

FACILITY CONDITION ASSESSMENT



**BUREAU
VERITAS**

prepared for

Alexandria City Public Schools
2000 North Beauregard Street
Alexandria, Virginia 22311
John Finnegan



Dee Campbell Rowing Center
1 Madison Street
Alexandria, Virginia 22302

PREPARED BY:

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BV PROJECT #:

148303.21R000-017.354

DATE OF REPORT:

December 21, 2021

ON SITE DATE:

August 11, 2021

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Boathouse
Main Address	1 Madison Street, Alexandria, Virginia 22302
Site Developed	YOC 1985 YOR 2015, 2017, 2018, 2019, 2021
Site Area	0.9 acres (estimated)
Parking Spaces	0 total spaces all in open lots
Building Area	16,300 SF
Number of Stories	2 above grade with no below-grade basement levels.
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 11, 2021
Management Point of Contact	John Finnigan Director of Educational Facilities Alexandria City Public Schools 1340 Braddock Place, Alexandria, Virginia 22314 703-619-8297 john.finnigan@acps.k12.va.us
On-site Point of Contact (POC)	Mark Carlson
Assessment and Report Prepared By	Diego F. Mora
Reviewed By	Anthony W Conner, MACM, BBA Technical Report Reviewer for: Thomas Bart 800.733.0660 x7540 Thomas.Bart@BureauVeritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Dee Campbell Rowing Center was originally constructed 1986 with various renovations between 2015 and 2021. The Boathouse has three spacious boat bays, holding racks for doubles through eights, fly space for singles, oar racks, a workshop and space for storage of launches. Upstairs is large training room overlooking the river outfitted with 50 Concept II indoor rowers (or "ergs"), weight training and other workout equipment, locker rooms, coaches' offices, the Crew Closet and storage rooms. On the third level is a loft for meetings and additional workout space.

Architectural

The facility consists of cementitious board siding façade with brick veneer, aluminum windows and steel service doors. The interior finishes consist of ceramic tile, VCT, rubber tile, carpet with interior walls of gypsum board. The roof consists of metal finish and TPO singly ply membrane. Regular maintenance and inspection are highly recommended throughout the facility.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF portfolio for the building consists of unit heaters at ceiling level and commercial fans for the common areas and roof top exhaust fan.

In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures updated as needed.

Electrical service equipment and systems appear adequate, with no concerns reported or observed regarding capacity or reliability. The facility is protected with a complete fire alarm and fire suppression system throughout the building and appears to be adequate.

Fire alarm system and sprinkler system were observed in the process of being installed. Most of the MPF components will need to be replace during the reserve term.

Site

Most of the facility is composed of moderate landscaping with the docks consisting of four piers at the apron, ramps to floating pier extensions, and the floating dock where the shells and sculls are launched, this modular system is made of polyethylene. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

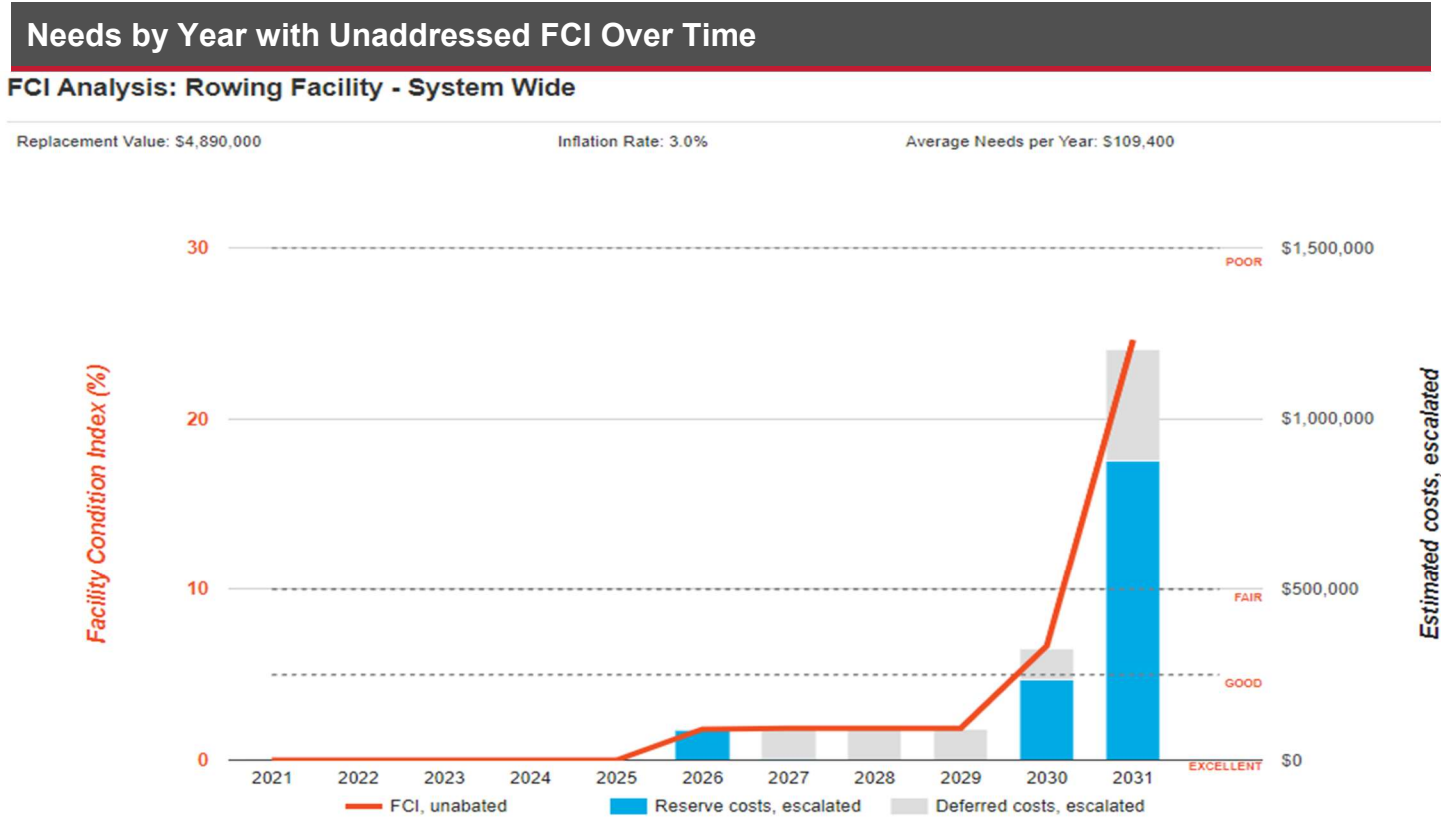
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Rowing Facility - System Wide

<i>Replacement Value</i> \$ 4,890,000	<i>Total SF</i> 16,300	<i>Cost/SF</i> \$ 300	
	Est Reserve Cost		FCI
Current	\$ 0		0.0 %
3-Year	\$ 0		0.0 %
5-Year	\$ 88,500		1.8 %
10-Year	\$ 1,203,200		24.6 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.



Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

Key Findings

No key findings for this set of locations.

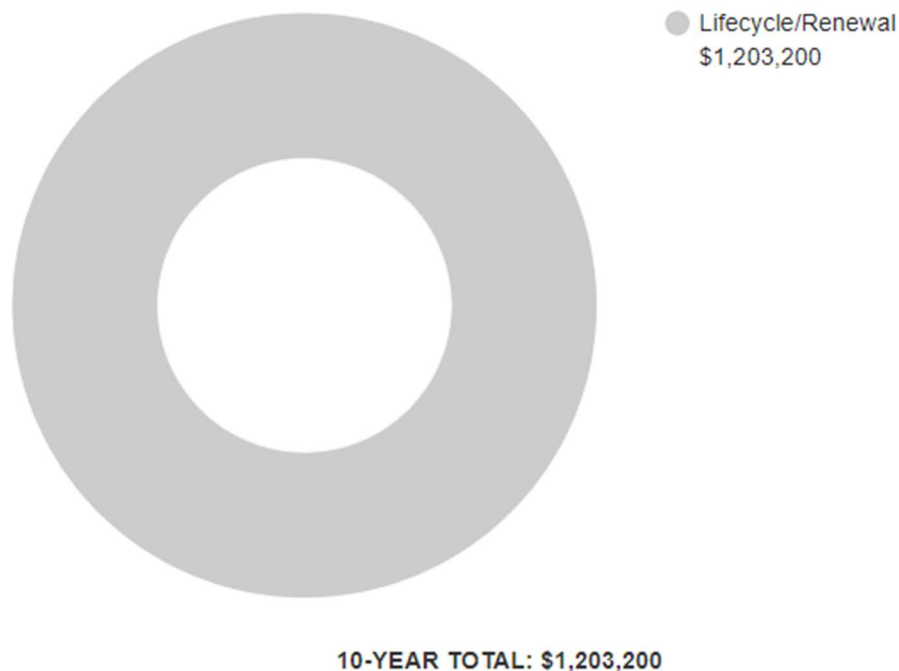
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information



Systems Summary

System	Description	Condition
Structure	Steel frame with hip roof supported by open-web steel joists over concrete pile and slab foundation	Fair
Façade	Cementitious siding board and brick veneer with aluminum windows	Fair
Roof	Primary: Hip construction with metal finish Secondary: Flat construction with single-ply TPO	Fair
Interiors	Walls: Painted gypsum board and unfinished Floors: VCT, ceramic tile, rubber tiles and unfinished Ceilings: Exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Unit heaters Supplemental components: ceiling fans.	Fair
Fire Suppression	Fire extinguishers and wet-pipe sprinkler system installation in progress	Good
Electrical	Source and Distribution: Main switchboard and panels with copper wiring Interior Lighting: LED, T-8, CFL	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Excellent
Equipment/Special	None	--
Site Pavement	Asphalt driveway, concrete landing areas.	Fair

Systems Summary

Site Development	Property entrance signage; chain-link fence.	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Key Issues and Findings	Recommended driveway cut and patch with seal and stripe.	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$8,669	\$8,669
Facade	-	-	-	\$58,795	\$80,159	\$138,954
Roofing	-	-	-	-	\$27,280	\$27,280
Interiors	-	-	\$42,777	\$8,610	\$111,494	\$162,881
Conveying	-	-	\$10,433	\$107,643	\$16,255	\$134,331
Plumbing	-	-	\$24,622	\$13,439	\$193,863	\$231,924
HVAC	-	-	\$10,664	\$9,944	-	\$20,608
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	\$127,606	\$382,714	\$510,320
Fire Alarm & Electronic Systems	-	-	-	-	\$111,687	\$111,687
Site Development	-	-	-	\$788,610	-	\$788,610
Site Pavement	-	-	-	-	-	-
TOTALS	-	-	\$88,500	\$1,114,700	\$932,200	\$2,135,400

3. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Two mechanical rooms on second floor, POC not present at the time of assessment.
- Two outside storage rooms, POC not present at the time of assessment.
- Roof

4. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated 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.

Definitions

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.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

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.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

6. Certification

Alexandria City Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Dee Campbell Rowing Center, 1 Madison Street, Alexandria Virginia 22302, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property 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 the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). 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 property 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.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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7. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Replacement Reserves
- Appendix E: Equipment Inventory List

Appendix A:

Photographic Record



#1: FRONT ELEVATION



#2: LEFT ELEVATION



#3: RIGHT ELEVATION



#4: REAR ELEVATION



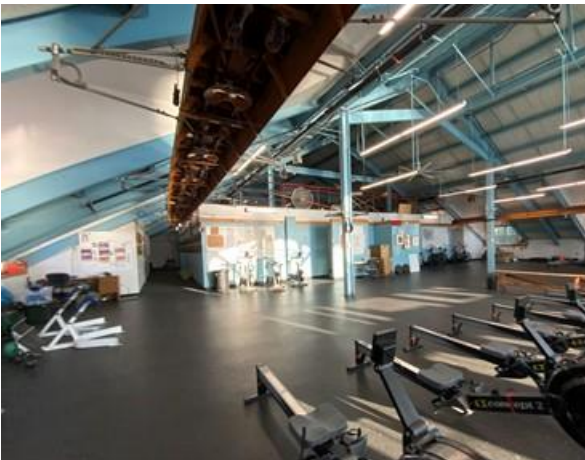
#5: METAL ROOF



#6: TPO ROOF



#7:	TRAINING ROOM
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#8:	TRAINING ROOM
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#9:	RESTROOMS
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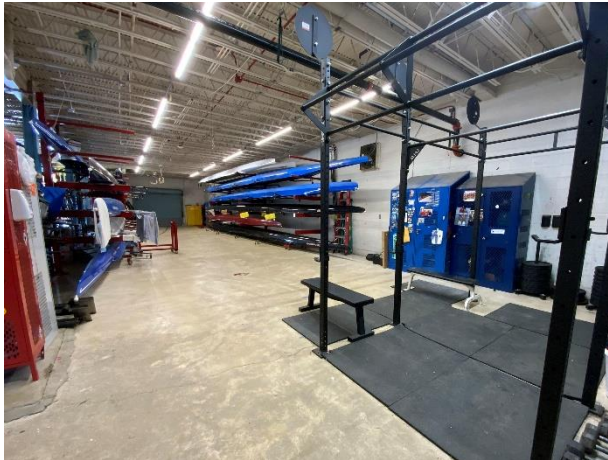
#10:	RESTROOMS
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#11:	LOCKERS
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#12:	LOCKERS
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#13	WEIGHT TRAINING
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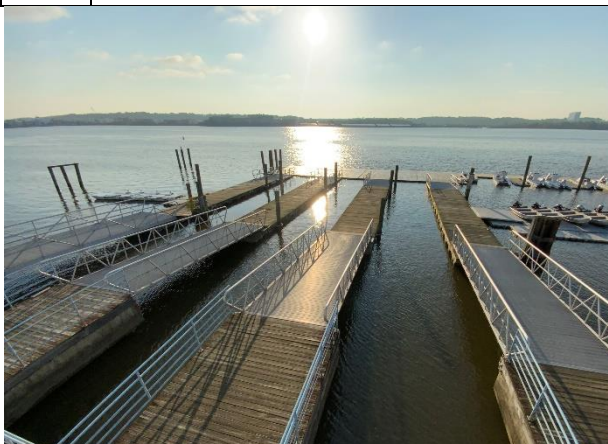
#14:	HOLDING RACKS
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#15	MECHANICAL ROOM
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#16:	MECHANICAL ROOM
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#17:	BOAT BAYS
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#18:	BOAT BAYS
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#19:	ASPHALT DRIVEWAY
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#20:	ASPHALT DRIVEWAY
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Appendix B:

Site Plan



Site Plan



**BUREAU
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Project Number

148303.21R000-017.354

Source

Google

Project Name

Dee Campbell Rowing Center

On-Site Date

August 11, 2021



Appendix C:

Pre-Survey Questionnaire

**BUREAU VERITAS FACILITY CONDITION ASSESSMENT:
PRE-SURVEY QUESTIONNAIRE**

Building / Facility Name: Dee Campbell Rowing Facility

Name of person completing form: John Finnigan

Title / Association with property: Director of Educational Facilities

Length of time associated w/ property: 6 years

Date Completed: 11/01/21

Phone Number: 703.517.1807

Method of Completion: Choose an item.

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

DATA OVERVIEW		RESPONSE		
1	Year/s constructed / renovated	1986		
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Exterior siding replacement
		Roof		
		Interiors		
		HVAC	2017	Water heater replacement
		Electrical	2017	LED Retrofit
		Site Pavement		
		Accessibility	2018	Elevator replacement
QUESTION		RESPONSE		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2019 New Floating dock Installation; 2021 Fire Protection system upgrade		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D:

Component Condition Report

Component Condition Report | Dee Campbell Rowing Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	West Exterior Elevation	Fair	Stairs, Metal, Exterior	100 SF	20	3047439
Facade						
B2010	Building Exterior	Fair	Exterior Brick Veneer	1,350	20	3047426
B2010	Building exterior	Fair	Exterior Walls, Fiber Cement Siding, 1-2 Story Building	3,150 SF	20	3353646
B2050	Shell Storage	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	4	10	3047463
B2050	Building exterior	Fair	Exterior Door, Fiberglass	5	10	3229092
Roofing						
B3010		Fair	Roofing, Single-Ply Membrane, TPO/PVC	1,000 SF	16	3367863
B3010		Fair	Roofing, Metal	10,600 SF	28	3367779
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	20	3229103
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	350 SF	6	3229095
C2030	Throughout building	Fair	Flooring, Rubber Tile	4,100 SF	5	3229108
C2030	Lockers	Good	Flooring, Vinyl Tile (VCT)	815 SF	10	3229087
C2030	Restrooms	Fair	Flooring, Ceramic Tile	850 SF	20	3229096
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	3229083
D1010	Upper level	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	9	3047418
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	16,300 SF	11	3353450
D2010	Restrooms	Fair	Urinal, Standard	3	15	3229093
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	10	15	3229079
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	15	3229082
D2010	Restrooms	Fair	Shower, Ceramic Tile	4	10	3229105
D2020	Lower level storage room	Fair	Pump, Sewage Ejector, 15 HP	2	5	3047440
HVAC						
D3020	Men's Restroom	Fair	Unit Heater, Electric, 5 KW	1	5	3229102
D3030	Gymnasium	Fair	Unit Heater, Electric	1	10	3229089
D3030	Gymnasium	Fair	Unit Heater, Electric	1	5	3229099
Fire Protection						
D4010	Mechanical room	Good	Backflow Preventer, Fire Suppression	1	26	3229085
D4010	Building Interior	Excellent	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	16,300 SF	40	3047462

Component Condition Report | Dee Campbell Rowing Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	16,300 SF	20	3352230
D5020	Utility closet	Good	Distribution Panel, 120/208 V, 400 AMP	1	26	3229080
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	16,300 SF	9	3229094
Fire Alarm & Electronic Systems						
D7050	Electrical room	Excellent	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	16,300 SF	20	3047428
D7050	Electrical room	Excellent	Fire Alarm Panel, Fully Addressable	1	15	3229086
Pedestrian Plazas & Walkways						
G2010	Driveway	Good	Roadways, Pavement, Asphalt, Mill & Overlay	9,000 SF	22	3353645
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Lake Dock/Pier, Decking & Structure, Wood Pile-Supported	9,780 SF	10	3047431

Appendix E:

Replacement Reserves

Replacement Reserves Report

12/20/2021

Location	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total Escalated Estimate
Dee Campbell Rowing Center	\$0	\$0	\$0	\$0	\$0	\$88,499	\$3,134	\$0	\$0	\$235,251	\$876,267	\$112,815	\$0	\$0	\$0	\$66,058	\$31,492	\$0	\$0	\$0	\$721,764	\$2,135,281
Dee Campbell Rowing Center / Rowing Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Grand Total	\$0	\$0	\$0	\$0	\$0	\$88,499	\$3,134	\$0	\$0	\$235,251	\$876,267	\$112,815	\$0	\$0	\$0	\$66,058	\$31,492	\$0	\$0	\$0	\$721,764	\$2,135,281

Dee Campbell Rowing Center

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Deficiency Repair Estimate
B1080	West Exterior Elevation	3047439	Stairs, Metal, Exterior, Replace	40	20	20	100	SF	\$48.00	\$4,800																				\$4,800	\$4,800	
B2010	Building Exterior	3047426	Exterior Brick Veneer	40	20	20	1350	EA	\$7.21	\$9,734																				\$9,734	\$9,734	
B2010	Building exterior	3353646	Exterior Walls, Fiber Cement Siding, 1-2 Story Building, Replace	45	25	20	3150	SF	\$11.00	\$34,650																				\$34,650	\$34,650	
B2050	Building exterior	3229092	Exterior Door, Fiberglass, Replace	25	15	10	5	EA	\$750.00	\$3,750											\$3,750										\$3,750	
B2050	Shell Storage	3047463	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	20	10	4	EA	\$10,000.00	\$40,000											\$40,000										\$40,000	
B3010	Dee Campbell Rowing Center	3367863	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	1000	SF	\$17.00	\$17,000																	\$17,000				\$17,000	
C1030	Throughout building	3229103	Interior Door, Steel, Standard, Replace	40	20	20	12	EA	\$600.00	\$7,200																				\$7,200	\$7,200	
C2030	Restrooms	3229096	Flooring, Ceramic Tile, Replace	40	20	20	850	SF	\$18.00	\$15,300																				\$15,300	\$15,300	
C2030	Throughout building	3229108	Flooring, Rubber Tile, Replace	15	10	5	4100	SF	\$9.00	\$36,900						\$36,900														\$36,900	\$73,800	
C2030	Lockers	3229087	Flooring, Vinyl Tile (VCT), Replace	15	5	10	815	SF	\$5.00	\$4,075											\$4,075										\$4,075	
C2030	Throughout building	3229095	Flooring, Carpet, Commercial Standard, Replace	10	4	6	350	SF	\$7.50	\$2,625							\$2,625										\$2,625				\$5,250	
D1010	Elevator	3229083	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000														\$9,000	\$18,000	
D1010	Upper level	3047418	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	21	9	1	EA	\$82,500.00	\$82,500										\$82,500											\$82,500	
D2010	Throughout	3353450	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	29	11	16300	SF	\$5.00	\$81,500												\$81,500									\$81,500	
D2010	Restrooms	3229105	Shower, Ceramic Tile, Replace	30	20	10	4	EA	\$2,500.00	\$10,000											\$10,000										\$10,000	
D2010	Restrooms	3229093	Urinal, Standard, Replace	30	15	15	3	EA	\$1,100.00	\$3,300																\$3,300					\$3,300	
D2010	Restrooms	3229079	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	15	15	10	EA	\$1,500.00	\$15,000																\$15,000					\$15,000	
D2010	Restrooms	3229082	Toilet, Commercial Water Closet, Replace	30	15	15	7	EA	\$1,300.00	\$9,100																\$9,100					\$9,100	
D2020	Lower level storage room	3047440	Pump, Sewage Ejector, 15 HP, Replace	15	10	5	2	EA	\$10,620.00	\$21,240						\$21,240														\$21,240	\$42,480	
D3020	Men's Restroom	3229102	Unit Heater, Electric, 5 KW, Replace	20	15	5	1	EA	\$1,800.00	\$1,800						\$1,800															\$1,800	
D3030	Gymnasium	3229099	Unit Heater, Electric, Replace	20	15	5	1	EA	\$7,400.00	\$7,400						\$7,400															\$7,400	
D3030	Gymnasium	3229089	Unit Heater, Electric, Replace	20	10	10	1	EA	\$7,400.00	\$7,400											\$7,400										\$7,400	
D5020	Throughout	3352230	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	16300	SF	\$13.00	\$211,900																				\$211,900	\$211,900	
D5040	Throughout	3229094	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	11	9	16300	SF	\$6.00	\$97,800										\$97,800											\$97,800	
D7050	Electrical room	3229086	Fire Alarm Panel, Fully Addressable, Replace	15	0	15	1	EA	\$15,000.00	\$15,000																\$15,000					\$15,000	
D7050	Electrical room	3047428	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	0	20	16300	SF	\$3.00	\$48,900																				\$48,900	\$48,900	
G2050	Site	3047431	Lake Dock/Pier, Decking & Structure, Wood Pile-Supported, Replace	20	10	10	9780	SF	\$60.00	\$586,800											\$586,800										\$586,800	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$76,340	\$2,625	\$0	\$0	\$180,300	\$652,025	\$81,500	\$0	\$0	\$0	\$42,400	\$19,625	\$0	\$0	\$0	\$399,624	\$1,454,439
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$88,499	\$3,134	\$0	\$0	\$235,251	\$876,267	\$112,815	\$0	\$0	\$0	\$66,058	\$31,492	\$0	\$0	\$0	\$721,764	\$2,135,281

Dee Campbell Rowing Center / Rowing Facility

Appendix F:

Equipment Inventory List

D10 Conveying													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3047418	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB		Dee Campbell Rowing Center	Upper level	Elevette					
D20 Plumbing													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3047440	D2020	Pump	Sewage Ejector, 15 HP		Dee Campbell Rowing Center	Lower level storage room	Peerless	VCSSLG45	436548			2
D30 HVAC													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229102	D3020	Unit Heater	Electric, 5 KW	5 KW	Dee Campbell Rowing Center	Men's Restroom	Dayton	2YU65	Not found		01033058	
2	3229089	D3030	Unit Heater	Electric	5 KW	Dee Campbell Rowing Center	Gymnasium	Dayton	2YU65	Not found		01033064	
3	3229099	D3030	Unit Heater	Electric	5 KW	Dee Campbell Rowing Center	Gymnasium		Inaccessible	Inaccessible			
D40 Fire Protection													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229085	D4010	Backflow Preventer	Fire Suppression	4 IN	Dee Campbell Rowing Center	Mechanical room				2017		
D50 Electrical													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229080	D5020	Distribution Panel	120/208 V, 400 AMP		Dee Campbell Rowing Center	Utility closet	Square D	1C96652G06	Not found	2017	01033057	
D70 Electronic Safety & Security													
Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	3229086	D7050	Fire Alarm Panel	Fully Addressable		Dee Campbell Rowing Center	Electrical room	Honeywell	NFW-100X		2021	01033056	