lakewood Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Comfort Station	3439141	2	4 EA	\$ 308.13	\$ 1,232.51	\$ 2,465.02							
Lakewood Transit Center	Electrical	Security Monitor	D7031	Closed Circuit, Small	Waiting Station	3439118	4	4 EA	\$ 2,657.60	\$ 10,630.40	\$ 42,521.61							
Lakewood Transit Center	Electrical	Distribution Panel	D5023	120/240 V	Mechanical room	3439133	3	1 EA	\$ 3,209.66	\$ 3,209.66	\$ 9,628.99							
Lakewood Transit Center	Electrical	Fire Alarm Panel	D7051	Fully Addressable	Mechanical room	3439168	4	1 EA	\$ 19,257.98	\$ 19,257.98	\$ 77,031.90							
Lakewood Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Waiting Station	3439143	3	19 EA	\$ 308.13	\$ 5,854.42	\$ 17,563.27							
Lakewood Transit Center	Electrical	Security/Surveillance System	D7031	Full System Installation, Average Density	Mechanical room	3439130	4	2,000 SF	\$ 3.85	\$ 7,703.19	\$ 30,812.76							
Lakewood Transit Center	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density	Site	3439125	3	2,000 SF	\$ 3.21	\$ 6,419.33	\$ 19,257.98	\$ 54,307.49	3.67	4	\$ 199,281.53			
Lakewood Transit Center	HVAC	Unit Heater	D3027	Electric	Restrooms	3439153	2	2 EA	\$ 1,540.64	\$ 3,081.28	\$ 6,162.55							
Lakewood Transit Center	HVAC	Baseboard Heater	D3027	Electric, 4 LF	Mechanical room	3439136	2	2 EA	\$ 269.61	\$ 539.22	\$ 1,078.45							
Lakewood Transit Center	HVAC	Exhaust Fan	D3063	Residential Bathroom	Mechanical room	3439122	3	2 EA	\$ 320.97	\$ 641.93	\$ 1,925.80							
Lakewood Transit Center	HVAC	Supplemental Components	D3059	Thermostat, Standard Wall-Mounted	Restrooms	3439163	3	2 EA	\$ 128.39	\$ 256.77	\$ 770.32	\$ 4,519.20	2.20	2	\$ 9,937.12			
Lakewood Transit Center	Interiors	Toilet Partitions	C1094	Metal	Restrooms	3439152	3	1 EA	\$ 1,091.29	\$ 1,091.29	\$ 3,273.86							
Lakewood Transit Center	Interiors	Interior Wall	C1011	Concrete Block (CMU)	Comfort Station	3439135	3	360 SF	\$ 25.68	\$ 9,243.83	\$ 27,731.48							
Lakewood Transit Center	Interiors	Wall Finishes	C2017	any surface	Comfort Station	3439123	4	640 SF	\$ 1.93	\$ 1,232.51	\$ 4,930.04							
Lakewood Transit Center	Interiors	Free Library storage box	C1097	Wooden, Pole mounted	Bus Island - South	3439157	4	1 EA	\$ 641.93	\$ 641.93	\$ 2,567.73							
Lakewood Transit Center	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3439169	3	380 SF	\$ 10.27	\$ 3,902.95	\$ 11,708.85							
Lakewood Transit Center	Interiors	Flooring	C2035	Vinyl Sheeting	Restrooms	3439124	3	320 SF	\$ 8.99	\$ 2,875.86	\$ 8,627.57	\$ 18,988.37	3.10	3	\$ 58,839.53			
Lakewood Transit Center	Plumbing	Backflow Preventer	D2014	Domestic Water	Mechanical room	3439127	3	1 EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10							
Lakewood Transit Center	Plumbing	Emergency Plumbing Fixtures	D2016	Eye Wash	Mechanical room	3439138	4	1 EA	\$ 1,925.80	\$ 1,925.80	\$ 7,703.19							
Lakewood Transit Center	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Restrooms	3439160	3	2 EA	\$ 1,925.80	\$ 3,851.60	\$ 11,554.79							
Lakewood Transit Center	Plumbing	Urinal	D2016	Standard	Restrooms	3439158	3	1 EA	\$ 1,412.25	\$ 1,412.25	\$ 4,236.75							
Lakewood Transit Center	Plumbing	Plumbing System	D2014	Supply & Sanitary, Low Density (excludes	Comfort Station	3439147	3	380 SF	\$ 6.42	\$ 2,439.34	\$ 7,318.03							
Lakewood Transit Center	Plumbing	Toilet	D2016	Commercial Water Closet	Restrooms	3439156	3	3 EA	\$ 1,669.02	\$ 5,007.07	\$ 15,021.22							
Lakewood Transit Center	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	Mechanical room	3439120	3	1 EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28							
Lakewood Transit Center	Plumbing	Water Heater	D2012	Electric, Residential	Mechanical room	3439131	2	1 EA	\$ 834.51	\$ 834.51	\$ 1,669.02	\$ 20,606	3.05	3	\$ 62,909	3.20		
Lakewood Transit Center	Shell	Curtain Wall	B2014	Glazing	Waiting Station	3439162	3	1,450 SF	\$ 70.61	\$ 102,388.23	\$ 307,164.70							
Lakewood Transit Center	Shell	Exterior Walls	B2012	Concrete Block (CMU)	Comfort Station	3439145	3	820 SF	\$ 25.68	\$ 21,055.39	\$ 63,166.16							
Lakewood Transit Center	Shell	Roofing	B3015	Single-Ply Membrane, TPO/PVC	Comfort Station	3439121	2	380 SF	\$ 21.83	\$ 8,293.77	\$ 16,587.54							
Lakewood Transit Center	Shell	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittii	Waiting Station	3439148	3	330 LF	\$ 11.55	\$ 3,813.08	\$ 11,439.24							
Lakewood Transit Center	Shell	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittii	Comfort Station	3439165	3	10 LF	\$ 11.55	\$ 115.55	\$ 346.64							
Lakewood Transit Center	Shell	Louvers	B2071	Aluminum	Restrooms	3439128	3	4 EA	\$ 1,245.35	\$ 4,981.40	\$ 14,944.19							
Lakewood Transit Center	Shell	Exterior Door	B2051	Steel, Standard	Comfort Station	3439129	3	3 EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87							
Lakewood Transit Center	Shell	Roof Skylight	B3061	per SF of glazing	Waiting Station	3439164	3	3,000 SF	\$ 64.19	\$ 192,579.75	\$ 577,739.25							
Lakewood Transit Center	Shell	Roof Hatch	B3065	Metal	Mechanical room	3439159	3	1 EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07	\$ 337,207	2.975	3	\$ 1,003,328			
Lakewood Transit Center	Site	Sidewalk	G2031	Brick/Masonry Pavers	Bus Island - South	3439144	3	40 SF	\$ 42.37	\$ 1,694.70	\$ 5,084.11							
Lakewood Transit Center	Site	Trash Receptacle	G2062	Medium-Duty Metal or Precast	Site	3439154	3	6 EA	\$ 898.71	\$ 5,392.23	\$ 16,176.70							
Lakewood Transit Center	Site	Irrigation System	G2081	Control Panel	Site	3439134	3	1 EA	\$ 6,419.33	\$ 6,419.33	\$ 19,257.98							
Lakewood Transit Center	Site	Trails	G2083	Landscaping, Clearing & Pruning	Site	3439140	3	14,200 LF	\$ 0.39	\$ 5,469.26	\$ 16,407.79							
Lakewood Transit Center	Site	Bike Rack	G2062	Fixed 1-5 Bikes	Site	3439146	3	2 EA	\$ 770.32	\$ 1,540.64	\$ 4,621.91							
Lakewood Transit Center	Site	Retaining Wall	G2066	Concrete Masonry Unit (CMU)	Bus Islands	3439155	3	400 SF	\$ 77.03	\$ 30,812.76	\$ 92,438.28							
Lakewood Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Bus Only Lanes	3439119	3	22,100 SF	\$ 0.58	\$ 12,768.04	\$ 38,304.11							
Lakewood Transit Center	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Site	3439142	3	1 EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28							
Lakewood Transit Center	Site	Signage	G2063	Property, Monument	Bus Island - South	3439132	4	1 EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38							
Lakewood Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Site	3439139	4	9 EA	\$ 8,730.28	\$ 78,572.54	\$ 314,290.15							
Lakewood Transit Center	Site	Sidewalk	G2031	Concrete, Large Areas	Bus Islands	3439116	3	23,900 SF	\$ 11.55	\$ 276,159.36	\$ 828,478.08							
Lakewood Transit Center	Site	Fences & Gates	G2062	Fence, Metal Tube 6'	Site	3439166	3	3 LF	\$ 51.35	\$ 154.06	\$ 462.19							
Lakewood Transit Center	Site	Roadways	G2011	Pavement, Concrete	Bus Only Lanes	3439150	3	22,100 SF	\$ 11.55	\$ 255,360.75	\$ 766,082.25							
Lakewood Transit Center	Site	Parking Lots	G2022	Curb & Gutter, Concrete	Site	3439170	3	1,070 LF	\$ 38.52	\$ 41,212.07	\$ 123,636.20							
Lakewood Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	any type 20' High, w/ LED Replacement	Site	3439161	4	11 EA	\$ 5,135.46	\$ 56,490.06	\$ 225,960.24							
Lakewood Transit Center	Site	Retaining Wall	G2066	Concrete Masonry Unit (CMU)	Bus Island - South	3439117	3	600 SF	\$ 77.03	\$ 46,219.14	\$ 138,657.42	\$ 823,144	3.169	3	\$ 2,608,345			
Lakewood Transit Center	Substructure	Foundation System	A1026	Raft or Floating Slab	Comfort Station	3439167	4	380 SF	\$ 12.84	\$ 4,878.69	\$ 19,514.75							
Lakewood Transit Center	Substructure	Balcony Structure	B1013	Vertical Column Steel	Waiting Station	3439126	4	380 LF	\$ 24.39	\$ 9,269.51	\$ 37,078.02							
Lakewood Transit Center	Substructure	Roof Structure	B1021	Flat, Concrete Beams & Deck	Comfort Station	3439149	4	380 SF	\$ 33.38	\$ 12,684.59	\$ 50,738.34							
Lakewood Transit Center	Substructure	Roof Structure	B1021	Pitched, Steel Medium/Heavy Gauge Steel	Waiting Station	3439151	4	3,000 SF	\$ 38.52	\$ 77,031.90	\$ 308,127.60	\$ 103,865	4.000	4	\$ 415,459			

TERM Rating Calculation Sheet Parkland Transit Center

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Tacoma Community College Transit Center	Substructure	Slab-on-Grade	A4011	Concrete, Standard w/ Integral Perimeter Footings	Comfort Station	3368830	4	480 SF	\$ 17.97	\$ 8,627.57	\$ 34,510.29	\$ 34,510	4.00	4	\$ 138,041	3.60	4	
Tacoma Community College Transit Center	Shell	Roof Structure	B1021	Pitched, Wood Heavy Timber	Comfort Station	3368838	4	528 SF	\$ 43.65	\$ 23,047.94	\$ 92,191.78	\$ 294,616	3.91	4	\$ 1,152,970			
Tacoma Community College Transit Center	Shell	Roof Structure	B1021	Pitched, Wood Heavy Timber	Waiting Stations	3368872	4	1,368 SF	\$ 43.65	\$ 59,715.13	\$ 238,860.52							
Tacoma Community College Transit Center	Shell	Exterior Walls	B2012	Concrete Block (CMU), 1-2 Story Building	Building Exterior	3368839	3	920 SF	\$ 25.68	\$ 23,623.12	\$ 70,869.35							
Tacoma Community College Transit Center	Shell	Exterior Walls	B2012	Plexiglass	Waiting Stations	3368836	4	1,296 SF	\$ 64.19	\$ 83,194.45	\$ 332,777.81							
Tacoma Community College Transit Center	Shell	Exterior Door	B2051	Steel, Standard	Comfort Station	3368856	3	3 EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87							
Tacoma Community College Transit Center	Shell	Roofing	B3011	Asphalt Shingle, 30-Year Premium	Comfort Station	3371188	4	528 SF	\$ 7.06	\$ 3,728.34	\$ 14,913.38							
Tacoma Community College Transit Center	Shell	Gutters & Downspouts,	B3027	Aluminum w/ Fittings	Waiting Stations	3368843	3	152 LF	\$ 11.55	\$ 1,756.33	\$ 5,268.98							
Tacoma Community College Transit Center	Shell	Gutters & Downspouts,	B3027	Aluminum w/ Fittings	Comfort Station	3368863	3	60 LF	\$ 11.55	\$ 693.29	\$ 2,079.86							
Tacoma Community College Transit Center	Shell	Roofing	B3061	Polycarbonate Panels	Waiting Stations	3368829	4	1,504 SF	\$ 64.19	\$ 96,546.65	\$ 386,186.59							
Tacoma Community College Transit Center	Interiors	Toilet Partitions	C1094	Plastic/Laminate	Comfort Station	3368852	3	1 EA	\$ 962.90	\$ 962.90	\$ 2,888.70	\$ 1,777,043	3.54	4	\$ 6,288,075			
Tacoma Community College Transit Center	Interiors	Toilet Partitions	C1094	Metal	Comfort Station	3368860	4	3 EA	\$ 1,091.29	\$ 3,273.86	\$ 13,095.42							
Tacoma Community College Transit Center	Interiors	Wall Finishes	C2012	Laminated Paneling (FRP)	Comfort Station	3368865	4	96 SF	\$ 20.54	\$ 1,972.02	\$ 7,888.07							
Tacoma Community College Transit Center	Interiors	Wall Finishes	C2017	Painted surface	Comfort Station	3368874	4	1,146 SF	\$ 1.93	\$ 2,206.96	\$ 8,827.86							
Tacoma Community College Transit Center	Interiors	Flooring	C2035	Vinyl Sheeting	Comfort Station	3368857	3	480 SF	\$ 8.99	\$ 4,313.79	\$ 12,941.36							
Tacoma Community College Transit Center	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3368867	4	480 SF	\$ 10.27	\$ 4,930.04	\$ 19,720.17							
Tacoma Community College Transit Center	Plumbing	Water Heater	D2012	Electric, Residential	Comfort Station	3368840	2	1 EA	\$ 706.13	\$ 706.13	\$ 1,412.25							
Tacoma Community College Transit Center	Plumbing	Plumbing System	D2014	Supply & Sanitary, (excludes fixtures)	Comfort Station	3368869	3	480 SF	\$ 14.12	\$ 6,778.81	\$ 20,336.42							
Tacoma Community College Transit Center	Plumbing	Backflow Preventer	D2014	Domestic Water	Comfort Station	3368844	3	1 EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10							
Tacoma Community College Transit Center	Plumbing	Toilet	D2016	Commercial Water Closet	Comfort Station	3368850	4	3 EA	\$ 1,669.02	\$ 5,007.07	\$ 20,028.29							
Tacoma Community College Transit Center	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3368870	4	2 EA	\$ 1,925.80	\$ 3,851.60	\$ 15,406.38							
Tacoma Community College Transit Center	Plumbing	Sink/Lavatory	D2016	Service Sink, Wall-Hung	Comfort Station	3368846	4	1 EA	\$ 1,797.41	\$ 1,797.41	\$ 7,189.64							
Tacoma Community College Transit Center	Plumbing	Urinal	D2016	Standard	Comfort Station	3368871	4	1 EA	\$ 1,412.25	\$ 1,412.25	\$ 5,649.01							
Tacoma Community College Transit Center	HVAC	Unit Heater	D3027	Electric	Comfort Station	3368858	4	2 EA	\$ 1,540.64	\$ 3,081.28	\$ 12,325.10							
Tacoma Community College Transit Center	HVAC	Baseboard Heater	D3027	Electric, 3 LF	Mechanical room	3368875	4	1 EA	\$ 243.93	\$ 243.93	\$ 975.74							
Tacoma Community College Transit Center	Fire Protection	Fire Extinguisher	D4033	Wet Chemical/CO2	Mechanical room	3373897	1	1 EA	\$ 385.16	\$ 385.16	\$ 385.16							
Tacoma Community College Transit Center	Electrical	Distribution Panel	D5023	120/240 V	Site	3368877	4	1 EA	\$ 3,209.66	\$ 3,209.66	\$ 12,838.65							
Tacoma Community College Transit Center	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Site	3368848	3	2,000 SF	\$ 3.21	\$ 6,419.33	\$ 19,257.98							
Tacoma Community College Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Comfort Station	3368851	3	3 EA	\$ 308.13	\$ 924.38	\$ 2,773.15							
Tacoma Community College Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Waiting Stations	3372913	3	8 EA	\$ 308.13	\$ 2,465.02	\$ 7,395.06							
Tacoma Community College Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	LED Replacement	Comfort Station	3368834	4	4 EA	\$ 243.93	\$ 975.74	\$ 3,902.95							
Tacoma Community College Transit Center	Electrical	Security Camera	D7031	Central System	Site and Interior Areas	3459077	4	11 EA	\$ 3,081.28	\$ 33,894.04	\$ 135,576.14							
Tacoma Community College Transit Center	Electrical	Fire Alarm System	D7051	Full System Upgrade, Simple Addressable	Comfort Station	3368849	4	480 SF	\$ 14.12	\$ 6,778.81	\$ 27,115.23							
Tacoma Community College Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Parking lot	3368855	3	40,000 SF	\$ 0.58	\$ 23,109.57	\$ 69,328.71							
Tacoma Community College Transit Center	Site	Parking Lots	G2021	Pavement, Concrete	Bus Only Section	3368873	3	53,760 SF	\$ 11.55	\$ 621,185.24	\$ 1,863,555.72							
Tacoma Community College Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Parking lot	3368833	4	40,000 SF	\$ 4.49	\$ 179,741.10	\$ 718,964.40							
Tacoma Community College Transit Center	Site	Sidewalk	G2031	Concrete, Large Areas	Comfort Station Island	3373899	4	4,500 SF	\$ 11.55	\$ 51,996.53	\$ 207,986.13							
Tacoma Community College Transit Center	Site	Sidewalk	G2031	Concrete, Small Areas/Sections	Site	3368831	4	726 SF	\$ 25.68	\$ 18,641.72	\$ 74,566.88							
Tacoma Community College Transit Center	Site	Sidewalk	G2031	Brick/Masonry Pavers	East Bus Island	3373898	4	7,000 SF	\$ 42.37	\$ 296,572.82	\$ 1,186,291.26							
Tacoma Community College Transit Center	Site	Sidewalk	G2031	Brick/Masonry Pavers	West Bus Island	3373896	4	6,600 SF	\$ 42.37	\$ 279,625.80	\$ 1,118,503.19							
Tacoma Community College Transit Center	Site	Park Bench	G2062	Metal Powder-Coated	Bus Only Section	3368835	3	33 EA	\$ 898.71	\$ 29,657.28	\$ 88,971.84							
Tacoma Community College Transit Center	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Comfort Station Island	3368837	3	1 EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28							
Tacoma Community College Transit Center	Site	Trash Receptacle	G2062	Heavy-Duty Fixed Concrete	Bus Only Section	3368866	4	5 EA	\$ 1,797.41	\$ 8,987.06	\$ 35,948.22							
Tacoma Community College Transit Center	Site	Signage	G2063	Property, Monument	Site	3368845	4	1 EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38							
Tacoma Community College Transit Center	Site	Retaining Wall	G2066	Concrete Masonry Unit (CMU)	East Bus Island	3368828	4	72 SF	\$ 77.03	\$ 5,546.30	\$ 22,185.19							
Tacoma Community College Transit Center	Site	Bollard	G2068	Concrete or Metal	Comfort Station Island	3373900	3	2 EA	\$ 1,283.87	\$ 2,567.73	\$ 7,703.19							
Tacoma Community College Transit Center	Site	Irrigation System	G2081	Pop-Up Spray Heads, Commercial	Site	3368862	4	22,000 SF	\$ 1.28	\$ 28,245.03	\$ 112,980.12							
Tacoma Community College Transit Center	Site	Lawn and Shrubs	G2083	Site Plantings	Site	3459076	4	2,800 SF	\$ 4.49	\$ 12,581.88	\$ 50,327.51							
Tacoma Community College Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	30' High, w/ LED Replacement	Site	3368853	3	6 EA	\$ 8,730.28	\$ 52,381.69	\$ 157,145.08							
Tacoma Community College Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	20' High, w/ LED Replacement	Site	3368842	3	12 EA	\$ 5,135.46	\$ 61,625.52	\$ 184,876.56							

TERM Rating Calculation Sheet South Hill Mall Transit Center

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection			Asset			System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
							Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Cost (2021 Dollars)	Asset Rating						
South Hill Mall Transit Cer Substructure		Foundation System	A1026	Raft or Floating Slab	Comfort Station	3437325	4	600	SF	\$ 12.84	\$ 7,703.19	\$ 30,812.76					3.80	4.00
South Hill Mall Transit Cer Substructure		Roof Structure	B1021	Pitched, Wood Heavy Timber	Comfort Station	3437350	4	600	SF	\$ 43.65	\$ 26,190.85	\$ 104,763.38						
South Hill Mall Transit Cer Substructure		Balcony Structure	B1013	Vertical Column Steel	Throughout building	3437327	4	360	LF	\$ 24.39	\$ 8,781.64	\$ 35,126.55						
South Hill Mall Transit Cer Substructure		Roof Structure	B1021	Pitched, Wood Heavy Timber	Waiting Station	3437356	4	2,160	SF	\$ 43.65	\$ 94,287.05	\$ 377,148.18	\$ 136,962.73	4.00	4	\$ 547,850.87		
South Hill Mall Transit Cer Shell		Roofing	B3011	Metal	Comfort Station	3437354	4	650	SF	\$ 16.69	\$ 10,848.66	\$ 43,394.64						
South Hill Mall Transit Cer Shell		Exterior Door	B2051	Steel, Standard	Comfort Station	3437346	3	4	EA	\$ 770.32	\$ 3,081.28	\$ 9,243.83						
South Hill Mall Transit Cer Shell		Window	B2021	Wood, 16-25 SF	Building Exterior	3437326	3	12	EA	\$ 1,540.64	\$ 18,487.66	\$ 55,462.97						
South Hill Mall Transit Cer Shell		Roof Skylight	B3061	per unit, up to 20 SF	Comfort Station	3437322	3	3	EA	\$ 1,669.02	\$ 5,007.07	\$ 15,021.22						
South Hill Mall Transit Cer Shell		Curtain Wall	B2014	Glazing	Waiting Station	3437324	1	160	SF	\$ 38.52	\$ 6,162.55	\$ 6,162.55						
South Hill Mall Transit Cer Shell		Curtain Wall	B2014	Glazing	Waiting Station	3437328	4	1,440	SF	\$ 38.52	\$ 55,462.97	\$ 221,851.87						
South Hill Mall Transit Cer Shell		Exterior Walls	B2012	Concrete Block (CMU)	Comfort Station	3437318	4	1,000	SF	\$ 25.68	\$ 25,677.30	\$ 102,709.20						
South Hill Mall Transit Cer Shell		Roofing	B3011	Metal	Waiting Station	3437312	0	650	SF	\$ 16.69	\$ 10,848.66	\$ -						
South Hill Mall Transit Cer Shell		Exterior Door	B2051	Steel, Standard	Comfort Station	3437311	1	4	EA	\$ 770.32	\$ 3,081.28	\$ 3,081.28	\$ 138,657.43	3.30	3	\$ 456,927.56		
South Hill Mall Transit Cer Plumbing		Storage Tank	D2011	Domestic Water	Mechanical room	3437310	3	1	EA	\$ 3,081.28	\$ 3,081.28	\$ 9,243.83						
South Hill Mall Transit Cer Plumbing		Sink/Lavatory	D2016	Service Sink, Floor	Mechanical room	3437320	3	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
South Hill Mall Transit Cer Plumbing		Water Heater	D2012	Electric, Residential	Mechanical room	3437342	2	1	EA	\$ 834.51	\$ 834.51	\$ 1,669.02						
South Hill Mall Transit Cer Plumbing		Toilet	D2016	Commercial Water Closet	Comfort Station	3437352	3	1	EA	\$ 1,669.02	\$ 1,669.02	\$ 5,007.07						
South Hill Mall Transit Cer Plumbing		Emergency Plumbing Fixtures	D2016	Eye Wash	Mechanical room	3437303	0	1	EA	\$ 1,925.80	\$ 1,925.80	\$ -						
South Hill Mall Transit Cer Plumbing		Drinking Fountain	D2016	Wall-Mounted, Bi-Level	Comfort Station	3437313	1	1	EA	\$ 1,925.80	\$ 1,925.80	\$ 1,925.80						
South Hill Mall Transit Cer Plumbing		Toilet	D2016	Commercial Water Closet	Restrooms	3437357	3	2	EA	\$ 1,669.02	\$ 3,338.05	\$ 10,014.15						
South Hill Mall Transit Cer Plumbing		Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3437333	3	3	EA	\$ 1,925.80	\$ 5,777.39	\$ 17,332.18						
South Hill Mall Transit Cer Plumbing		Plumbing System	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Comfort Station	3437329	3	600	SF	\$ 14.12	\$ 8,473.51	\$ 25,420.53						
South Hill Mall Transit Cer Plumbing		Backflow Preventer	D2014	Domestic Water	Mechanical room	3437358	0	1	EA	\$ 1,797.41	\$ 1,797.41	\$ -	\$ 29,849.86	2.47	2	\$ 73,693.86		
South Hill Mall Transit Cer Interiors		Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3437339	4	600	SF	\$ 10.27	\$ 6,162.55	\$ 24,650.21						
South Hill Mall Transit Cer Interiors		Interior Wall	C1011	Gypsum Board/Plaster	Comfort Station	3437309	4	240	SF	\$ 4.49	\$ 1,078.45	\$ 4,313.79						
South Hill Mall Transit Cer Interiors		Flooring	C2032	Ceramic Tile	Comfort Station	3437316	4	400	SF	\$ 23.11	\$ 9,243.83	\$ 36,975.31						
South Hill Mall Transit Cer Interiors		Wall Finishes	C2011	Ceramic Tile	Comfort Station	3437308	4	960	SF	\$ 23.11	\$ 22,185.19	\$ 88,740.75	\$ 38,670.02	4.00	4	\$ 154,680.06		
South Hill Mall Transit Cer HVAC		Unit Heater	D3027	Electric	Comfort Station	3437348	4	4	EA	\$ 1,540.64	\$ 6,162.55	\$ 24,650.21						
South Hill Mall Transit Cer HVAC		Supplemental Components	D3059	Thermostat, Standard Wall-Mounted	Mechanical room	3437334	3	1	EA	\$ 128.39	\$ 128.39	\$ 385.16	\$ 6,290.94	3.98	4	\$ 25,035.37		
South Hill Mall Transit Cer Electrical		Security/Surveillance System	D7031	Full System Installation, Average Density	Site	3437319	3	1,500	SF	\$ 3.85	\$ 5,777.39	\$ 17,332.18						
South Hill Mall Transit Cer Electrical		Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Site	3437315	3	2,000	SF	\$ 3.21	\$ 6,419.33	\$ 19,257.98						
South Hill Mall Transit Cer Electrical		Security Monitor	D7031	Closed Circuit, Medium	Waiting Station	3437321	4	4	EA	\$ 5,379.39	\$ 21,517.58	\$ 86,070.31						
South Hill Mall Transit Cer Electrical		Standard Fixture w/ Lamp	D5045	any type, w/ LED Replacement, 400 W	Comfort Station	3437305	0	2	EA	\$ 320.97	\$ 641.93	\$ -						
South Hill Mall Transit Cer Electrical		Distribution Panel	D5023	120/208 V	Mechanical room	3437330	3	1	EA	\$ 2,567.73	\$ 2,567.73	\$ 7,703.19						
South Hill Mall Transit Cer Electrical		Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Comfort Station	3437359	1	5	EA	\$ 308.13	\$ 1,540.64	\$ 1,540.64						
South Hill Mall Transit Cer Electrical		Clock System	D6065	Time Control Clock	Bus Island	3437343	4	1	EA	\$ 449.35	\$ 449.35	\$ 1,797.41	\$ 38,913.95	3.44	3	\$ 133,701.71		
South Hill Mall Transit Cer Fire		Fire Alarm Panel	D7051	Fully Addressable	Comfort Station	3437344	3	1	EA	\$ 19,257.98	\$ 19,257.98	\$ 57,773.93	\$ 19,257.98	3.00	3	\$ 57,773.93		
South Hill Mall Transit Cer Site		ADA Site & Recreational	Y1081	Benches/Bleachers/Seating, Add Backrests	Waiting Station	3437340	0	4	EA	\$ 385.16	\$ 1,540.64	\$ -						
South Hill Mall Transit Cer Site		Sidewalk	G2031	Concrete, Large Areas	Bus Island	3437360	4	14,200	SF	\$ 11.55	\$ 164,077.95	\$ 656,311.79						
South Hill Mall Transit Cer Site		Trails	G2083	Landscaping, Clearing & Pruning	Site	3437304	1	14,500	LF	\$ 0.39	\$ 5,584.81	\$ 5,584.81						
South Hill Mall Transit Cer Site		Trash Receptacle	G2062	Medium-Duty Metal or Precast	Bus Island	3437353	4	4	EA	\$ 898.71	\$ 3,594.82	\$ 14,379.29						
South Hill Mall Transit Cer Site		Pole Light Fixture w/ Lamps	G4051	any type 20' High, w/ LED Replacement	Site	3437345	4	13	EA	\$ 5,135.46	\$ 66,760.98	\$ 267,043.92						
South Hill Mall Transit Cer Site		Bike Rack	G2062	Fixed 6-10 Bikes	Bus Island	3437347	1	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 1,027.09						
South Hill Mall Transit Cer Site		Signage	G2063	Property, Monument	Site	3437337	4	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38						
South Hill Mall Transit Cer Site		Irrigation System	G2081	Pop-Up Spray Heads, Commercial	Site	3437336	3	14,500	SF	\$ 1.28	\$ 18,616.04	\$ 55,848.13						
South Hill Mall Transit Cer Site		Retaining Wall	G2066	Concrete Masonry Unit (CMU)	Bus Island	3437335	4	135	SF	\$ 77.03	\$ 10,399.31	\$ 41,597.23						
South Hill Mall Transit Cer Site		Parking Lots	G2021	Pavement, Concrete	Site	3437306	4	24,800	SF	\$ 11.55	\$ 286,558.67	\$ 1,146,234.67						
South Hill Mall Transit Cer Site		Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Bus Island	3437355	5	1	EA	\$ 8,730.28	\$ 8,730.28	\$ 43,651.41						
South Hill Mall Transit Cer Site		Parking Lots	G2022	Curb & Gutter, Concrete	Site	3437314	4	1,510	LF	\$ 38.52	\$ 58,159.08	\$ 232,636.34						
South Hill Mall Transit Cer Site		Sidewalk	G2031	Concrete, Large Areas	Bus Island	3437331	4	2,200	SF	\$ 11.55	\$ 25,420.53	\$ 101,682.11						
South Hill Mall Transit Cer Site		Retaining Wall	G2066	Concrete Masonry Unit (CMU)	Bus Island	3437338	4	290	SF	\$ 77.03	\$ 22,339.25	\$ 89,357.00						
South Hill Mall Transit Cer Site		Sidewalk	G2031	Brick/Masonry Pavers	Bus Island	3437349	3	40	SF	\$ 42.37	\$ 1,694.70	\$ 5,084.11						
South Hill Mall Transit Cer Site		Parking Lots	G2021	Pavement, Asphalt	Site	3437307	4	24,800	SF	\$ 0.58	\$ 14,327.93	\$ 57,311.73	\$ 692,683.68	3.95	4	\$ 2,733,156.01		

TERM Rating Calculation Sheet Tacoma Community College Transit Center

Facility	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	System Replacement Cost x Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Tacoma Community College Transit Center	Slab-on-Grade	A4011	Concrete, Standard w/ Integral Perimeter Footings	Comfort Station	3368830	4	480	SF	\$ 17.97	\$ 8,627.57	\$ 34,510.29	\$34,510	4.00	4	\$138,041	3.60	4
Tacoma Community College Transit Center	Roof Structure	B1021	Pitched, Wood Heavy Timber	Comfort Station	3368838	4	528	SF	\$ 43.65	\$ 23,047.94	\$ 92,191.78	\$294,616	3.90	4	\$1,150,081		
Tacoma Community College Transit Center	Roof Structure	B1021	Pitched, Wood Heavy Timber	Waiting Stations	3368872	4	1,368	SF	\$ 43.65	\$ 59,715.13	\$ 238,860.52						
Tacoma Community College Transit Center	Exterior Walls	B2012	Concrete Block (CMU), 1-2 Story Building	Building Exterior	3368839	3	920	SF	\$ 25.68	\$ 23,623.12	\$ 70,869.35						
Tacoma Community College Transit Center	Exterior Walls	B2012	Plexiglass	Waiting Stations	3368836	4	1,296	SF	\$ 64.19	\$ 83,194.45	\$ 332,777.81						
Tacoma Community College Transit Center	Exterior Door	B2051	Steel, Standard	Comfort Station	3368856	3	3	EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87						
Tacoma Community College Transit Center	Roofing	B3011	Asphalt Shingle, 30-Year Premium	Comfort Station	3371188	4	528	SF	\$ 7.06	\$ 3,728.34	\$ 14,913.38						
Tacoma Community College Transit Center	Gutters & Downspouts,	B3027	Aluminum w/ Fittings	Waiting Stations	3368843	3	152	LF	\$ 11.55	\$ 1,756.33	\$ 5,268.98						
Tacoma Community College Transit Center	Gutters & Downspouts,	B3027	Aluminum w/ Fittings	Comfort Station	3368863	3	60	LF	\$ 11.55	\$ 693.29	\$ 2,079.86						
Tacoma Community College Transit Center	Roofing	B3061	Polycarbonate Panels	Waiting Stations	3368829	4	1,504	SF	\$ 64.19	\$ 96,546.65	\$ 386,186.59						
Tacoma Community College Transit Center	Toilet Partitions	C1094	Plastic/Laminate	Comfort Station	3368852	3	1	EA	\$ 962.90	\$ 962.90	\$ 2,888.70	\$17,660	3.70	4	\$65,362		
Tacoma Community College Transit Center	Toilet Partitions	C1094	Metal	Comfort Station	3368860	4	3	EA	\$ 1,091.29	\$ 3,273.86	\$ 13,095.42						
Tacoma Community College Transit Center	Wall Finishes	C2012	Laminated Paneling (FRP)	Comfort Station	3368865	4	96	SF	\$ 20.54	\$ 1,972.02	\$ 7,888.07						
Tacoma Community College Transit Center	Wall Finishes	C2017	Painted surface	Comfort Station	3368874	4	1,146	SF	\$ 1.93	\$ 2,206.96	\$ 8,827.86						
Tacoma Community College Transit Center	Flooring	C2035	Vinyl Sheeting	Comfort Station	3368857	3	480	SF	\$ 8.99	\$ 4,313.79	\$ 12,941.36						
Tacoma Community College Transit Center	Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3368867	4	480	SF	\$ 10.27	\$ 4,930.04	\$ 19,720.17						
Tacoma Community College Transit Center	Water Heater	D2012	Electric, Residential	Comfort Station	3368840	2	1	EA	\$ 706.13	\$ 706.13	\$ 1,412.25	\$7,061	4.00	4	\$28,245		
Tacoma Community College Transit Center	Plumbing System	D2014	Supply & Sanitary, (excludes fixtures)	Comfort Station	3368869	3	480	SF	\$ 14.12	\$ 6,778.81	\$ 20,336.42						
Tacoma Community College Transit Center	Backflow Preventer	D2014	Domestic Water	Comfort Station	3368844	3	1	EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10						
Tacoma Community College Transit Center	Toilet	D2016	Commercial Water Closet	Comfort Station	3368850	4	3	EA	\$ 1,669.02	\$ 5,007.07	\$ 20,028.29						
Tacoma Community College Transit Center	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3368870	4	2	EA	\$ 1,925.80	\$ 3,851.60	\$ 15,406.38						
Tacoma Community College Transit Center	Sink/Lavatory	D2016	Service Sink, Wall-Hung	Comfort Station	3368846	4	1	EA	\$ 1,797.41	\$ 1,797.41	\$ 7,189.64						
Tacoma Community College Transit Center	Urinal	D2016	Standard	Comfort Station	3368871	4	1	EA	\$ 1,412.25	\$ 1,412.25	\$ 5,649.01						
Tacoma Community College Transit Center	Unit Heater	D3027	Electric	Comfort Station	3368858	3	2	EA	\$ 1,540.64	\$ 3,081.28	\$ 9,243.84	\$3,325	3.00	3	\$9,976		
Tacoma Community College Transit Center	Baseboard Heater	D3027	Electric, 3 LF	Mechanical room	3368875	3	1	EA	\$ 243.93	\$ 243.93	\$ 731.79						
Tacoma Community College Transit Center	Fire Extinguisher	D4033	Wet Chemical/CO2	Mechanical room	3373897	1	1	EA	\$ 385.16	\$ 385.16	\$ 385.16	\$385	1.00	1	\$385		
Tacoma Community College Transit Center	Distribution Panel	D5023	120/240 V	Site	3368877	4	1	EA	\$ 3,209.66	\$ 3,209.66	\$ 12,838.65	\$54,667	3.82	4	\$208,859		
Tacoma Community College Transit Center	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity Site	Site	3368848	3	2,000	SF	\$ 3.21	\$ 6,419.33	\$ 19,257.98						
Tacoma Community College Transit Center	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Comfort Station	3368851	3	3	EA	\$ 308.13	\$ 924.38	\$ 2,773.15						
Tacoma Community College Transit Center	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Waiting Stations	3372913	3	8	EA	\$ 308.13	\$ 2,465.02	\$ 7,395.06						
Tacoma Community College Transit Center	Standard Fixture w/ Lamp	D5045	LED Replacement	Comfort Station	3368834	4	4	EA	\$ 243.93	\$ 975.74	\$ 3,902.95						
Tacoma Community College Transit Center	Security Camera	D7031	Central System	Site and Interior Areas	3459077	4	11	EA	\$ 3,081.28	\$ 33,894.04	\$ 135,576.14						
Tacoma Community College Transit Center	Fire Alarm System	D7051	Full System Upgrade, Simple Addressable	Comfort Station	3368849	4	480	SF	\$ 14.12	\$ 6,778.81	\$ 27,115.23						
Tacoma Community College Transit Center	Parking Lots	G2021	Pavement, Asphalt	Parking lot	3368855	3	40,000	SF	\$ 0.58	\$ 23,109.57	\$ 69,328.71	\$1,677,344	3.53	4	\$5,917,822		
Tacoma Community College Transit Center	Parking Lots	G2021	Pavement, Concrete	Bus Only Section	3368873	3	53,760	SF	\$ 11.55	\$ 621,185.24	\$ 1,863,555.72						
Tacoma Community College Transit Center	Parking Lots	G2021	Pavement, Asphalt	Parking lot	3368833	4	40,000	SF	\$ 4.49	\$ 179,741.10	\$ 718,964.40						
Tacoma Community College Transit Center	Sidewalk	G2031	Concrete, Large Areas	Comfort Station Island	3373899	4	4,500	SF	\$ 11.55	\$ 51,996.53	\$ 207,986.13						
Tacoma Community College Transit Center	Sidewalk	G2031	Concrete, Small Areas/Sections	Site	3368831	4	726	SF	\$ 25.68	\$ 18,641.72	\$ 74,566.88						
Tacoma Community College Transit Center	Sidewalk	G2031	Brick/Masonry Pavers	East Bus Island	3373898	4	7,000	SF	\$ 42.37	\$ 296,572.82	\$ 1,186,291.26						
Tacoma Community College Transit Center	Sidewalk	G2031	Brick/Masonry Pavers	West Bus Island	3373896	4	6,600	SF	\$ 42.37	\$ 279,625.80	\$ 1,118,503.19						
Tacoma Community College Transit Center	Park Bench	G2062	Metal Powder-Coated	Bus Only Section	3368835	3	33	EA	\$ 898.71	\$ 29,657.28	\$ 88,971.84						
Tacoma Community College Transit Center	Bike Rack	G2062	Fixed 6-10 Bikes	Comfort Station Island	3368837	3	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
Tacoma Community College Transit Center	Trash Receptacle	G2062	Heavy-Duty Fixed Concrete	Bus Only Section	3368866	4	5	EA	\$ 1,797.41	\$ 8,987.06	\$ 35,948.22						
Tacoma Community College Transit Center	Signage	G2063	Property, Monument	Site	3368845	4	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38						
Tacoma Community College Transit Center	Retaining Wall	G2066	Concrete Masonry Unit (CMU)	East Bus Island	3368828	4	72	SF	\$ 77.03	\$ 5,546.30	\$ 22,185.19						
Tacoma Community College Transit Center	Bollard	G2068	Concrete or Metal	Comfort Station Island	3373900	3	2	EA	\$ 1,283.87	\$ 2,567.73	\$ 7,703.19						
Tacoma Community College Transit Center	Irrigation System	G2081	Pop-Up Spray Heads, Commercial	Site	3368862	4	22,000	SF	\$ 1.28	\$ 28,245.03	\$ 112,980.12						
Tacoma Community College Transit Center	Lawn and Shrubs	G2083	Site Plantings	Site	3459076	4	2,800	SF	\$ 4.49	\$ 12,581.88	\$ 50,327.51						
Tacoma Community College Transit Center	Pole Light Fixture w/ Lamps	G4051	30' High, w/ LED Replacement	Site	3368853	3	6	EA	\$ 8,730.28	\$ 52,381.69	\$ 157,145.08						
Tacoma Community College Transit Center	Pole Light Fixture w/ Lamps	G4051	20' High, w/ LED Replacement	Site	3368842	3	12	EA	\$ 5,135.46	\$ 61,625.52	\$ 184,876.56						

TERM Rating Calculation Sheet Tacoma Dome Station East and West Garage

Facility	Primary Level	Secondary Level	Unifomat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating
Tacoma Dome Station (East and West Garages)	Substructure	Foundation System	A1021	Concrete	East and West Garage	3516432		4	104,729 SF	\$ 35.95	\$ 3,764,821	15,059,285	\$15,059,285	4.00	4	\$60,237,138	3.85
Tacoma Dome Station (East and West Garages)	Shell	Structural Framing	B1011	Steel Columns & Beams, 1-2 Story Building	Bus Island	3460711		4	100 SF	\$ 44.94	\$ 4,494	17,974	\$54,643,496	3.91	4	\$213,832,171	
Tacoma Dome Station (East and West Garages)	Shell	Structural Framing	B1011	Concrete Columns & Beams, 6+ Story Building	East Parking Garage	3459806		4	338,000 SF	\$ 66.76	\$ 22,565,211	90,260,845					
Tacoma Dome Station (East and West Garages)	Shell	Structural Framing	B1011	Concrete Columns & Beams, 6+ Story Building	West Parking Garage	3433538		4	395,100 SF	\$ 66.76	\$ 26,377,263	105,509,053					
Tacoma Dome Station (East and West Garages)	Shell	Roof Structure	B1021	Flat, Metal Deck Over Steel Beams	Bus Island	3460713		4	8,900 SF	\$ 38.52	\$ 342,792	1,371,168					
Tacoma Dome Station (East and West Garages)	Shell	Roof Structure	B1021	Flat, Metal Deck Over Steel Beams	West Parking Garage	3433535		4	1,525 SF	\$ 38.52	\$ 58,737	234,947					
Tacoma Dome Station (East and West Garages)	Shell	Roof Structure	B1021	Flat, Metal Deck Over Steel Beams	East Parking Garage	3460710		4	1,750 SF	\$ 38.52	\$ 67,403	269,612					
Tacoma Dome Station (East and West Garages)	Shell	Stairs	B1081	Concrete, Exterior	Throughout building	3433552		4	6,750 SF	\$ 70.61	\$ 476,635	1,906,540					
Tacoma Dome Station (East and West Garages)	Shell	Exterior Walls	B2011	Aluminum Siding	Throughout building	3433480		3	2,100 SF	\$ 8.99	\$ 18,873	56,618					
Tacoma Dome Station (East and West Garages)	Shell	Exterior Walls	B2011	Aluminum Siding	Bus Island	3433472		3	6,400 SF	\$ 8.99	\$ 57,517	172,551					
Tacoma Dome Station (East and West Garages)	Shell	Exterior Walls	B2012	Concrete	Throughout building	3433496		3	114,000 SF	\$ 37.23	\$ 4,244,458	12,733,373					
Tacoma Dome Station (East and West Garages)	Shell	Window	B2021	Steel, 28-40 SF	Bus Island	3433520		3	6 EA	\$ 2,952.89	\$ 17,717	53,152					
Tacoma Dome Station (East and West Garages)	Shell	Window	B2021	Steel, 16-25 SF	Bus Island	3433555		3	2 EA	\$ 2,182.57	\$ 4,365	13,095					
Tacoma Dome Station (East and West Garages)	Shell	Window	B2021	Steel, 28-40 SF	Bus Island	3433452		3	16 EA	\$ 2,952.89	\$ 47,246	141,739					
Tacoma Dome Station (East and West Garages)	Shell	Storefront	B2023	Glazing & Framing	East Parking Garage	3433466		3	2,100 SF	\$ 70.61	\$ 148,286	444,859					
Tacoma Dome Station (East and West Garages)	Shell	Storefront	B2023	Glazing & Framing	West Parking Garage	3433438		3	1,050 SF	\$ 70.61	\$ 74,143	222,430					
Tacoma Dome Station (East and West Garages)	Shell	Exterior Door	B2051	Steel, Standard	East Parking Garage	3433507		3	5 EA	\$ 770.32	\$ 3,852	11,555					
Tacoma Dome Station (East and West Garages)	Shell	Exterior Door	B2051	Steel, Standard	West Parking Garage	3459803		4	7 EA	\$ 770.32	\$ 5,392	21,569					
Tacoma Dome Station (East and West Garages)	Shell	Exterior Door	B2051	Steel, Standard	Bus Island	3433549		3	6 EA	\$ 770.32	\$ 4,622	13,866					
Tacoma Dome Station (East and West Garages)	Shell	Overhead/Dock Door	B2053	Steel, 20'x20' (400 SF)	East Parking Garage	3433443		3	1 EA	\$ 11,554.79	\$ 11,555	34,664					
Tacoma Dome Station (East and West Garages)	Shell	Overhead/Dock Door	B2053	Steel, 20'x20' (400 SF)	West Parking Garage	3460712		3	1 EA	\$ 11,554.79	\$ 11,555	34,664					
Tacoma Dome Station (East and West Garages)	Shell	Louvers	B2071	Aluminum	Throughout building	3433518		3	30 EA	\$ 1,245.35	\$ 37,360	112,081					
Tacoma Dome Station (East and West Garages)	Shell	Roofing	B3011	Metal	West Parking Garage	3433500		3	380 SF	\$ 16.69	\$ 6,342	19,027					
Tacoma Dome Station (East and West Garages)	Shell	Roofing	B3011	Metal	West Parking Garage	3433451		4	225 SF	\$ 16.69	\$ 3,755	15,021					
Tacoma Dome Station (East and West Garages)	Shell	Roof Skylight	B3061	per SF of glazing	Bus Island	3433478		3	500 SF	\$ 64.19	\$ 32,097	96,290					
Tacoma Dome Station (East and West Garages)	Shell	Roof Skylight	B3061	per SF of glazing	West Parking Garage	3433486		3	90 SF	\$ 64.19	\$ 5,777	17,332					
Tacoma Dome Station (East and West Garages)	Shell	Roof Skylight	B3061	per SF of glazing	Bus Island	3433550		3	140 SF	\$ 64.19	\$ 8,987	26,961					
Tacoma Dome Station (East and West Garages)	Shell	Roof Skylight	B3061	per SF of glazing	East Parking Garage	3433440		3	110 SF	\$ 64.19	\$ 7,061	21,184					
Tacoma Dome Station (East and West Garages)	Interiors	Interior Wall	C1011	Gypsum Board/Plaster	Bus Island	3433560		4	1,900 SF	\$ 4.49	\$ 8,538	34,151	\$137,592	3.22	3	\$442,767	
Tacoma Dome Station (East and West Garages)	Interiors	Interior Wall	C1011	Gypsum Board/Plaster	Office	3433523		4	4,100 SF	\$ 4.49	\$ 18,423	73,694					
Tacoma Dome Station (East and West Garages)	Interiors	Interior Window	C1022	Fixed, 24 SF	Security Office	3433436		0	1 EA	\$ 1,091.29	\$ 1,091	-					
Tacoma Dome Station (East and West Garages)	Interiors	Interior Door	C1031	Wood, Solid-Core	Security Office	3433485		4	3 EA	\$ 898.71	\$ 2,696	10,784					
Tacoma Dome Station (East and West Garages)	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Bus Island	3433504		3	1,260 SF	\$ 4.49	\$ 5,662	16,986					
Tacoma Dome Station (East and West Garages)	Interiors	Suspended Ceilings	C1071	Acoustical Tile (ACT)	Office	3433553		3	2,800 SF	\$ 4.49	\$ 12,582	37,746					
Tacoma Dome Station (East and West Garages)	Interiors	Wall Finishes	C2011	Ceramic Tile	Office	3433563		4	1,200 SF	\$ 23.11	\$ 27,731	110,926					
Tacoma Dome Station (East and West Garages)	Interiors	Wall Finishes	C2011	Ceramic Tile	Bus Island	3433473		3	650 SF	\$ 23.11	\$ 15,021	45,064					
Tacoma Dome Station (East and West Garages)	Interiors	Flooring	C2032	Ceramic Tile	Bus Island	3433454		4	270 SF	\$ 23.11	\$ 6,240	24,958					
Tacoma Dome Station (East and West Garages)	Interiors	Flooring	C2032	Ceramic Tile	Office	3433444		4	200 SF	\$ 23.11	\$ 4,622	18,488					
Tacoma Dome Station (East and West Garages)	Interiors	Flooring	C2037	Carpet, Commercial Tile	Bus Island	3433501		2	1,260 SF	\$ 8.35	\$ 10,515	21,030					
Tacoma Dome Station (East and West Garages)	Interiors	Flooring	C2037	Carpet, Commercial Tile	Office	3433536		2	2,600 SF	\$ 8.35	\$ 21,697	43,395					
Tacoma Dome Station (East and West Garages)	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Bus Island	3433505		2	270 SF	\$ 10.27	\$ 2,773	5,546					
Tacoma Dome Station (East and West Garages)	Conveyance	Passenger Elevator	D1011	Hydraulic, 6 Floors	East Parking Garage Elevat	3433548		1	1 EA	\$ 154,063.80	\$ 154,064	154,064	\$847,351	2.39	2	\$2,025,939	
Tacoma Dome Station (East and West Garages)	Conveyance	Elevator Cab Finishes	D1011	Standard	East Parking Garage	3433474		3	1 EA	\$ 11,554.79	\$ 11,555	34,664					
Tacoma Dome Station (East and West Garages)	Conveyance	Passenger Elevator	D1011	Hydraulic, 6 Floors	West Parking Garage	3433556		2	1 EA	\$ 154,063.80	\$ 154,064	308,128					
Tacoma Dome Station (East and West Garages)	Conveyance	Elevator Cab Finishes	D1011	Standard	East Parking Garage	3433453		2	1 EA	\$ 11,554.79	\$ 11,555	23,110					
Tacoma Dome Station (East and West Garages)	Conveyance	Elevator Cab Finishes	D1011	Standard	West Parking Garage	3433477		2	1 EA	\$ 11,554.79	\$ 11,555	23,110					
Tacoma Dome Station (East and West Garages)	Conveyance	Elevator Cab Finishes	D1011	Standard	West Parking Garage	3433530		3	1 EA	\$ 11,554.79	\$ 11,555	34,664					
Tacoma Dome Station (East and West Garages)	Conveyance	Elevator Cab Finishes	D1011	Standard	Bus Island	3433539		2	1 EA	\$ 11,554.79	\$ 11,555	23,110					
Tacoma Dome Station (East and West Garages)	Conveyance	Passenger Elevator	D1011	Hydraulic, 6 Floors	East Parking Garage Elevat	3433476		3	1 EA	\$ 154,063.80	\$ 154,064	462,191					
Tacoma Dome Station (East and West Garages)	Conveyance	Passenger Elevator	D1011	Hydraulic, 6 Floors	West Parking Garage	3433506		3	1 EA	\$ 154,063.80	\$ 154,064	462,191					
Tacoma Dome Station (East and West Garages)	Conveyance	Passenger Elevator	D1011	Hydraulic, 6 Floors	East Parking Garage Elevat	3433489		3	1 EA	\$ 154,063.80	\$ 154,064	462,191					
Tacoma Dome Station (East and West Garages)	Conveyance	Elevator Controls	D1011	Automatic	West Parking Garage	3433517		2	2 EA	\$ 9,628.99	\$ 19,258	38,516					
Tacoma Dome Station (East and West Garages)	Plumbing	Water Heater	D2012	Electric, Residential	East Parking Garage Maint	3433446		1	1 EA	\$ 834.51	\$ 835	835	\$965,659	3.00	3	\$2,896,014	
Tacoma Dome Station (East and West Garages)	Plumbing	Water Heater	D2012	Electric, Residential	Security Office	3433524		3	1 EA	\$ 706.13	\$ 706	2,118					
Tacoma Dome Station (East and West Garages)	Plumbing	Water Heater	D2012	Electric, Residential	West Parking Garage Mec	3433457		4	1 EA	\$ 706.13	\$ 706	2,825					
Tacoma Dome Station (East and West Garages)	Plumbing	Backflow Preventer	D2014	Domestic Water	West Parking Garage Mec	3433460		3	1 EA	\$ 4,108.37	\$ 4,108	12,325					
Tacoma Dome Station (East and West Garages)	Plumbing	Backflow Preventer	D2014	Domestic Water	East Parking Garage Maint	3433537		3	1 EA	\$ 4,108.37	\$ 4,108	12,325					
Tacoma Dome Station (East and West Garages)	Plumbing	Plumbing System	D2014	Supply & Sanitary, Very Low Density (excludes fixtures)	Throughout building	3433562		3	733,100 SF	\$ 1.28	\$ 941,201	2,823,604					

TERM Rating Calculation Sheet Tacoma Dome Station East and West Garage

Facility	Primary Level	Secondary Level	Unifomat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating
Tacoma Dome Station (East and West Garages)	Plumbing	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Security Office	3433544	3	1	EA	\$ 1,540.64	\$ 1,541	\$ 4,622					
Tacoma Dome Station (East and West Garages)	Plumbing	Toilet	D2016	Commercial Water Closet	Bus Island	3433546	3	1	EA	\$ 1,669.02	\$ 1,669	\$ 5,007					
Tacoma Dome Station (East and West Garages)	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Security Office	3433479	3	1	EA	\$ 1,925.80	\$ 1,926	\$ 5,777					
Tacoma Dome Station (East and West Garages)	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	West Parking Garage Mec	3433526	3	1	EA	\$ 1,027.09	\$ 1,027	\$ 3,081					
Tacoma Dome Station (East and West Garages)	Plumbing	Sink/Lavatory	D2016	Service Sink, Floor	East Parking Garage Maint	3433497	3	1	EA	\$ 1,027.09	\$ 1,027	\$ 3,081					
Tacoma Dome Station (East and West Garages)	Plumbing	Toilet	D2016	Commercial Water Closet	Bus Island	3433509	3	1	EA	\$ 1,669.02	\$ 1,669	\$ 5,007					
Tacoma Dome Station (East and West Garages)	Plumbing	Toilet	D2016	Commercial Water Closet	Security Office	3433510	3	1	EA	\$ 1,669.02	\$ 1,669	\$ 5,007					
Tacoma Dome Station (East and West Garages)	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Bus Island	3433456	3	1	EA	\$ 1,925.80	\$ 1,926	\$ 5,777					
Tacoma Dome Station (East and West Garages)	Plumbing	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Bus Island	3433515	3	1	EA	\$ 1,540.64	\$ 1,541	\$ 4,622					
Tacoma Dome Station (East and West Garages)	HVAC	Unit Heater	D3027	Electric	West Parking Garage Mec	3433503	3	1	EA	\$ 1,540.64	\$ 1,541	\$ 4,622	\$217,230	3.06	3	\$663,887	
Tacoma Dome Station (East and West Garages)	HVAC	Split System	D3037	Condensing Unit/Heat Pump	West Parking Garage Com	3433493	4	1	EA	\$ 5,135.46	\$ 5,135	\$ 20,542					
Tacoma Dome Station (East and West Garages)	HVAC	Heat Pump	D3037	Packaged & Wall-Mounted	West Parking Garage Mec	3433459	4	1	EA	\$ 7,061.26	\$ 7,061	\$ 28,245					
Tacoma Dome Station (East and West Garages)	HVAC	Air Handler	D3055	Exterior AHU	West Parking Garage	3433545	3	1	EA	\$ 9,500.60	\$ 9,501	\$ 28,502					
Tacoma Dome Station (East and West Garages)	HVAC	Air Handler	D3055	Exterior AHU	West Parking Garage	3433528	3	1	EA	\$ 14,122.52	\$ 14,123	\$ 42,368					
Tacoma Dome Station (East and West Garages)	HVAC	Thermostat	D3059	Standard Wall-Mounted	Bus Island	3433437	3	1	EA	\$ 128.39	\$ 128	\$ 385					
Tacoma Dome Station (East and West Garages)	HVAC	Exhaust Fan	D3063	Centrifugal, 12" Damper	West Parking Garage Mec	3433558	3	100	EA	\$ 1,797.41	\$ 179,741	\$ 539,223					
Tacoma Dome Station (East and West Garages)	Fire Protection	Fire Standpipe System	D4011	Dry Pipe	West Parking Garage	3433455	2	1	EA	\$ 8,987.06	\$ 8,987	\$ 17,974	\$48,658	2.82	3	\$136,988	
Tacoma Dome Station (East and West Garages)	Fire Protection	Fire Extinguisher	D4033	Wet Chemical/CO2	East Parking Garage	3433514	3	46	EA	\$ 385.16	\$ 17,717	\$ 53,152					
Tacoma Dome Station (East and West Garages)	Fire Protection	Fire Extinguisher	D4033	Wet Chemical/CO2	Bus Island	3433498	3	3	EA	\$ 385.16	\$ 1,155	\$ 3,466					
Tacoma Dome Station (East and West Garages)	Fire Protection	Fire Extinguisher	D4033	Wet Chemical/CO2	West Parking Garage	3433543	3	54	EA	\$ 385.16	\$ 20,799	\$ 62,396					
Tacoma Dome Station (East and West Garages)	Electrical	Generator	D5011	Diesel	East Parking Garage	3433483	3	1	EA	\$ 74,464.17	\$ 74,464	\$ 223,393	\$4,016,777	3.15	3	\$12,657,863	
Tacoma Dome Station (East and West Garages)	Electrical	Generator	D5011	Diesel	West Parking Garage	3433491	3	1	EA	\$ 74,464.17	\$ 74,464	\$ 223,393					
Tacoma Dome Station (East and West Garages)	Electrical	Automatic Transfer Switch	D5017	ATS	East Parking Garage Electr	3433499	3	1	EA	\$ 10,912.85	\$ 10,913	\$ 32,739					
Tacoma Dome Station (East and West Garages)	Electrical	Automatic Transfer Switch	D5017	ATS	West Parking Garage Elect	3433547	3	1	EA	\$ 15,406.38	\$ 15,406	\$ 46,219					
Tacoma Dome Station (East and West Garages)	Electrical	Secondary Transformer	D5021	Dry, Stepdown	West Parking Garage Elect	3433465	3	1	EA	\$ 9,757.37	\$ 9,757	\$ 29,272					
Tacoma Dome Station (East and West Garages)	Electrical	Secondary Transformer	D5021	Dry, Stepdown	East Parking Garage Electr	3433484	3	1	EA	\$ 9,757.37	\$ 9,757	\$ 29,272					
Tacoma Dome Station (East and West Garages)	Electrical	Switchboard	D5021	277/480 V	West Parking Garage Elect	3433445	4	1	EA	\$ 44,935.28	\$ 44,935	\$ 179,741					
Tacoma Dome Station (East and West Garages)	Electrical	Secondary Transformer	D5021	Dry, Stepdown	East Parking Garage Electr	3433564	3	1	EA	\$ 9,757.37	\$ 9,757	\$ 29,272					
Tacoma Dome Station (East and West Garages)	Electrical	Secondary Transformer	D5021	Dry, Stepdown	West Parking Garage Elect	3433462	3	1	EA	\$ 7,703.19	\$ 7,703	\$ 23,110					
Tacoma Dome Station (East and West Garages)	Electrical	Secondary Transformer	D5021	Dry, Stepdown	West Parking Garage Elect	3433531	3	1	EA	\$ 8,601.90	\$ 8,602	\$ 25,806					
Tacoma Dome Station (East and West Garages)	Electrical	Secondary Transformer	D5021	Dry, Stepdown	East Parking Garage Electr	3433470	3	1	EA	\$ 9,757.37	\$ 9,757	\$ 29,272					
Tacoma Dome Station (East and West Garages)	Electrical	Switchboard	D5021	277/480 V	East Parking Garage Electr	3433522	4	1	EA	\$ 44,935.28	\$ 44,935	\$ 179,741					
Tacoma Dome Station (East and West Garages)	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity Throughout building		3433516	4	733,100	SF	\$ 3.21	\$ 2,353,004	\$ 9,412,014					
Tacoma Dome Station (East and West Garages)	Electrical	Emergency & Exit Lighting	D5045	Full Interior Upgrade, to LED	Site	3433541	0	733,100	SF	\$ 0.83	\$ 611,781	\$ -					
Tacoma Dome Station (East and West Garages)	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Throughout building	3433554	3	360	EA	\$ 308.13	\$ 110,926	\$ 332,778					
Tacoma Dome Station (East and West Garages)	Electrical	Special Fixture w/ Lamp	D5045	Metal Halide	West Parking Garage	3433534	3	650	EA	\$ 243.93	\$ 158,557	\$ 475,672					
Tacoma Dome Station (East and West Garages)	Electrical	Security/Surveillance System	D7031	Full System Installation, Average Density	East Parking Garage	3433495	3	338,000	SF	\$ 0.58	\$ 195,276	\$ 585,828					
Tacoma Dome Station (East and West Garages)	Electrical	Security/Surveillance System	D7031	Full System Upgrade, Average Density	West Parking Garage	3433461	3	395,100	SF	\$ 0.58	\$ 228,265	\$ 684,794					
Tacoma Dome Station (East and West Garages)	Electrical	Fire Alarm Panel	D7051	Fully Addressable	West Parking Garage Mec	3433463	3	1	EA	\$ 19,257.98	\$ 19,258	\$ 57,774					
Tacoma Dome Station (East and West Garages)	Electrical	Fire Alarm Panel	D7051	Fully Addressable	East Parking Garage Conn	3433540	3	1	EA	\$ 19,257.98	\$ 19,258	\$ 57,774					
Tacoma Dome Station (East and West Garages)	Equipment	Healthcare Equipment	E1042	Defibrillator (AED), Cabinet-Mounted	Security Office	3433464	3	1	EA	\$ 1,925.80	\$ 1,926	\$ 5,777	\$706	3.00	3	\$2,118	
Tacoma Dome Station (East and West Garages)	Site	Roadways	G2011	Pavement, Concrete	Bus Island transit lanes	3433521	4	940	SF	\$ 11.55	\$ 10,862	\$ 43,446	\$1,215,483	3.36	3	\$4,078,930	
Tacoma Dome Station (East and West Garages)	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3433525	3	733,100	SF	\$ 0.58	\$ 423,541	\$ 1,270,622					
Tacoma Dome Station (East and West Garages)	Site	Sidewalk	G2031	Concrete, Large Areas	Site	3510579	4	28,500	SF	\$ 11.55	\$ 329,311	\$ 1,317,245					
Tacoma Dome Station (East and West Garages)	Site	Sidewalk	G2031	Concrete, Large Areas	Site	3433481	4	13,700	SF	\$ 11.55	\$ 158,301	\$ 633,202					
Tacoma Dome Station (East and West Garages)	Site	Site Stairs & Ramps	G2033	Handrails, Metal	Throughout building	3433551	3	1,350	LF	\$ 70.61	\$ 95,327	\$ 285,981					
Tacoma Dome Station (East and West Garages)	Site	Chain Link	G2051	Security Walls	East Parking Garage	3433512	3	1	EA	\$ 1,925.80	\$ 1,926	\$ 5,777					
Tacoma Dome Station (East and West Garages)	Site	Bike Rack	G2062	Fixed 1-5 Bikes	East Parking Garage	3433487	3	2	EA	\$ 770.32	\$ 1,541	\$ 4,622					
Tacoma Dome Station (East and West Garages)	Site	Bike Rack	G2062	Fixed 6-10 Bikes	West Parking Garage	3459805	3	1	EA	\$ 1,027.09	\$ 1,027	\$ 3,081					
Tacoma Dome Station (East and West Garages)	Site	Trash Receptacle	G2062	Portable/Light-Duty	Site	3433559	3	46	EA	\$ 513.55	\$ 23,623	\$ 70,869					
Tacoma Dome Station (East and West Garages)	Site	Park Bench	G2062	Metal Powder-Coated	East Parking Garage	3433502	3	2	EA	\$ 898.71	\$ 1,797	\$ 5,392					
Tacoma Dome Station (East and West Garages)	Site	Bike Rack	G2062	Fixed 6-10 Bikes	East Parking Garage	3433458	3	6	EA	\$ 1,027.09	\$ 6,163	\$ 18,488					
Tacoma Dome Station (East and West Garages)	Site	Park Bench	G2062	Precast Concrete	West Parking Garage	3459804	3	3	EA	\$ 1,283.87	\$ 3,852	\$ 11,555					
Tacoma Dome Station (East and West Garages)	Site	Signage	G2063	Property, Monument	Site	3510582	3	1	EA	\$ 3,851.60	\$ 3,852	\$ 11,555					
Tacoma Dome Station (East and West Garages)	Site	Signage	G2063	Pylon Robust/Electronic	Bus Island	3433441	3	1	EA	\$ 23,109.57	\$ 23,110	\$ 69,329					
Tacoma Dome Station (East and West Garages)	Site	Irrigation System	G2081	Pop-Up Spray Heads	Site	3433488	3	8,540	SF	\$ 1.03	\$ 8,771	\$ 26,314					
Tacoma Dome Station (East and West Garages)	Site	Storage Tank	G3064	Site Fuel, Above-Ground	West Parking Garage	3433529	3	1	EA	\$ 7,061.26	\$ 7,061	\$ 21,184					
Tacoma Dome Station (East and West Garages)	Site	Pole Light Fixture w/ Lamps	G4051	20' High, w/ LED Replacement	East Parking Garage	3433511	2	8	EA	\$ 5,135.46	\$ 41,084	\$ 82,167					

TERM Rating Calculation Sheet Tacoma Dome Station East and West Garage

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating
Tacoma Dome Station (East and West Garages)	Site	Pole Light Fixture w/ Lamps	G4051	20' High, w/ LED Replacement	West Parking Garage	3433542	2	8	EA	\$ 5,135.46	\$ 41,084	\$ 82,167					
Tacoma Dome Station (East and West Garages)	Site	Site Walkway Fixture w/ Lamp	G4051	Bollard Style	West Parking Garage	3433447	3	19	EA	\$ 898.71	\$ 17,075	\$ 51,226					
Tacoma Dome Station (East and West Garages)	Site	Exterior Fixture w/ Lamp	G4055	LED Replacement	Bus Island	3433532	4	21	EA	\$ 770.32	\$ 16,177	\$ 64,707					

TERM Rating Calculation Sheet Tacoma Mall Transit Center

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection			Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
							Assigned TERM	Quantity	Unit								
Tacoma Mall Transit Center	Substructure	Slab-on-Grade	A4011	Concrete, Standard w/ Integral Perimeter Footings	Comfort Station	3362384	4	480 SF	\$ 17.97	\$ 8,627.57	\$ 34,510.29		4.00	4	\$ 34,510	3.47	3
Tacoma Mall Transit Center	Site	Signage	G2063	Property, Monument	East property boundary	3362388	4	1 EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38						
Tacoma Mall Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	any type 20' High, w/ LED Replacement	Site	3362372	4	12 EA	\$ 5,135.46	\$ 61,625.52	\$ 246,502.08						
Tacoma Mall Transit Center	Site	Retaining Wall	G2066	Concrete Cast-in-Place	West property boundary	3363008	3	4,750 SF	\$ 166.90	\$ 792,786.64	\$ 2,378,359.91						
Tacoma Mall Transit Center	Site	Sidewalk	G2031	Concrete, Large Areas	Site	3362385	4	9,200 SF	\$ 11.55	\$ 106,304.02	\$ 425,216.09						
Tacoma Mall Transit Center	Site	Fences & Gates	G2062	Fence, Chain Link 6'	South property boundary	3362383	3	210 LF	\$ 26.96	\$ 5,661.84	\$ 16,985.53						
Tacoma Mall Transit Center	Site	Park Bench	G2062	Metal Powder-Coated	Site	3362397	4	27 EA	\$ 898.71	\$ 24,265.05	\$ 97,060.19						
Tacoma Mall Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3362393	4	20,900 SF	\$ 4.49	\$ 93,914.72	\$ 375,658.90						
Tacoma Mall Transit Center	Site	Exterior Fixture w/ Lamp	G4055	any type, w/ LED Replacement	Waiting Station	3362401	4	9 EA	\$ 513.55	\$ 4,621.91	\$ 18,487.66						
Tacoma Mall Transit Center	Site	Book Receptacle	G2062	Light-Duty	Site	3487439	3	1 EA	\$ 641.93	\$ 641.93	\$ 1,925.80						
Tacoma Mall Transit Center	Site	Lawn Area w/Plantings	G2083	Lawn Area w/Plantings	Site	3368821	3	16,300 SF	\$ 4.49	\$ 73,244.50	\$ 219,733.49						
Tacoma Mall Transit Center	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3362392	1	33,300 SF	\$ 0.58	\$ 19,238.72	\$ 19,238.72						
Tacoma Mall Transit Center	Site	Bike Rack	G2062	Fixed 1-5 Bikes	Site	3362404	4	1 EA	\$ 770.32	\$ 770.32	\$ 3,081.28						
Tacoma Mall Transit Center	Site	Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Site	3362403	4	3 EA	\$ 8,730.28	\$ 26,190.85	\$ 104,763.38						
Tacoma Mall Transit Center	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Site	3362375	1	2 EA	\$ 1,027.09	\$ 2,054.18	\$ 2,054.18						
Tacoma Mall Transit Center	Site	Fences & Gates	G2062	Fence, any Painted Surface	West property boundary	3362398	4	579 SF	\$ 3.85	\$ 2,230.07	\$ 8,920.29						
Tacoma Mall Transit Center	Site	Site Stairs & Ramps	G2033	Steps, Concrete (per LF of nosing)	East property boundary	3362386	3	70 LF	\$ 53.92	\$ 3,774.56	\$ 11,323.69						
Tacoma Mall Transit Center	Site	Parking Lots	G2021	Pavement, Concrete	Site	3362402	4	33,300 SF	\$ 11.55	\$ 384,774.34	\$ 1,539,097.36						
Tacoma Mall Transit Center	Site	Retaining Wall	G2066	Brick/Stone	South-East property bounc	3362381	3	1,930 SF	\$ 179.74	\$ 346,900.32	\$ 1,040,700.97						
Tacoma Mall Transit Center	Site	Retaining Wall	G2066	Concrete Cast-in-Place	North Bus Island	3362412	4	92 SF	\$ 166.90	\$ 15,355.03	\$ 61,420.10						
Tacoma Mall Transit Center	Site	Irrigation System	G2081	Pop-Up Spray Heads, Commercial	Site	3368823	3	16,300 SF	\$ 1.28	\$ 20,927.00	\$ 62,781.00						
Tacoma Mall Transit Center	Site	Trash Receptacle	G2062	Medium-Duty Metal or Precast	Site	3362400	4	6 EA	\$ 898.71	\$ 5,392.23	\$ 21,568.93	\$ 1,994,525	3.34	3	\$ 6,670,286		
Tacoma Mall Transit Center	Shell	Balcony Structure	B1013	Concrete	Waiting Station	3362409	4	220 SF	\$ 77.03	\$ 16,947.02	\$ 67,788.07						
Tacoma Mall Transit Center	Shell	Roof Structure	B1021	Pitched, Wood Heavy Timber	Waiting Station	3362371	4	1,376 SF	\$ 43.65	\$ 60,064.34	\$ 240,257.36						
Tacoma Mall Transit Center	Shell	Roof Structure	B1021	Pitched, Wood Heavy Timber	Comfort Station	3363009	4	528 SF	\$ 43.65	\$ 23,047.94	\$ 92,191.78						
Tacoma Mall Transit Center	Shell	Roof Skylight	B3061	per SF of glazing	Comfort Station	3363010	4	480 SF	\$ 64.19	\$ 30,812.76	\$ 123,251.04						
Tacoma Mall Transit Center	Shell	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittings	Comfort Station	3362407	4	60 LF	\$ 11.55	\$ 693.29	\$ 2,773.15						
Tacoma Mall Transit Center	Shell	Roof Skylight	B3061	per SF of glazing	Waiting Station	3363012	4	1,376 SF	\$ 64.19	\$ 88,329.91	\$ 353,319.65						
Tacoma Mall Transit Center	Shell	Louvers	B2071	Aluminum	Comfort Station	3363398	3	2 EA	\$ 1,245.35	\$ 2,490.70	\$ 7,472.09						
Tacoma Mall Transit Center	Shell	Roof Appurtenances	B3027	Gutters & Downspouts, Aluminum w/ Fittings	Waiting Station	3363011	4	176 LF	\$ 11.55	\$ 2,033.64	\$ 8,134.57						
Tacoma Mall Transit Center	Shell	Exterior Walls	B2012	Concrete Block (CMU), 1-2 Story Building	Comfort Station	3362374	3	920 SF	\$ 25.68	\$ 23,623.12	\$ 70,869.35						
Tacoma Mall Transit Center	Shell	Exterior Door	B2051	Steel, Standard	Comfort Station	3362405	3	3 EA	\$ 770.32	\$ 2,310.96	\$ 6,932.87						
Tacoma Mall Transit Center	Shell	Exterior Walls	B2012	Glass Block	Waiting Station	3362376	4	1,296 SF	\$ 64.19	\$ 83,194.45	\$ 332,777.81	\$ 333,548	3.91	4	\$ 1,305,768		
Tacoma Mall Transit Center	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3362380	3	1 EA	\$ 1,925.80	\$ 1,925.80	\$ 5,777.39						
Tacoma Mall Transit Center	Plumbing	Backflow Preventer	D2014	Domestic Water	Mechanical room	3368826	3	1 EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10						
Tacoma Mall Transit Center	Plumbing	Toilet	D2016	Commercial Water Closet	Comfort Station	3362368	4	3 EA	\$ 1,669.02	\$ 5,007.07	\$ 20,028.29						
Tacoma Mall Transit Center	Plumbing	Urinal	D2016	Standard	Comfort Station	3362373	4	1 EA	\$ 1,412.25	\$ 1,412.25	\$ 5,649.01						
Tacoma Mall Transit Center	Plumbing	Plumbing System	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Comfort Station	3368819	3	480 SF	\$ 14.12	\$ 6,778.81	\$ 20,336.42						
Tacoma Mall Transit Center	Plumbing	Water Heater	D2012	Electric, Residential	Comfort Station	3362389	4	1 EA	\$ 706.13	\$ 706.13	\$ 2,824.50						
Tacoma Mall Transit Center	Plumbing	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3362382	4	2 EA	\$ 1,925.80	\$ 3,851.60	\$ 15,406.38	\$ 23,790	3.46	3	\$ 82,347		
Tacoma Mall Transit Center	Interiors	Wall Finishes	C2017	any surface	Comfort Station	3362370	4	1,146 SF	\$ 1.93	\$ 2,206.96	\$ 8,827.86						
Tacoma Mall Transit Center	Interiors	Wall Finishes	C2012	Laminated Paneling (FRP)	Comfort Station	3362408	5	94 SF	\$ 20.54	\$ 1,930.93	\$ 9,654.66						
Tacoma Mall Transit Center	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3362411	4	480 SF	\$ 10.27	\$ 4,930.04	\$ 19,720.17						
Tacoma Mall Transit Center	Interiors	Flooring	C2035	Vinyl Sheetting	Comfort Station	3362394	4	480 SF	\$ 8.99	\$ 4,313.79	\$ 17,255.15						
Tacoma Mall Transit Center	Interiors	Toilet Partitions	C1094	Metal	Comfort Station	3362378	4	3 EA	\$ 1,091.29	\$ 3,273.86	\$ 13,095.42	\$ 16,656	4.12	4	\$ 68,553		
Tacoma Mall Transit Center	HVAC	Exhaust Fan	D3063	Residential Bathroom	Comfort Station	3363399	2	2 EA	\$ 320.97	\$ 641.93	\$ 1,283.87						
Tacoma Mall Transit Center	HVAC	Unit Heater	D3027	Electric	Comfort Station	3363007	3	3 EA	\$ 1,540.64	\$ 4,621.91	\$ 13,865.74	\$ 5,264	2.88	3	\$ 15,150		
Tacoma Mall Transit Center	Electrical	Fire Alarm System	D7051	Full System Upgrade, Standard Addressable	Comfort Station	3368825	4	480 SF	\$ 3.85	\$ 1,848.77	\$ 7,395.06						
Tacoma Mall Transit Center	Electrical	Special Fixture w/ Lamp	D5045	Metal Halide	Comfort Station	3362379	3	3 EA	\$ 218.26	\$ 654.77	\$ 1,964.31						
Tacoma Mall Transit Center	Electrical	Security/Surveillance System	D7031	Full System Upgrade, Average Density	Throughout Bus Station	3362369	4	58,806 SF	\$ 2.57	\$ 150,997.93	\$ 603,991.72						
Tacoma Mall Transit Center	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Site	3362399	3	1728 SF	\$ 3.21	\$ 5,546	\$ 16,639						
Tacoma Mall Transit Center	Electrical	Distribution Panel	D5023	120/240 V	Mechanical room	3368820	4	1 EA	\$ 3209.66	\$ 3,210	\$ 12,839						
Tacoma Mall Transit Center	Electrical	Standard Fixture w/ Lamp	D5045	Fluorescent Tube, T8	Comfort Station	3362387	1	2 EA	\$ 308.13	\$ 616	\$ 616	\$ 162,874	3.95	4	\$ 643,445		

TERM Rating Calculation Sheet Kimball Drive Park and Ride Lot

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Kimball Drive Park and Ride Lot	Substructure	Slab-on-Grade	A4011	Concrete, Standard w/ Integral Perimeter Footings	Comfort Station	3371942		4	600 SF	\$ 17.97	\$ 10,784.47	\$ 43,137.86	\$ 10,784	4.00	4	\$ 43,138	3.71	4
Kimball Drive Park and Ride Lot	Site	Exterior Fixture w/ Lamp	G4055	any type, w/ LED Replacement	Comfort Station	3371955		3	5 EA	\$ 513.55	\$ 2,567.73	\$ 7,703.19						
Kimball Drive Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	South Parking Lot	3372908		3	41,750 SF	\$ 0.58	\$ 24,120.61	\$ 72,361.84						
Kimball Drive Park and Ride Lot	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Bus Island	3372912		1	1 EA	\$ 1,027.09	\$ 1,027.09	\$ 1,027.09						
Kimball Drive Park and Ride Lot	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Site	3371961		3	1 EA	\$ 1,027.09	\$ 1,027.09	\$ 3,081.28						
Kimball Drive Park and Ride Lot	Site	Irrigation System	G2081	Pop-Up Spray Heads, Commercial	Site	3371965		3	104,500 SF	\$ 1.28	\$ 134,163.89	\$ 402,491.68						
Kimball Drive Park and Ride Lot	Site	Fences & Gates	G2062	Fence, Chain Link 6'	West property boundary	3371939		3	1,900 LF	\$ 26.96	\$ 51,226.21	\$ 153,678.64						
Kimball Drive Park and Ride Lot	Site	Trash Receptacle	G2062	Medium-Duty Metal or Precast	Bus Island	3371934		4	2 EA	\$ 898.71	\$ 1,797.41	\$ 7,189.64						
Kimball Drive Park and Ride Lot	Site	Sidewalk	G2031	Concrete, Large Areas	Bus Island	3372905		0	400 SF	\$ 11.55	\$ 4,621.91	\$ -						
Kimball Drive Park and Ride Lot	Site	Fences & Gates	G2062	Fence, Chain Link 4'	North Parking Lot	3371974		3	490 LF	\$ 23.11	\$ 11,323.69	\$ 33,971.07						
Kimball Drive Park and Ride Lot	Site	Retaining Wall	G2066	Concrete Cast-in-Place	North Parking Lot	3371918		4	2,000 SF	\$ 166.90	\$ 333,804.90	\$ 1,335,219.60						
Kimball Drive Park and Ride Lot	Site	Sidewalk	G2031	Concrete, Large Areas	Bus Island	3371917		4	8,100 SF	\$ 11.55	\$ 93,593.76	\$ 374,375.03						
Kimball Drive Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	North Parking Lot	3372903		3	66,500 SF	\$ 0.58	\$ 38,419.66	\$ 115,258.98						
Kimball Drive Park and Ride Lot	Site	Landscaping	G2083	Trails, Clearing & Pruning	Site	3371920		3	104,500 LF	\$ 0.39	\$ 40,249.17	\$ 120,747.50						
Kimball Drive Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Concrete	Buses Only Turn Around	3371969		4	11,400 SF	\$ 11.55	\$ 131,724.55	\$ 526,898.20						
Kimball Drive Park and Ride Lot	Site	Park Bench	G2062	Metal Powder-Coated	Waiting Station	3371986		4	20 EA	\$ 898.71	\$ 17,974.11	\$ 71,896.44						
Kimball Drive Park and Ride Lot	Site	Bike Rack	G2062	Fixed 1-5 Bikes	Bus Island	3371975		3	1 EA	\$ 770.32	\$ 770.32	\$ 2,310.96						
Kimball Drive Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	North Parking Lot	3371923		4	66,500 SF	\$ 4.49	\$ 298,819.58	\$ 1,195,278.32						
Kimball Drive Park and Ride Lot	Site	Park Bench	G2062	Metal Powder-Coated	Waiting Shelter	3372904		2	1 EA	\$ 898.71	\$ 898.71	\$ 1,797.41						
Kimball Drive Park and Ride Lot	Site	Signage	G2063	Property, Monument	Site	3371957		0	1 EA	\$ 3,851.60	\$ 3,851.60	\$ -						
Kimball Drive Park and Ride Lot	Site	Site Stairs & Ramps	G2033	Steps, Concrete (per LF of nosing)	South Parking Lot	3371919		4	75 LF	\$ 53.92	\$ 4,044.17	\$ 16,176.70						
Kimball Drive Park and Ride Lot	Site	Pole Light Fixture w/ Lamps	G4051	any type 20' High, w/ LED Replacement, 1000 W	Site	3371979		4	28 EA	\$ 5,392.23	\$ 150,982.52	\$ 603,930.10						
Kimball Drive Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	South Parking Lot	3371981		4	41,750 SF	\$ 4.49	\$ 187,604.77	\$ 750,419.09	\$ 1,534,613	3.78	4	\$ 5,795,813		
Kimball Drive Park and Ride Lot	Shell	Exterior Walls	B2012	Glass Block	Waiting Station	3371973		4	1,104 SF	\$ 64.19	\$ 70,869.35	\$ 283,477.39						
Kimball Drive Park and Ride Lot	Shell	Stair/Ramp Rails	B1085	Metal	South Parking Lot	3371928		3	300 LF	\$ 1.93	\$ 577.74	\$ 1,733.22						
Kimball Drive Park and Ride Lot	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Waiting Shelter	3372907		3	3 EA	\$ 1,669.02	\$ 5,007.07	\$ 15,021.22						
Kimball Drive Park and Ride Lot	Shell	Exterior Walls	B2012	Concrete Block (CMU), 1-2 Story Building	Comfort Station	3371948		4	1,000 SF	\$ 25.68	\$ 25,677.30	\$ 102,709.20						
Kimball Drive Park and Ride Lot	Shell	Storefront	B2023	Glazing & Framing	Waiting Shelter	3372911		3	104 SF	\$ 70.61	\$ 7,343.71	\$ 22,031.12						
Kimball Drive Park and Ride Lot	Shell	Roofing	B3011	Metal	Comfort Station	3371930		3	675 SF	\$ 16.69	\$ 11,265.92	\$ 33,797.75						
Kimball Drive Park and Ride Lot	Shell	Roofing	B3011	Metal	Waiting Station	3371985		4	1,125 SF	\$ 16.69	\$ 18,776.53	\$ 75,106.10						
Kimball Drive Park and Ride Lot	Shell	Window	B2021	Wood, up to 15 SF	Comfort Station	3371945		3	16 EA	\$ 641.93	\$ 10,270.92	\$ 30,812.76						
Kimball Drive Park and Ride Lot	Shell	Exterior Door	B2051	Steel, Standard	Comfort Station	3371984		3	5 EA	\$ 770.32	\$ 3,851.60	\$ 11,554.79	\$ 153,640	3.75	4	\$ 576,244		
Kimball Drive Park and Ride Lot	Plumbing	Plumbing System	D2014	Supply & Sanitary, Medium Density (excludes fixtures)	Comfort Station	3371940		3	600 SF	\$ 14.12	\$ 8,473.51	\$ 25,420.53						
Kimball Drive Park and Ride Lot	Plumbing	Drinking Fountain	D2016	Wall-Mounted, Bi-Level	Comfort Station	3371915		1	1 EA	\$ 1,925.80	\$ 1,925.80	\$ 1,925.80						
Kimball Drive Park and Ride Lot	Plumbing	Toilet	D2016	Commercial Water Closet	Comfort Station	3371968		4	4 EA	\$ 1,669.02	\$ 6,676.10	\$ 26,704.39						
Kimball Drive Park and Ride Lot	Plumbing	Sink/Lavatory	D2016	Vanity Top, Stainless Steel	Comfort Station	3371980		3	4 EA	\$ 1,540.64	\$ 6,162.55	\$ 18,487.66						
Kimball Drive Park and Ride Lot	Plumbing	Water Heater	D2012	Electric, Residential	Mechanical room	3371970		0	1 EA	\$ 706.13	\$ 706.13	\$ -						
Kimball Drive Park and Ride Lot	Plumbing	Sink/Lavatory	D2016	Service Sink, Wall-Hung	Mechanical room	3371921		3	1 EA	\$ 1,797.41	\$ 1,797.41	\$ 5,392.23						
Kimball Drive Park and Ride Lot	Plumbing	Backflow Preventer	D2014	Domestic Water	Mechanical room	3371963		3	1 EA	\$ 4,108.37	\$ 4,108.37	\$ 12,325.10	\$ 29,850	3.02	3	\$ 90,256		
Kimball Drive Park and Ride Lot	Interiors	Ceiling Finishes	C2051	Gypsum Board/Plaster	Comfort Station	3371962		4	650 SF	\$ 10.27	\$ 6,676.10	\$ 26,704.39						
Kimball Drive Park and Ride Lot	Interiors	Wall Finishes	C2017	any surface	Comfort Station	3371956		3	150 SF	\$ 1.93	\$ 288.87	\$ 866.61						
Kimball Drive Park and Ride Lot	Interiors	Flooring	C2032	Ceramic Tile	Comfort Station	3371983		3	600 SF	\$ 23.11	\$ 13,865.74	\$ 41,597.23						
Kimball Drive Park and Ride Lot	Interiors	Wall Finishes	C2011	Ceramic Tile	Comfort Station	3371943		3	1,440 SF	\$ 23.11	\$ 33,277.78	\$ 99,833.34	\$ 54,108	3.12	3	\$ 169,002		
Kimball Drive Park and Ride Lot	HVAC	Infrared Heater	D3027	Gas-Fired Tubular, 20 LF	Comfort Station	3371946		1	4 EA	\$ 3,979.98	\$ 15,919.93	\$ 15,919.93	\$ 15,920	1.00	1	\$ 15,920		
Kimball Drive Park and Ride Lot	Electrical	Special Fixture w/ Lamp	D5045	Metal Halide	Waiting Station	3371935		3	2 EA	\$ 218.26	\$ 436.51	\$ 1,309.54						
Kimball Drive Park and Ride Lot	Electrical	Standard Fixture w/ Lamp	D5045	Compact Fluorescent (CFL)	Comfort Station	3371936		3	4 EA	\$ 179.74	\$ 718.96	\$ 2,156.89						
Kimball Drive Park and Ride Lot	Electrical	Fire Alarm System	D7051	Full System Upgrade, Standard Addressable	Comfort Station	3371971		3	600 SF	\$ 3.85	\$ 2,310.96	\$ 6,932.87						
Kimball Drive Park and Ride Lot	Electrical	Distribution Panel	D5023	120/208 V	Mechanical room	3371964		3	1 EA	\$ 2,567.73	\$ 2,567.73	\$ 7,703.19						
Kimball Drive Park and Ride Lot	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Site	3371937		3	2,000 SF	\$ 3.21	\$ 6,419.33	\$ 19,257.98						
Kimball Drive Park and Ride Lot	Electrical	Special Fixture w/ Lamp	D5045	Metal Halide	Comfort Station	3371977		3	3 EA	\$ 218.26	\$ 654.77	\$ 1,964.31	\$ 13,108	3.00	3	\$ 39,325		

TERM Rating Calculation Sheet Safety and Training Facility Narrows / Skyline Park and Ride Lot

Facility	Primary Level	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
Narrows/Skyline Park and Ride Lot	Site	Trail	G2053	Asphalt	Site	3368948	3	2,660	SF	\$ 3.21	\$ 8,537.70	\$ 25,613.11					2.21	2
Narrows/Skyline Park and Ride Lot	Site	Parking Lots		Pavement, Asphalt	Site	3368945	3	66,580	SF	\$ 4.49	\$ 299,179.06	\$ 897,537.18						
Narrows/Skyline Park and Ride Lot	Site	Signage	G2063	Property, Monument	Site	3368957	1	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 3,851.60						
Narrows/Skyline Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3368942	3	66,580	SF	\$ 0.58	\$ 38,465.88	\$ 115,397.64						
Narrows/Skyline Park and Ride Lot	Site	Irrigation System	G2081	Drip System	Site	3368953	3	22,600	SF	\$ 3.85	\$ 87,046.05	\$ 261,138.14						
Narrows/Skyline Park and Ride Lot	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Site	3368951	1	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 1,027.09						
Narrows/Skyline Park and Ride Lot	Site	Trash Receptacle	G2062	Heavy-Duty Fixed Concrete	Site	3368952	3	2	EA	\$ 1,797.41	\$ 3,594.82	\$ 10,784.47						
Narrows/Skyline Park and Ride Lot	Site	Sidewalk	G2053	Concrete, Large Areas	Site	3368949	3	2,800	SF	\$ 3.21	\$ 8,987.06	\$ 26,961.17						
Narrows/Skyline Park and Ride Lot	Site	Trails	G2083	Landscaping, Clearing & Pruning	Site	3405461	1	22,600	LF	\$ 0.39	\$ 8,704.60	\$ 8,704.60						
Narrows/Skyline Park and Ride Lot	Site	Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Site	3368956	1	6	EA	\$ 8,987.06	\$ 53,922.33	\$ 53,922.33						
Narrows/Skyline Park and Ride Lot	Site	Parking Lots	G2022	Curb & Gutter, Concrete	Site	3368947	1	5,800	LF	\$ 38.52	\$ 223,392.51	\$ 223,392.51	\$ 736,709	2.21	2	\$ 1,628,330		
Narrows/Skyline Park and Ride Lot	Shell	Exterior Walls	B2011	Steel, Shelter	Waiting Shelter	3368955	3	112	SF	\$ 61.63	\$ 6,902.06	\$ 20,706.17						
Narrows/Skyline Park and Ride Lot	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Roof	3405874	3	2	EA	\$ 1,669.02	\$ 3,338.05	\$ 10,014.15						
Narrows/Skyline Park and Ride Lot	Shell	Storefront	B2023	Glazing & Framing	Building Exterior	3368943	3	112	SF	\$ 70.61	\$ 7,908.61	\$ 23,725.83	\$ 18,149	3.00	3	\$ 54,446		
Narrows/Skyline Park and Ride Lot	Electrical	Security/Surveillance System	D7031	Full System Installation, Average Density	Site	3368944	0	3,000	SF	\$ 3.85	\$ 11,554.79	\$ -						
Narrows/Skyline Park and Ride Lot	Electrical	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Site	3368950	3	3,000	SF	\$ 3.21	\$ 9,628.99	\$ 28,886.96	\$ 21,184	1.36	1	\$ 28,887		

TERM Rating Calculation Sheet North Purdy (Purdy Crescent) Park and Ride Lot

Facility	Primary Level	Secondary Level	Unifomat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Asset Replacement Cost (2021 Dollars)	Asset Rating Num x Replacement Cost	System Replacement Cost (2021 Dollars)	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Replacement Cost x TERM Scale Condition Rating	Facility Calculated Rating	Facility FTA Rounded Rating
North Purdy (Purdy Crescent) Park and Ride Lot	Substructure	Foundation System	A1026	Raft or Floating Slab	Waiting Shelter	3372074	4	72	SF	\$ 12.84	\$ 924.38	\$ 3,697.53	\$ 3,698	4.00	4	\$ 14,790	2.95	3
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Park Bench	G2062	Metal Powder-Coated	Waiting Shelter	3372068	4	2	EA	\$ 898.71	\$ 1,797.41	\$ 7,189.64						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Landscaping	G2083	Trails, Clearing & Pruning	Site	3372081	2	2,450	LF	\$ 0.39	\$ 943.64	\$ 1,887.28						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Trash Receptacle	G2062	Heavy-Duty Fixed Concrete	Site	3372077	4	2	EA	\$ 1,797.41	\$ 3,594.82	\$ 14,379.29						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Curbs or Berms	G2032	Asphalt	Site	3372070	1	1,400	LF	\$ 28.25	\$ 39,543.04	\$ 39,543.04						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3372065	3	58,675	SF	\$ 4.49	\$ 263,657.73	\$ 790,973.18						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Sidewalk	G2031	Concrete, Large Areas	Site	3372078	4	975	SF	\$ 11.55	\$ 11,265.92	\$ 45,063.66						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Signage	G2063	Property, Monument	Site	3372073	4	1	EA	\$ 3,851.60	\$ 3,851.60	\$ 15,406.38						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Signage	G2063	Property, Building or Pole-Mounted	Site	3372099	3	1	EA	\$ 1,925.80	\$ 1,925.80	\$ 5,777.39						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Bike Rack	G2062	Fixed 6-10 Bikes	Site	3372072	1	1	EA	\$ 1,027.09	\$ 1,027.09	\$ 1,027.09						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Pole Light Fixture w/ Lamps	G4051	any type 30' High, w/ LED Replacement	Site	3372080	3	6	EA	\$ 8,730.28	\$ 52,381.69	\$ 157,145.08						
North Purdy (Purdy Crescent) Park and Ride Lot	Site	Parking Lots	G2021	Pavement, Asphalt	Site	3372071	3	58,675	SF	\$ 0.58	\$ 33,898.85	\$ 101,696.55	\$ 413,888	2.85	3	\$ 1,180,089		
North Purdy (Purdy Crescent) Park and Ride Lot	Shell	Roof Skylight	B3061	per unit, up to 20 SF	Waiting Shelter	3372064	4	6	EA	\$ 1,669.02	\$ 10,014.15	\$ 40,056.59						
North Purdy (Purdy Crescent) Park and Ride Lot	Shell	Exterior Walls	B2011	Steel, 1-2 Story Building	Waiting Shelter	3372075	4	176	SF	\$ 61.63	\$ 10,846.09	\$ 43,384.37						
North Purdy (Purdy Crescent) Park and Ride Lot	Shell	Storefront	B2023	Glazing & Framing	Waiting Shelter	3372079	4	176	SF	\$ 70.61	\$ 12,427.81	\$ 49,711.25	\$ 33,288	4.00	4	\$ 133,152		
North Purdy (Purdy Crescent) Park and Ride Lot	Electrical	Special Fixture w/ Lamp	D5045	Metal Halide	Waiting Shelter	3372076	4	2	EA	\$ 218.26	\$ 436.51	\$ 1,746.06						
North Purdy (Purdy Crescent) Park and Ride Lot	Electrical	Electrical System	D5023	Full System Renovation/Upgrade, Low Density/Complex Site	Waiting Shelter	3372067	3	1,000	SF	\$ 16.69	\$ 16,690.25	\$ 50,070.74	\$ 17,127	3.03	3	\$ 51,817		

TERM Rating Calculation Sheet State Route 512 at I-5 Park & Ride

Facility	Secondary Level	Uniformat Code	Component Detail	Location Description	TERM ID	Inspection Assigned TERM Scale Rating	Quantity	Unit	Unit Cost	Replacement Total Cost (2021 Dollars)	Rating Num x Replacement Cost	Primary Level Replacement Cost	Primary Level Calculated Rating	Primary Level FTA Rounded Rating	Facility Replacement Cost	Facility Calculated Rating	Facility FTA Rounded Rating
State Route 512 at I-5 Park and Ride Lot	Foundation System	A1026	Slab on Grade	Comfort Station	3325929	4	400	SF	\$ 12.84	\$ 5,135.46	20,542	\$20,542	4.00	4	\$82,167	3.99	4
State Route 512 at I-5 Park and Ride Lot	Structural Framing	A1011	Concrete Columns, Pre-Cast	Waiting Station	3325941	4	120	LF	\$ 231.10	\$ 27,731.48	110,926	\$289,383	4.01	4			
State Route 512 at I-5 Park and Ride Lot	Column	B1013	Concrete	Covered Waiting Area	3360507	4	140	LF	\$ 37.23	\$ 5,212.49	20,850						
State Route 512 at I-5 Park and Ride Lot	Roof Structure	B1021	Pitched, Wood Heavy Timber	Building Exterior	3325944	4	1,600	SF	\$ 43.65	\$ 69,842.26	279,369						
State Route 512 at I-5 Park and Ride Lot	Exterior Walls	B2011	Decorative Plywood Panel	Waiting Station	3325938	4	140	SF	\$ 64.19	\$ 8,987.06	35,948						
State Route 512 at I-5 Park and Ride Lot	Exterior Walls	B2012	Concrete Block (CMU)	Comfort Station	3325935	3	600	SF	\$ 25.68	\$ 15,406.38	46,219						
State Route 512 at I-5 Park and Ride Lot	Shelter Walls	B2014	Glazing	Covered Waiting Area	3360508	4	800	SF	\$ 70.61	\$ 56,490.06	225,960						
State Route 512 at I-5 Park and Ride Lot	Exterior Door	B2051	Steel, Standard Gutters & Downspouts,	Comfort Station	3325931	3	3	EA	\$ 770.32	\$ 2,310.96	6,933						
State Route 512 at I-5 Park and Ride Lot	Roof Appurtenances	B3027	Aluminum w/ Fittings	Comfort Station	3325937	3	60	LF	\$ 11.55	\$ 693.29	2,080						
State Route 512 at I-5 Park and Ride Lot	Polycarbonate Panel Roof	B3061	Per SF of Glazing	Roof	3325922	4	1,600	SF	\$ 64.19	\$ 102,709.20	410,837						
State Route 512 at I-5 Park and Ride Lot	Toilet Partitions	C1094	Metal	Comfort Station	3325950	5	4	EA	\$ 1,091.29	\$ 4,365.14	21,826	\$9,910	5.00	5	\$49,551		
State Route 512 at I-5 Park and Ride Lot	Urinal Screen	C1094	Plastic/Laminate	Comfort Station	3325952	5	1	EA	\$ 962.90	\$ 962.90	4,815						
State Route 512 at I-5 Park and Ride Lot	Wall Finishes	C2017	Painted Surface	Comfort Station	3325955	5	600	SF	\$ 1.93	\$ 1,155.48	5,777						
State Route 512 at I-5 Park and Ride Lot	Flooring	C2035	Vinyl Sheeting	Comfort Station	3325930	5	267	SF	\$ 8.99	\$ 2,399.54	11,998						
State Route 512 at I-5 Park and Ride Lot	Ceiling Finishes	C2057	Painted Surface	Comfort Station	3325927	5	400	SF	\$ 2.57	\$ 1,027.09	5,135						
State Route 512 at I-5 Park and Ride Lot	Water Heater	D2012	Electric Supply & Sanitary, Very Low	Comfort Station	3325945	3	1	EA	\$ 706.13	\$ 706.13	2,118	\$11,320	4.81	5	\$54,501		
State Route 512 at I-5 Park and Ride Lot	Plumbing System	D2014	Density (excludes fixtures)	Comfort Station	3325958	3	267	SF	\$ 1.28	\$ 342.79	1,028						
State Route 512 at I-5 Park and Ride Lot	Urinal	D2016	Standard	Comfort Station	3325956	5	1	EA	\$ 1,412.25	\$ 1,412.25	7,061						
State Route 512 at I-5 Park and Ride Lot	Sink/Lavatory	D2016	Wall-Hung, Vitreous China	Comfort Station	3325939	5	2	EA	\$ 1,925.80	\$ 3,851.60	19,258						
State Route 512 at I-5 Park and Ride Lot	Toilet	D2016	Commercial Water Closet	Comfort Station	3325936	5	3	EA	\$ 1,669.02	\$ 5,007.07	25,035						
State Route 512 at I-5 Park and Ride Lot	Electrical System	D5031	Wiring & Switches, Average or Low Density/Complexity	Throughout Building	3325933	3	650	SF	\$ 3.21	\$ 2,086.28	20,028	\$20,214	3.91	4	\$79,054		
State Route 512 at I-5 Park and Ride Lot	Interior Lighting System	D5045	Standard Fixtures	Building Interior	3325951	4	650	SF	\$ 7.70	\$ 5,007.07	1,412						
State Route 512 at I-5 Park and Ride Lot	Standard Fixture w/ Lamp	D5045	LED Replacement	Comfort Station	3325953	5	1	EA	\$ 282.45	\$ 282.45	51,355						
State Route 512 at I-5 Park and Ride Lot	Security/Surveillance System	D7031	Full System Upgrade, Average Density	Throughout Bus Station	3325926	4	50,000	SF	\$ 0.26	\$ 12,838.65	11,555	\$1,613,818	3.97	4	\$6,408,284		
State Route 512 at I-5 Park and Ride Lot	Pre-Fabricated Bus Stop	F1024	Steel	Site	3325925	3	100	SF	\$ 38.52	\$ 3,851.60	314,290						
State Route 512 at I-5 Park and Ride Lot	Parking Lots	G2021	Pavement, Asphalt	Site	3325954	4	136,000	SF	\$ 0.58	\$ 78,572.54	2,444,479						
State Route 512 at I-5 Park and Ride Lot	Parking Lots	G2021	Pavement, Asphalt	Site	3325934	4	136,000	SF	\$ 4.49	\$ 611,119.74	1,617,670						
State Route 512 at I-5 Park and Ride Lot	Parking Lots	G2021	Pavement, Concrete	Site	3325948	4	35,000	SF	\$ 11.55	\$ 404,417.48	1,016,821						
State Route 512 at I-5 Park and Ride Lot	Sidewalk	G2031	Brick/Masonry Pavers	Site	3325959	4	6,000	SF	\$ 42.37	\$ 254,205.27	184,877						
State Route 512 at I-5 Park and Ride Lot	Sidewalk	G2031	Concrete, Large Areas	Site	3325924	4	4,000	SF	\$ 11.55	\$ 46,219.14	121,325						
State Route 512 at I-5 Park and Ride Lot	Fences & Gates	G2062	Fence, Chain Link 6'	Site	3325949	3	1,500	LF	\$ 26.96	\$ 40,441.75	35,948						
State Route 512 at I-5 Park and Ride Lot	Park Bench	G2062	Metal Powder-Coated	Site	3325957	4	10	EA	\$ 898.71	\$ 8,987.06	6,163						
State Route 512 at I-5 Park and Ride Lot	Trash Receptacle	G2062	Medium-Duty Metal or Precast	Site	3325928	4	3	EA	\$ 770.32	\$ 1,540.64	77,032						
State Route 512 at I-5 Park and Ride Lot	Bike Rack	G2062	Fixed 1-5 Bikes	Site	3325942	4	2	EA	\$ 3,851.60	\$ 19,257.98	8,088						
State Route 512 at I-5 Park and Ride Lot	Bike Locker	G2062	Fixed, 5 Bikes	Site	3325923	3	5	EA	\$ 898.71	\$ 2,696.12	15,406						
State Route 512 at I-5 Park and Ride Lot	Signage	G2063	Property, Monument	Site	3325947	4	1	EA	\$ 3,851.60	\$ 3,851.60	349,211						
State Route 512 at I-5 Park and Ride Lot	Pole Light Fixture w/ Lamps	G4051	30' High, w/ LED Replacement	Site	3325943	4	10	EA	\$ 8,730.28	\$ 87,302.82	205,418						
State Route 512 at I-5 Park and Ride Lot	Pole Light Fixture w/ Lamps	G4051	10' High, w/ LED Replacement	Site	3325940	4	10	EA	\$ 5,135.46	\$ 51,354.60							