

# KLING STUBBINS

**Massachusetts State Laboratory**

**Facility Condition Assessment Study**

Project Number DPH 0702 ST1

January, 2014

**Agencies**

Department of Public Health

University of Massachusetts Medical School

**Prepared for:**

Division of Capital Asset Management & Maintenance

Carole Cornelison, Commissioner

**Office of Planning, Design and Construction**

Elizabeth Minnis, Deputy Commissioner

Shirin Karanfiloglu, Director of Programming

Ellen Whittemore, Deputy Director of Programming

**DCAMM Manager**

Charles Deknatel



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**1.0 Executive Summary**

1.1 Preface



This facility assessment was prepared for the Office of Planning Design and Construction of the Division of Capital Asset Management and Maintenance, Commonwealth of Massachusetts, and is intended to survey building conditions, evaluate the facility's suitability for intended use, identify key building deficiencies, and estimate capital needs for improvements, over short and long term time periods. The purpose of this report is to summarize the results of the assessments and provide a description for information that is captured in standard assessment forms, provided by DCAMM, which are attached in the Appendices. All findings were obtained by observations on site, from past studies and reports and by talking with facility personnel. This narrative is meant to summarize findings and elaborate on them. For details on systems and quantities, refer to Attachment A.

The KlingStubbins team investigated costs associated with the Deficiency Assessments included in Attachment A of this report for each of the buildings. As presently defined, the improvements scope and cost totals approximately \$53 million. The conceptual nature of the described improvements and associated conceptual estimate is a loosely predictive model at an early concept level, for use in prioritization of needs and items which may warrant further investigation. It is not intended for firm project budgeting. These costs include various upgrades and improvements which are required, with varying degrees of urgency. Refer to the Deficiency sheet in Attachment A for a list of deficiencies, their associated improvements and their costs listed with a timeline of when the improvements are required. Total costs for each building, including markups for construction and consultants are summarized below (numbers are rounded for simplicity).

- Tower Building           \$40 million
- Biologics Building       \$9 million
- Stable Building           \$3 million
- Site                         \$1.1 million

With future scoping, some individual work packages can be expected to change by orders of magnitude. Below is a list of the most pressing needed improvements recommended by the assessment team:

Item	Conceptual Cost
1. Replace Tower boilers and switch to natural gas	\$6,000,000
2. Provide accessibility compliance per KS report	\$1,700,000
3. Provide Tower elevator improvements	Per Pending Study
4. Replace 220 VAVs in remainder of Tower Building	\$8,000,000
5. Provide Tower I/T improvements	\$3,000,000
6. Provide Tower DDC controls	\$3,000,000
7. Replace Tower AHUs	\$ 900,000
8. Replace Tower grease trap	\$ 60,000
9. Replace Tower EPDM roofing system	\$2,700,000
10. Replace Tower exhaust fans	\$ 190,000
11. Replace Stable skylights	\$ 190,000
12. Replace Stable ductwork	\$ 700,000
13. Replace Stable AHU	\$ 90,000
14. Provide Stable I/T improvements	\$ 290,000
15. Separate Stable PBX from Biologics	\$ 5,000
16. Replace Tower motor control centers	\$ 400,000
17. Provide Tower & Stable fire alarm upgrades	\$ 81,000
18. Replace Tower exterior lighting & controls	\$ 40,000
19. Replace Stable exterior lighting & controls	\$ 12,000
20. Replace Biologics exterior lighting & controls	\$ 25,000

The items listed above are included in the Facility Assessment – Deficiency checklist for each building, attached at the end of this report.

**MSL Facility Conditions Assessment**

**2.0 Facility Background**

- 1. Tower Building
- 2. Biologics Building
- 3. Stable Building

The Massachusetts State Laboratory (MSL) serves the Commonwealth by identifying causes of disease and helping to limit their spread throughout the populace. It is the only laboratory in the state that performs tests for rabies, arboviruses, botulism, pandemic strains of influenza, and many other pathogens. It also performs important functions in chemical testing, and is the only laboratory in the state that can adequately test for chemical and biological agents of terrorism. The MSL performs a vital function in maintaining public health and safety in Massachusetts.

The MSL campus is located at 305 South Street in Jamaica Plain and occupies approximately eleven acres. The campus buildings are comprised of three primary structures: the Tower Building, the Biologics Building (which is used for the manufacture of vaccines) and the Stable Building. In addition, there are many pre-fabricated metal buildings which house support functions such as electrical distribution, standby power, and fire protection pumping.

The total Building Gross Square Footage (BGSF) of all three structures is as follows:

- Tower 193,312 BGSF
- Biologics 34,503 BGSF
- Stable 17,996 BGSF
- **Total 245,811 BGSF**

The purpose this assessment is to review the conditions of the facility to update and synthesize the extensive inventory and analysis work which was conducted by the study team from 2007 to 2009. This prior phase of work concluded with an Executive Briefing in June 2009 and included a six volume draft report on the campus buildings, including facilities investigations and analysis of all building systems, and detailed program development for all departments including documentation for the use of each space, its comparison to program standards for "right sizing" evaluation and growth projections as they existed during that timeframe.



**3.0 Site Observations**

3.1 Overview



**Vehicular Pavement and Curbing**

The primary road system on site is a bituminous pavement with a mix of vertical granite curbing and bituminous curbing. There are numerous areas with no curbing. There are significant areas throughout the campus where the bituminous pavement is in disrepair.

**Site Access and Circulation**

The site is accessible from two locations on South Street. The primary entrance is a one-way loop driveway with a secondary entrance on the west end of the site. Deliveries utilize the loading dock located behind the Tower Building, or drop-off smaller items to the front entrance or sample receiving area on the east side of the Tower Building. All parking areas are accessed by the loop driveway.

**Recent Improvements**

The following Projects have been completed within a three year period beginning in January 2010:

Project	Cost
<b>Tower Building (DCAMM):</b>	
DPH0702 EM1 Emergency electrical Upgrade (Tower)	\$3,468,575
DPH0702 EM2 Pre-purchase Emergency Generator & Switchgear	\$2,588,997
DPH0702 EM3 Emergency HVAC Upgrade (Tower)	\$10,645,844
DPH0702 TR1 Generator for JP Campus	\$68,515
DPH0703 TR3 Water Damage Repair at Animal Quarters	\$53,124
<b>Tower Building (UMMS):</b>	
IT Server Room Air Conditioning	\$48,956
DPH Admin Office Renovation	\$83,772
Environmental Lab Air Conditioning	\$32,766
Animal Facility Chiller Replacement	\$58,211
Blood Lead Lab Relocation	\$34,867
Chemical Terrorism Lab Relocation/Expansion	\$72,238
Freezer Room Air Conditioning (In progress)	\$14,500
HIV Laboratory Renovation	\$60,135
<b>Total Tower Building</b>	<b>\$17,230,500</b>
<b>Biologics Building: None Reported</b>	0
<b>Stable Building: None Reported</b>	0

The CAMIS 2013 Replacement Value of each of the buildings is specified here: \$70,503,625 for the Tower Building, \$7,425,593 for the Biologics Building and \$5,872,612 for the Stable Building respectively. Note that any significant improvements to the Tower building will likely require the building to be fully compliant with MAAB regulations.

The MAAB study completed by KlingStubbins, dated July 2013, noted that not all entrances are accessible, and further recommended that all entrances used by general public and general employees should be ADA compliant, and fitted with power assist openers for high-traffic doors.

The current parking capacity is 369 cars distributed across the campus. Accessibility standards require 8 accessible parking spaces based on this total. These spaces are found in a few locations across the campus. There are two areas that serve the Tower Building; five spaces are located immediately to the northeast of the main entrance. These spaces are not accessibility compliant as they do not have the specified access aisles, pavement markings and proper signage. There is a path of travel to the front door of the Tower building from these spaces that incorporates a handicap ramp; the ramp is in need of repair with uneven pavement and non-compliant handrails. Two additional accessible spaces are located within the loop road to the southeast of the main entry; these spaces are provided with a curb cut and ramp to the front plaza.

MSL Facility Conditions Assessment

3.0 Site Observations  
(continued)



There is one accessible parking space located to the south outside of the Stable building front door. A concrete walk leading from the front of the parking space provides an accessible route to the front door. A handicap ramp is located at the east entry to provide a second accessible entrance. The pavements along all accessible routes are degraded to varying degrees. It is likely that none of the routes are fully compliant. Deficiencies include:

- Worn or missing pavement markings;
- Lack of proper signage;
- Pedestrian paving and curb cuts which are in very poor condition and need of replacement.

4.0 Tower Observations

4.1 Overview



The majority of the functions of the campus are located in the Tower building, which was completed in the early 1970s. Since that time, lab technology, protocols, and procedures have undergone profound changes, as have the standards for the programming, design and construction of laboratory buildings. The Tower building is subdivided into two wings, which tend to preclude laboratory divisions from operating in an integrated fashion. In addition, the infrastructure (Mechanical, Electrical, and Plumbing systems (MEP) is in need of additional upgrading, exterior envelope repairs are required, and certain aspects of the physical plant are not code-compliant (this is especially true with regard to issues of accessibility and life safety). The building operates continuously on a 24/7 basis.

The Basement and first two levels of the Tower building vary in floor area and are larger than the tower levels which are floors 3 through 8. Tower floor levels are split into east and west wings, and connected at every floor by an elevator and toilet room core linking the wings.

The dominant exterior material is cast-in-place concrete spandrel beams and walls with a smooth architectural finish and steel frame strip windows. Perimeter columns are expressed outboard of the exterior building face and support exterior mechanical shafts which run from either the second or third floor to the full height of the building terminating roughly three feet above the parapet. The exterior shafts are made of precast concrete on two sides and insulated metal panels on the other two sides.



Since 2007, the Massachusetts State Laboratory campus in Jamaica Plain has been the subject of a study to address the long term renovation needs of the facility, which has resulted in a series of construction projects to upgrade various building systems. Key observations include:

- The roof membrane was replaced 20 to 23 years ago with a black EPDM system. In 2010 the electrical room roof was replaced with an off-white TPO system, covered with roofing pavers. The chiller plant roof was replaced in 2011 in conjunction with the Emergency HVAC Project, with an off-white TPO system.
- Water infiltration above the window heads is prevalent on west wing.
- It is not known if sealants around the original steel window frames have been replaced.
- Some sealant repairs/applications have been made on the exterior mechanical exhaust towers.
- Water infiltration has been observed in all four egress stair wells.

Community Garden

The Community Garden, located directly adjacent to the east parking lot, is cared for by the community gardeners. At times the garden appears to be somewhat messy and not well maintained. The chain link fence enclosing the garden is displaced and out of alignment in places. With some carefully chosen border planting and proper care and maintenance, the garden could be an aesthetic focal point for the property and a showcase for public and private collaboration.

- Water infiltration exists around the skylights at the Food and Drug wing.
- The windows are single glazed steel frame units.
- No subsurface water infiltration has been experienced, except for the basement electrical room, which was waterproofed in conjunction with the Emergency Electrical Project in 2010.

The Tower building has four elevators:

- Two passenger elevators
- Freight Elevator (Servicing Basement & 1st Floor only)
- Freight Elevator (Servicing Basement through Penthouse)

The elevator controls and finishes are original to the building, and are plagued by chronic repair issues. Refurbishment of all elevators is anticipated in a pending DCAMM project.

## 4.2 Architectural

**Tower Exterior**

Exterior review was conducted by walking around the building at grade level and by using binoculars to review the upper portions of the building. Additional wall surface observations of localized areas were made from various roof levels. Site conditions, such as retaining walls, site stairs, plazas etc. are not included in this observation.

- Sealants are failing at the main entry overhang.
- Hairline cracks are noticeable in some of the concrete wall surfaces. These appear to be shrinkage or stress cracks and are not considered to be a concern for the structural integrity of the concrete wall.
- Entry plaza window heads – the horizontal concrete return to the window frame is cracked at the window head area.
- Rusting reinforcing bars are exposed in several areas of the concrete wall panels and other areas were observed to have the beginning of spalling concrete which is indicative of rusting reinforcing bars behind that fracture the concrete face.
- Sealant deterioration and loss of adherence are observed at several lower block to tower building joints.
- Significant staining to the concrete walls were observed at several areas around the building. Although perhaps not critical to water infiltration, staining of this magnitude may hide potential problems such as retained moisture within the concrete panels.
- Liberal applications of sealant are observed on portions of the exterior exhaust shafts, presumably to cover where hairline cracks developed in the concrete.
- Sealants at the concrete to metal panel connections at the exhaust shafts are reaching the end of their life span, with some loss of adherence observed. The metal panels, as observed from a distance, seem to be in relatively good condition.
- The metal strip windows at the tower portion are set back from the main building face by approximately 12 to 16 inches. This recessed condition has provided them with protection from severe weathering conditions. Of the windows that could be directly observed up close (a small percentage) perimeter sealants and glazing sealants appeared to be in fair condition.
- Large glass windows at the main entry area are in generally good condition. All products associated with these windows show signs of weathering which is normal for the age of these windows. In a few cases the glazing gaskets were noted to be extended outward from their desired location and should be reset.

- Awning type windows at the boiler plant were noted to be in a partially open position. The extensive staining of the lower portion of glass on these windows would suggest they are left open to vent excessive heat from the boiler plant. The bottom glazing gasket is showing slight signs of advanced weathering.
- Clerestory window frames and glass show signs of normal weathering and are for the most part in relatively good condition. Some glazing gaskets were observed to not be set in their preferred locations but this was about 1% of the overall clerestory window frames.
- Aluminum doors and frames appear to be in good condition.
- The door at the grade level of stair number 1 has a badly deteriorating condition at the base of the sidelight frame. The bottom metal glazing stop is missing and extensive rusting of the frame is observed.
- Other metal doors and frames are in relatively good condition with varying levels of normal weathering.

**Tower Interior**

- The floors throughout the building consist of aged carpet of varying colors and textures, vinyl tile with separated joints due to age, ceramic tile in wet areas, and sealed concrete in back-of-house areas.
- The wall surfaces include exposed concrete, painted concrete, painted gypsum board, demountable partitions, and painted CMU.
- The windows are original to the building single glazed, steel and aluminum framed, and a portion of which have an applied film.
- The ceilings throughout the building consist of suspended acoustical tile (most in need of replacement), painted gypsum board, and exposed structure in back-of-house areas.

*Key architectural deficiencies of the Tower Building include:*

- Limited capability for compliance with modern laboratory practices. The current configuration of the tower does not lend itself to modern laboratory configuration, modularity, and flexibility.
- MAAB Compliance Issues.
- Limited daylight infiltration, due to narrow strip windows.
- The Finishes are worn out, showing signs of deterioration and damage. They are also very dated and have not been updated since the building has opened.
- Low floor to floor height

## 4.3 Structural

The Tower Building structure is founded on spread footings and is constructed of mildly reinforced cast-in-place concrete floors (waffle slab construction), walls, and columns. Shear walls within the stairs and elevator core area are used for stability. The lower levels from basement to roof of second floor make up the larger footprint of this building, whereas the twin tower portion runs from the 3rd floor to the 8th floor with the roof of the 8th picking up the stair tower and main penthouse structures. The tower and lower levels do not employ any expansion joints.

The Boiler plant, located tight to and on the northwest corner of the Tower Building complex, is founded on spread footings and is constructed of a combination of mildly reinforced cast-in-place concrete walls and floor systems with precast single tees and columns for the roof structure. The full height cast-in-place concrete walls provide stability against lateral loading. The stack is of cast-in-place construction with a clay brick masonry liner. The

stack is self-supporting on its own foundation which is isolated from the building foundations by one-inch wide joints. The main boiler gallery floor-to-roof is a clear span of 30 feet with various hanging steel catwalks serving the equipment

## 4.4 HVAC

The Tower building consists mainly of lab spaces and also houses the power plant, which serves the entire campus (Tower, Stable and Biologics buildings). The power plant houses steam boilers, chillers, pumps and supporting equipment. The chillers are in good condition; pumps are in fair condition and are appropriate for continued use. The air handling units located in the roof top mechanical room, serving the labs and offices on levels 2 to 8 were replaced in 2010 and are in good condition.

Over the past few years, a large number of HVAC equipment has been upgraded, but there is still a large number of equipment that is original since the building was constructed and needs to be addressed for age and condition. Significant issues were found with the following:

- Steam Boilers: 3 high pressure steam boilers located in the power plant, are original since the building was constructed and run off no.2 fuel oil. The boilers serve the Tower, Stable and Biologics buildings for both lab use and heating purposes. The main steam load on campus came from the Biologics building, which is not operational anymore, hence removing the majority of steam requirements on campus. The boilers are past their useful life and oversized for the steam requirements and should be replaced with more appropriately sized boilers.
- Air Handling Units (AHUs): Most AHUs serving the lower 3 floors of the Tower building are original and past their useful life, except for AHU-13 which was replaced in 2010 and AHU-12 which has been removed. The remaining 11 AHUs have dampers that are non-operational, coils and piping that are leaking and ductwork that is in fair condition.

- Pneumatic controls: Pneumatic controls across a large part of the building do not work. The pneumatic compressors serving the system are old and do not work as required.
- Air supply system: Some areas of the building have received upgrades to the VAV system, but other areas that have not been upgraded are not functioning as required. The VAV boxes that have not been replaced do not have functioning dampers and so are not able to provide adequate control of airflow. Much of the ductwork in the building is original and needs to be replaced, along with new insulation.
- Fin-tube: The fin-tube heating system does not provide a uniform amount of heat output along its line. Areas served at the beginning of the fin-tube pipe line get more heat and heat output drops off down the line, with the areas at the end of the fin-tube pipe line getting minimal amounts of heat. The system should be reviewed and valves should be added along the line to maintain a comfortable environment for all areas along the fin-tube pipe line.
- BMS: The BMS system is not tied into many of the HVAC equipment due to the age and compatibility with older equipment. Upgrading equipment and adding them to the BMS will allow for greater control of HVAC equipment and provide facility maintenance staff more information about any inconsistencies in the system.
- Pipes: A lot of pipes in various areas are deteriorating and have damaged insulation. Piping in power plant is in poor condition.
- Refrigeration systems: A few of the walk-in refrigeration units were found to be non-operational and have failed doors/door seals.

## 4.5 Electrical

The Tower building is being served by Nstar double end utility underground services. The utility transformers and switchgear are located outside behind the building. Emergency power is generated on site from (4) diesel generators and paralleling switchgear locating adjacent to the utility switchgear. The building main distribution switch and panels are located in basement electrical room. All main electrical distribution equipment in the basement and outside were recently upgraded and are in good condition. The following deficiencies were observed:

- Majority of local panelboards located on each floor and the motor control center located in the basement have not been upgraded. They are 30+ years old and so replacement parts are limited. Approximate 40% of panelboards have no physical capacity left. Feeder and power distribution analysis to upgrade panelboard is recommended.
- Local disconnect switches serving mechanical and plumbing equipment are not in good condition due to age and corrosion. Review item in question or replacement as part of the HVAC upgrade is recommended.

- No grounding resistant test or outdated electrical preventive maintenance (IR scan, contact resistance test and clean). Electrical preventive maintenance program per NFPA70B guide line should be set up.
- Lighting fluorescent and incandescent bulb should be updated to more efficient type (T8 electronic ballast VS. T12 magnetic ballast and Incandescent VS. compact fluorescent / LED retrofit). Most fluorescent lights have been changed to T8's, but there are a few T12 's remaining. Incandescent lamps were found in corridors and lobby area.
- Automatic lighting shut off is limited throughout the building. Proper occupancy sensor control device should be integrated into the existing lighting condition for energy saving.
- Exterior lighting fixture is not in good condition. Parking lot light should be reviewed to achieve IES recommendation.

## 4.6 Telecommunication

Telecommunication infrastructure for base building is in average condition. We observe the following deficiency:

- The current voicemail software might not work per manufacturer's recommendation after 2014. Full review of Telephone PBX and voicemail system is recommended.

- Public address or paging system coverage shall be reviewed. A lot of common areas are not in the coverage.

4.7	Security and Fire Alarm	<p>Security access system control panels are distributed throughout the building. Security monitoring system control panel is located in IT-server room on 1st floor. Fire alarm control panel is located at room 118 near the security desk on 1st floor.</p> <ul style="list-style-type: none"> <li>CCTV security monitoring cameras are limited outside the building. Camera coverage in parking lots is adequate.</li> </ul>	<ul style="list-style-type: none"> <li>Centralized clock system does not work. Approximate 60% of clocks are found to be damaged.</li> <li>Fire alarm system is addressable type and in average condition (2004). However fire alarm strobe coverage is inadequate due to renovation of added partition. Many areas, including bathrooms and offices are found without fire alarm indicating device coverage.</li> </ul>
4.8	Plumbing	<p>The Tower building plumbing systems are in fair condition and are appropriate for continued use. Over the years, some plumbing fixtures and equipment have been replaced and upgraded. Systems and equipment that should be replaced include:</p> <ul style="list-style-type: none"> <li>Existing grease waste holding tank serving the kitchen area should be replaced with a code compliant grease interceptor that removes grease from the piping system.</li> </ul>	<ul style="list-style-type: none"> <li>Existing reverse osmosis system is oversized for current and future use and should be replaced with a smaller unit.</li> <li>Existing core toilet fixtures should be upgraded to high efficiency water saving fixtures.</li> <li>Existing showers are in poor condition and should be replaced.</li> <li>Existing trench drains at the rear loading dock are not set properly and should be replaced.</li> </ul>
4.9	Fire Protection	<p>The Tower building fire protection system was recently upgraded. There is an exterior shed that houses the fire pumps, which is new and well maintained. The system is tested weekly by facility management staff. The sprinkler system was upgraded in 2009, so the piping and sprinklers are in good condition and no significant issues were observed. The system has also been approved by the Boston Fire Department.</p>	

**5.0 Stable Observations**

A two story building set into the hillside that was originally constructed in two phases; the east portion circa 1904 and the west portion circa 1926. Two egress stair towers and an entrance vestibule were added circa 1994 to the north of the stable building as part of a significant renovation. The older building has a slate roof with three skylights while the newer stair towers and entrance vestibule have standing seam metal roofs.

5.1 Architectural



Stable Building Observations:

- Skylight leakage is an ongoing problem.
- Aluminum window frames with insulating glass were installed in the early 1990's and are in satisfactory condition along with the window sealants.
- Coal hole below grade did have a leakage problem but is now capped off at the exterior grade with no evidence of water infiltration to date.
- Extensive water damage is observed to portions of the ceiling and walls at the skylights. Blistering and peeling paint, stained wall surfaces and a bucket positioned to collect water.
- Broken roof slates at the roof edge and to some extent in the overall field of the roof area.
- Skylight members are showing signs of rusting.
- There is some mortar deterioration of the brick walls, approximately 5% to 10% of the mortar joints for the entire building require repair.
- Cracked mortar joints at the precast concrete window sill ends.
- Concrete foundation cracks at the west end roll up door.
- Northwest corner brick-to-foundation construction where demolition has occurred shows open mortar joints and deteriorating condition at the top of the foundation wall.
- Brick and mortar deterioration at north window jamb/head condition.
- Rusting relieving angles – in one instance may be pushing brick wall outward at the relieving angle.
- Vertical sealant deterioration at expansion joint between the stair tower additions and the stable building.
- Peeling paint on the wood cornice trim.
- Wood and roofing trim at roof window "eyebrows" loose.

5.2 Structural

The Stable Building is a long, two story rectangular structure with occupied basement for mechanical services, storage, and a service garage at the west end. The early structure occupies the east end and although no structural drawings are available, concrete and stone construction make up the foundations, floors of concrete and wood, and wood framed roof. Lateral stability is provided by the perimeter wall construction.

5.3	HVAC	<p>The Stable building is served by the power plant from the Tower building, for steam. It has a single air handling unit and return fan in the basement. Significant issues were found with the following:</p> <ul style="list-style-type: none"> <li>AHU supply &amp; return fans: The AHU supply fan is old and will need to be replaced in a few years. It was last replaced in the mid 1990's. The return fan is excessively loud and needs replacement. Ductwork immediately near the AHU supply and return fans have a lot of holes in them, with damaged insulation.</li> </ul>	<ul style="list-style-type: none"> <li>Air supply system: The VAV boxes in the building do not function well. Facility management personnel think the issue could be due to the system not being balanced properly during installation and no commissioning having been performed. No as-built drawings of the system exist. The VAV system along with ductwork should be balanced and replaced where required, after analyzing airflow requirements. Many areas have hard ceilings, so any work involving the VAV boxes and ductwork will impact ceilings.</li> <li>Hot water pumps: Pumps are very old and have deteriorated.</li> </ul>
5.4	Electrical	<p>The Stable building is being served by NStar double end utility underground services. The utility transformers and switchgear are located to the west of the building. Emergency power is generated on site from two diesel generators locating adjacent to the utility switchgear. The outdoor switch also serves Biologic building. The Stable building main distribution panel is located in basement electrical room. All main electrical distribution equipment located outside were recently been upgraded and are in good condition. The following deficiencies were observed:</p> <ul style="list-style-type: none"> <li>Local disconnect switches serving mechanical and plumbing equipment are not in good condition due to age and corrosion. Replacement with HVAC upgrade is recommended.</li> </ul>	<ul style="list-style-type: none"> <li>No grounding resistant test or outdate electrical preventive maintenance (IR scan, contact resistance test and clean). Electrical preventive maintenance program per NFPA70B guideline should be set up.</li> <li>Lighting fluorescent and incandescent bulb should be updated to more efficient type (T8 electronic ballast VS. T12 magnetic ballast and Incandescent VS. compact fluorescent / LED retrofit). Most of lamp are T8's and architectural incandescent light. Some T12's were found in basement.</li> <li>Automatic lighting shut off is limited throughout the building. Proper occupancy sensor control device should be integrated into the existing lighting condition for energy saving.</li> <li>Exterior lighting fixture is not in good condition. Parking lot light should be reviewed to achieve IES recommendation.</li> </ul>
5.5	Telecommunication	<p>Telecommunication infrastructure for base building is in average condition. We observe the following deficiency:</p> <ul style="list-style-type: none"> <li>CAT3 data cable is found in mixed use with CAT5.</li> <li>Telephone PBX voicemail main system shall be reviewed. The current voicemail software might not work per</li> </ul>	<p>manufacturer's recommendation after 2014.</p> <ul style="list-style-type: none"> <li>Telephone PBX system ties to Biologic building. Telephone equipment relocation is needed for independent service.</li> </ul>
5.6	Security and Fire Alarm	<p>Security access system control panels are distributed throughout the building. Security monitoring system control panel is located in IT-server room on 1st floor Tower building. Fire alarm control panel is located off the security desk on 1st floor.</p> <ul style="list-style-type: none"> <li>CCTV security monitoring cameras are limited outside the building. Camera coverage in parking lots shall be reviewed for safety reason.</li> </ul>	<ul style="list-style-type: none"> <li>Fire alarm system is addressable type and in average condition. However fire alarm strobe coverage is inadequate. Many areas, including bathrooms and offices are found without fire alarm indicating device coverage.</li> </ul>
5.7	Plumbing	<p>The Stable building plumbing systems are in fair condition and are appropriate for continued use and no significant issues were observed.</p>	<ul style="list-style-type: none"> <li>Existing shower located in the basement is in poor condition and should be replaced.</li> </ul>
5.8	Fire Protection	<p>The Stable building fire protection system was upgraded with the rest of the building in the mid 1990's. All areas of the building are served by the sprinkler system. Pipes seem to be in decent condition and no significant issues were observed.</p>	

**6.0 Biologics Observations**

The Biologics building is a two story "L" shaped building, the original building of this complex was constructed circa 1904 with two subsequent additions; the first being to the north and constructed circa 1926, the second to the east and constructed circa 1946 with a second story and penthouse added circa 1956. The building is faced in brick with punched window openings. The original building has a slate hip roof while the two additions have flat roofs. The building is currently unoccupied, with no near-term plans for tenancy. The building systems have been shut down, and the building is currently cold moth-balled.

6.1 Architectural



Biologic Building Observations:

- Remedial roof repairs at membrane seams and flashings were accomplished on the east wing in the fall of 2007.
- Roof access bulkhead on north wing roof has previously been problematic – especially with melting slush, however this is not currently a problem.
- Light to moderate brick spalling. This is most severe on the east wing with some additional occurrences on portions of the north wing. The south and east elevations of the east wing seem to have a higher percentage of spalled brick, while the north elevations have somewhat less. The north wing exhibits some areas of spalled brick but not as predominate as the east wing. As a general observation, approximately 25% to 30% of the total brick wall surface area for the entire building could be affected.
- Brick mortar joints are deteriorating. It was suggested that water infiltration on the interior horsehair plaster walls of the southwest portion of the building has been observed with a red tint which may be from the brick. In addition, there is mortar joint deterioration predominately on the east and north wings of the building. The more severe areas can be observed on the south and east elevations of the east wing, and the east and north elevations of the north wing along with portions of the west elevation, north wing. As a general observation, approximately 40% to 45% of the total mortar joint wall surface area for the entire building could be affected.
- No subsurface water infiltration is exhibited in basement areas.

- Peeling ceiling and wall paint are likely evidence of water infiltration damage.
- Water infiltration at the interior window jambs is an ongoing problem at the north wing.
- There are portions of the upper wall areas where the corners of the building are deteriorating to the point of an impending wall failure. This is observed at the north wing, northeast and northwest corners near the parapet, and the east wing, southeast corner near the parapet.
- Rusting relieving angles at window and door heads.
- Sealant deterioration at window and door relieving angles.
- Windows are aluminum frame with insulating glass.
- Extensive damage to sheetrock jambs at window sills of the north wing.
- Cracking plaster at upper floor wall surfaces, north wing.
- Wood fascia board at roof will not hold paint and paint is peeling at underside of the roof overhang.
- Mortar or sealant missing at precast concrete belt course joints.
- Brick joint cracking at corners of building above foundation wall.
- Exterior wood door frame deterioration, paint peeling and sealant failure.
- The slate roof exhibits several areas of broken slates, with metal hip flashing in need of repair.

6.2 Structural

The Biologics building is a two-story "L" shaped structure, just to the west of the Tower Building, with an occupied basement, first and second floors. The original structure of approximately 45-foot square floor plan appears to be founded on spread footings with a superstructure constructed of masonry bearing walls and concrete encased steel beams supporting cast-in-place concrete floors. The roof of the original building is a wood framed truncated hip roof.

The newer additions to the north and east also provide three floors (basement, 1st, 2nd), supported by masonry bearing walls and cast-in-place floors. The newer additions employ a flat concrete roof with a rubber roof overlay that is heavily occupied with mechanical equipment. Lateral stability is provided by exterior and interior masonry walls.

6.3 HVAC

The Biologics building is served by the power plant from the Tower building, for steam. The building has multiple air handling units and other HVAC equipment since the Biologics building housed multiple labs, each with different requirements. The building is not in operation and so none of the equipment is operating. A large portion of the equipment has failed and not in perfect operating condition. Due to the building and associated equipment not being in operation during the survey, there was no way to determine the operating condition of equipment. A study to test all equipment will be required to accurately determine their operating condition. Based on conversations with facility personnel, significant issues were found with the following:

- Epsilon unit: Roof top unit serving part of level 2 has chillers that have failed. The unit is approximately 10 years old, so can probably be used for another 10 years or more as long as it is repaired and maintained.

- Compressors: Some compressors are not in operating condition.
- AHUs: Some are in operating condition, but due to the building not being used, they might require some work to bring them up to optimal operating condition. There are some units with non-functioning condenser units.
- Air distribution system: A major portion of the ductwork needs to be replaced due to their age and condition, along with damaged insulation.
- Piping: A majority of the piping needs to be replaced due to their age and condition.

6.4	Electrical	<p>The Biologics building is being served by NStar with double end utility underground services. The switchgear is located behind the Biologics building and transformers are located west of the Stable building. Emergency power is generated on site from two diesel generators locating adjacent to the utility switchgear. The Biologics building distribution is served by (2) transformers located in the basement and (1) is located outside the east entrance to the 1926 addition. All main electrical distribution equipment located outside were recently been upgraded and are in good condition. The following deficiencies were observed:</p> <ul style="list-style-type: none"> <li>• Majority of local panelboards located at each floor have not been upgraded. Parts are limited. Thorough review and upgrade of electrical distribution system is recommended.</li> <li>• Local disconnect switches serving mechanical and plumbing equipment are not in good condition due to age and corrosion. Review item in question or replace with HVAC upgrade is recommended.</li> </ul>	<ul style="list-style-type: none"> <li>• No grounding resistant test or outdate electrical preventive maintenance (IR scan, contact resistance test and clean). Electrical preventive maintenance program per NFPA70B guide line should be set up.</li> <li>• Lighting fluorescent and incandescent bulb should be updated to more efficient type (T8 electronic ballast VS. T12 magnetic ballast and Incandescent VS. compact fluorescent / LED retrofit).</li> <li>• Automatic lighting shut off is limited throughout the building. Proper occupancy sensor control device should be integrated into the existing lighting condition for energy saving.</li> <li>• Exterior lighting fixture is not in good condition. Parking lot light should be reviewed to achieve IES recommendation.</li> </ul>
6.5	Telecommunication	<p>Telecommunication infrastructure for base building is in average condition. We observe the following deficiency:</p> <ul style="list-style-type: none"> <li>• Telephone PBX voicemail main system shall be reviewed. The current voicemail software might not work per manufacturer's recommendation after 2014.</li> </ul>	<ul style="list-style-type: none"> <li>• Telephone PBX system ties to Stable building. Telecommunication campus wiring shall be reviewed for independent service.</li> </ul>
6.6	Security and Fire Alarm	<p>Security access system control panels are distributed throughout the building. Security monitoring system control panel is located in IT-server room on 1st floor Tower building. Fire alarm control panel is located off the security desk on 1st floor.</p> <ul style="list-style-type: none"> <li>• CCTV security monitoring cameras are limited outside the building. Camera coverage in parking lots shall be reviewed for safety reason.</li> </ul>	<ul style="list-style-type: none"> <li>• Fire alarm system is in average condition. However fire alarm strobe coverage shall be reviewed. Many areas, including bathrooms and offices are found without fire alarm indicating device coverage.</li> </ul>
6.7	Plumbing	<p>The Biologics building plumbing systems are in fair condition and are appropriate for continued use and no significant issues were observed.</p>	<ul style="list-style-type: none"> <li>• Existing core toilet fixtures are in poor condition and should be upgraded to high efficiency water saving fixtures.</li> <li>• Existing toilet fixture count will need to be increased pending future architectural layout.</li> </ul>
6.8	Fire Protection	<p>Only a small portion of the building is served by the sprinkler system. The system was converted to a dry system due to the heat being shut down for mothballing. The penthouse (with wood roof) of the original section of the building has 24 sprinkler heads and there are 12 heads in the former Fractionation area on the first floor, with 36 sprinkler heads</p>	<p>in total. The system piping could not be assessed due to being above ceilings that were sealed. Apart from this, no other issues of concern were observed.</p>

## MSL Facility Conditions Assessment

### 7.0 Document Review

The following documents were made available to the assessment team to assist in developing this report:

- Existing Tower Building Drawings (provided by DCAMM)
- Existing Tower Stable Drawings (provided by DCAMM)
- Existing Tower Biologics Drawings (provided by DCAMM)
- Massachusetts State Laboratory Improvements Study ST 02R, Inventory and Analysis (KlingStubbins, February, 2012)

- Mass state laboratory IT Systems Study (RDK/KlingStubbins, October, 2012)
- Boiler Replacement Study (RDK/KlingStubbins, October, 2012)
- Massachusetts State Laboratory Accessibility Assessment Study (KlingStubbins, November, 2012)
- Boiler Replacement and Energy Conservation Measures – Draft Feasibility Study (KlingStubbins, April, 2013)

### 8.0 Study Participants

The following individuals participated in the development of this report:

\* Indicates individuals who were interviewed by the KlingStubbins team to provide supporting information for this facility assessment.

#### Division of Capital Asset Management and Maintenance

Charles Deknatel, Study Manager, DCAMM–OPDC\*  
 Paul Ford, Project Manager, DCAMM—OPDC  
 Tony Ransom, DCAMM –E Team  
 Elsie Petit-Frere, DCAMM-OFMM  
 BJ Mohammadipour, DCAMM-OFMM  
 Travis Hinton, DCAMM- OFMM  
 Jean Kelleher, DCAMM-OFMM  
 Jim Cassidy, DCAMM – CAMIS\*  
 Ray Sohoo, DCAMM – E Team  
 John Crisley, DCAMM – E Team

#### University of Massachusetts Medical School

John Baker, Associate Vice Chancellor for Facilities Management  
 John Nickerson, Facilities Manager, State Lab\*  
 Jim Aquilino, Consultant\*  
 Jay Mitchell, Lab Operations Manager

#### Department of Public Health

Deborah Coleman, EHS  
 Michael Pentella, DPH Lab Director\*  
 Grace Connolly, DPH  
 Ceci Dunn, DPH

#### KlingStubbins

Roy Pedersen, Principal  
 Stephen Broadhead, Project Manager  
 Christopher Nastasia, Project Architect  
 Christopher Ham, Engineering Design Principal  
 Nikhilesh Srinivasan, HVAC Engineer  
 Supasit Jong, Electrical Engineer  
 Dan Yerkes, Plumbing Engineer

#### Keville Enterprises

Joseph Donahue, Chief Estimator  
 Jon Hollman, Estimator

**9.0 Estimated Costs**

The KlingStubbins team has prepared a conceptual estimate of potential renovation construction scopes and costs at unit cost level, to rectify deficiencies identified in the provided spreadsheet. The purpose is to identify the relative order of magnitude of correcting deficiencies, to permit prioritization, rather than definitive budgeting.

Quantities and scopes have been identified by the design team. Many scopes assume a percentage of the total building area require a given corrective measure, without further quantification or identification of specific system types, capacities, and quantities.

The presently defined scopes and costs total approximately \$53 million. The deficiency scopes and associated estimated costs are conceptual in nature, with a confidence range of perhaps +50% / -30%, generating a potential price range of \$40 to \$80 million.

This cost of construction estimate excludes cost of design and engineering fees; owner procured items, owner testing; security escorts; costs associated with any biohazard, asbestos, lead, PCB, or other regulated material; moving or building contents or building occupants, construction of any swing space; or provision of temporary M/E/P services.

On the designer-provided spreadsheet of "deficiencies", these unit prices are extended against designer-provided quantities and % of building SF assumptions.

The extended total is multiplied on this sheet by a 1.84 factor comprised of iterative markups:

- 4.0% permits, insurances, inspections
- 8.0% General Contractor overhead and profit
- 10.0% Phasing & Premium Time cost impact allowance
- 30.0% scope contingency at conceptual estimate level
- 14.2% escalating 4% per year for 2 years to NTP and 1.5 years to midpoint of 36 month assumed construction period

Estimate assumptions include:

- No laboratory equipment or services work
- No swing space buildout
- No contents or personnel moving costs
- Contractor is permitted access to an entire floor plate for work
- Existing systems zoning allows for working one floor at a time (unknown, many temporary works may be required otherwise)
- Use of freight elevator for materials stocking and waste removal
- Exterior elevator or personnel hoist not required
- Unrestricted access throughout active work zones
- No hazardous, contaminated, or regulated materials

Construction costs are highly volatile depending on future definition of project Limitations of Operations (which spaces are available when to contractor, phasing, temporary works, work zones and working times).

Markups carry a 10% phasing/ premium time allowance, which translates to a nearly 20% labor premium assuming a 50-50 labor/materials project cost ratio.

The estimate carries General Conditions at about \$100K per month before contingencies, allowing 30 months for the Tower, 6 months for the Stable, and 8 months for the Lab. These durations are highly speculative and will change with future analysis.

The estimate is a loosely predictive model of scopes and costs at an early concept level, for use in prioritization of needs and further investigation. It is not intended for firm budgeting.

With future scoping, some individual work packages can be expected to change by orders of magnitude. The equally spread contingency will be absorbed unequally by various work packages.

Following future categorization, prioritization, and selection of desired work scopes, additional definition and costing can be applied to develop a construction budget for funding purposes.

**10.0 Attachments**

The attachments included in this report are as follows:

- A Assessment Spreadsheets

- B Site Plan
- C Existing Condition Photographs

**11.0 Other Considerations**



A substantial investment has been made in the existing infrastructure at the MSL Campus, including two emergency electrical projects, and an emergency HVAC project. These improvements provide a solid basis for future renovations to these key systems. In addition, the Tower building has been assessed with respect to its adaptability in prior building studies, and has some positive attribute that may warrant further investment in the building, including:

- Robust structural system mitigates vibration concerns

- Flexible stair egress
- 11' Module conducive to lab planning
- Shallow floor plate depth allows interior sunlight penetration
- Significant Mechanical & Electrical infrastructure improvements are complete
- Exterior duct chases accessible for retrofit



# KLING STUBBINS

Massachusetts State Laboratory

Facility Condition Assessment Study

Project Number DPH 0702 ST1

January, 2014

## Attachment A

Assessment Spreadsheets

### Facility Assessment Walkthrough Checklist -- Site

By: S.Jong, C.Nactasia, N.Srinivasan, D.Ferkas Date: 6 August 2013

**Site Name: 470 UMM01 STATE LABORATORY INSITITUTE**

Location Address	Street Address	City/Town	Zip Code
	305 SOUTH STREET	BOSTON - JAMAICA PLAIN	02130
Site Information	Yes/No	Overall Condition, Major issues and Concerns	
<b>Parking</b> - Number of Parking Capacity- Staff , Visitor, other	Yes	<ul style="list-style-type: none"> <li>• The Tower lot which is located to the east end of the site has a capacity of 146 stalls 5 of which are accessible and an additional graveled area that holds approximately 30 vehicles.</li> <li>• The Visitor lot has 31 stalls with 2 being accessible</li> <li>• The South Street/Biologic Lot has 110 spaces and none are accessible</li> <li>• The Stable Building lot has 15 stalls with 1 being accessible</li> <li>• The Rear lot has 37 stalls and none are accessible</li> </ul>	
<b>Parking Lot (Assess Each Lot Separately)</b>	Yes	<ul style="list-style-type: none"> <li>• The Tower Lot's paving is in poor condition, spalling and cracking is located throughout the site. The striping is also in fair condition – the circulation striping is faded. Where there appears to have been islands the striping has been interrupted and should be completed.</li> <li>• The Visitor Lot is in poor condition there is large areas of bituminous that should be replaced along with all striping. The accessible stalls need to have an accessible route striped to the curb cut. Associated Accessibility Parking Signage should be measured to confirm conformity to ADAAG.</li> <li>• The South Street/Biologic Lot's bituminous is in poor condition and should be replaced along with all striping.</li> <li>• Stable Building Parking lot is in fair condition but the striping should be redone</li> <li>• The Rear lot's paving and striping are in good condition.</li> <li>• Per the Kling Stubbins Accessibility report the proper amount of accessible stalls are provided. The striping associated with the accessible stalls in front of the tower is no longer visible and does not meet today's accessibility code requirement for providing an accessible route from the parking stall to an accessible sidewalk. The slope at the accessible stalls appears to meet today's standards but should be checked for conformity.</li> </ul>	
<b>Perimeter Security</b>	Yes	<ul style="list-style-type: none"> <li>• The property is primarily secured by a triple barb wire line single armed chain-link fence, sections of which appear to be in poor condition.</li> <li>• South Street has a low stone retaining wall with some small areas having a low chain link fencing above.</li> </ul>	
<b>Perimeter Surveillance</b>	Yes	<ul style="list-style-type: none"> <li>• The tower and parking lots have camera coverage.</li> <li>• The camera's located on the roof of the Tower Building do not have the ability to zoom in to the desired level.</li> <li>• The quality of image provided by the cameras are poor.</li> </ul>	
<b>Service Contract</b>	No	<ul style="list-style-type: none"> <li>• There are no service contracts</li> </ul>	
<b>Infrastructure</b>		<ul style="list-style-type: none"> <li>• Site lighting luminaires are in poor condition. Lighting level in parking lot shall be confirmed to meet IES recommendation for safety reason.</li> </ul>	
<b>Underground Tank, Permit Documents and other Environmental Issues</b>		<ul style="list-style-type: none"> <li>• There are #2 fuel underground storage tanks serving boilers at this facility .</li> <li>No known issue with the fuel storage tanks.</li> </ul>	
<b>Overall Comments</b>			

**Facility Assessment Walkthrough Checklist -- Building**

Site:	Building:	By:	Date:
570 UMM01	551UMMPB03-TOWER BLDG	S.Jong, C. Nastasia, N.Srinivasan, D.Yerkes	Aug-13
<b>Comments</b>			
Occupancy	Laboratory/Office		
Code Compliance	Refer to KlingStubbins MAA8 Report		
Hazardous Materials	Refer to Ransom Report		
Air Quality			
Meter			

Building System			
Major Group	Group	Overall Condition	Major Concerns
A. Substructure	A10 - Foundations	<ul style="list-style-type: none"> <li>The building is founded on spread footings and from no noticeable settling issues appears to be in good condition.</li> </ul>	
	A20 - Basement Construction	<ul style="list-style-type: none"> <li>The basement walls are reinforced cast in place concrete.</li> <li>The floor above is a waffle slab supported by columns.</li> <li>In the boiler plant the roof structure is made up of precast single tees supported by columns.</li> <li>All of which appears to be in good condition.</li> </ul>	
B. Shell	B10 - Superstructure	<ul style="list-style-type: none"> <li>The building's floors are reinforced cast in place concrete waffle slab supported by cast in place concrete columns.</li> <li>Shear support is provided by shear walls in the (4) stair towers. The superstructure is in good condition.</li> </ul>	
	B20 - Exterior Enclosure	<ul style="list-style-type: none"> <li>The primary exterior material is a smooth cast in place concrete expressing the building's structure of spandrel beams and placing the perimeter columns outboard of the exterior face of the building.</li> <li>These perimeter columns also provide support for the exterior mechanical shafts.</li> <li>The mechanical shafts have precast concrete on two sides while being faced with an insulated metal panel on the other sides.</li> <li>Staining around the windows and other penetrations is a primary concern along with possible instances of efflorescences.</li> <li>The windows are a single glaze steel framed system</li> </ul>	<ul style="list-style-type: none"> <li>Water infiltration above window heads, skylights, and in the stairwells</li> <li>Sealant around Windows</li> </ul>
	B30 - Roofing	<ul style="list-style-type: none"> <li>The roofing was replaced approximately 20 years ago with a black EPDM systems with stone over, these roofs are in poor condition.</li> <li>There were several soft spots noted throughout the roof, areas where the EPDM had air entrapped beneath it, along with ponding occurring.</li> <li>Between 2010 and 2011 the roofs above the chiller plant and electrical room have been replaced with an off white TPO system.</li> <li>These roofs are in good condition but it was noted that there was residue most likely from the piping that looks to be staining the off white TPO.</li> </ul>	
C. Interiors	C10 - Interior Construction	<ul style="list-style-type: none"> <li>The interior construction is a mix of stud construction, cast in place concrete walls and masonry walls. All of which are generally in good condition.</li> </ul>	<ul style="list-style-type: none"> <li>The primary concern would be meeting today's accessibility requirements at the bathrooms.</li> <li>Beyond that providing proper corner guard and a chair rail in the corridor to provide protection would be a good practice.</li> </ul>
	C20 - Stairs	<ul style="list-style-type: none"> <li>All stairs are constructed of cast in place concrete.</li> <li>Riser Height and Tread widths do not meet current requirements</li> <li>Outside of the construction of the stairs the primary concern would be the railings. The existing railings do not meet today's standards for guard rail design.</li> <li>Finally there was an electrical closet located in an egress stair, the construction of which would need to be confirmed to ensure its fire rating compliance.</li> <li>The Riser/Tread and Railing issue also occur at the monumental stair</li> </ul>	<ul style="list-style-type: none"> <li>The Railing not conforming to today's guidelines is the major concern</li> </ul>
	C30 - Interior Finishes	<ul style="list-style-type: none"> <li>Acoustic Ceiling Tiles throughout building are in poor to fair shape, persisting issues consist of discoloration due to water damage, sagging due to grid and cabling issues, and also a lack of continuity due to individual tile replacement.</li> <li>These issues do not occur where the new ceilings have been installed as part of the VAV project.</li> <li>Gypsum ceiling primarily are in fair condition except for instances where there is humidity issues such as the glass cleaning room located on the 2nd Floor.</li> <li>Wall finishes were either gypsum board, FRP, or exposed concrete - there were no major deficiencies noted during the tour although added rubber bumper rails and examining the condition of the corner guards would be advisable.</li> <li>The primary flooring material throughout the Tower was VCT, the tile was in fair condition but there appeared to be some separation between the joints.</li> </ul>	
D. SERVICES	D10 - Conveying	<ul style="list-style-type: none"> <li>There are 2 passenger and 2 freight elevator, the passenger elevators are equipped with hands free communication devices and controls appear to meet accessibility</li> </ul>	<ul style="list-style-type: none"> <li>The 2 passenger and 2 freight elevator are in need of updating, and are the subject of an ongoing DCAMM study</li> </ul>
	D20 - Plumbing	<ul style="list-style-type: none"> <li>Plumbing utilities in Tower Building (sanitary waste and vent, storm and domestic hot and cold water, water) appear to be in usable condition.</li> </ul>	<ul style="list-style-type: none"> <li>Existing grease waste tank serving kitchen area will have to be replaced. According to Building Engineer, air compressor system is deficient and reverse osmosis/ deionized water system is oversized and should be replaced.</li> </ul>

		<p><u>Power Plant</u></p> <ul style="list-style-type: none"> <li>• WFI and clean steam generators have been removed.</li> <li>• Chillers are relatively new and in good condition.</li> <li>• Pipe and pipe insulation in power plant are in poor condition.</li> </ul> <p><u>Tower:</u></p> <ul style="list-style-type: none"> <li>• Reverse osmosis system is over sized, but still in usable condition. Facility personnel are evaluating the replacement of the existing RO system with small point of use RO systems.</li> <li>• Basement Radiation lab. Diffusers and ceiling are in bad condition.</li> <li>• AHU-13 serving basement electrical room was recently replaced. Needs to be added to BAS.</li> <li>• VFDs have been added for all existing AHUs.</li> <li>• Stairway heating units still in working condition.</li> <li>• Level 4 upwards: Where visible duct work and duct insulation are in bad shape. VAV boxes that have not been replaced are pretty much unusable and completely open, since dampers are not working.</li> <li>• Cooling towers on level 3 roof are in good shape. CT-2 and CT-3 (Marley units) were replaced in 2011. CT-1 (BAC) is an older unit which is still operational and maintained. Cooling towers serve walk in refrigeration units.</li> </ul>	<p><u>Power Plant:</u></p> <ul style="list-style-type: none"> <li>• Steam boilers are past their useful life and majority of steam load is offline due to Biologics not being used.</li> </ul> <p><u>Tower</u></p> <ul style="list-style-type: none"> <li>• Air compressors serving pneumatic controls in the building are in bad shape and so pneumatic controls may not be working as required</li> <li>• All AHUs except AHU-13, serving lower levels (Basement, Levels 1, 2, 3) are original to the building and past their useful life. Dampers and coil piping are in bad shape, with no pipe insulation in many places.</li> <li>• Level 2 Glassware rooms 232, 232A, 236, 237 have very bad ventilation/cooling.</li> <li>• In some rooms on (level 5), occupants complain of being able to smell diesel from generators. Smell may be coming through duct shafts coming down sides of building?</li> </ul>
	D30 - HVAC		
	D40 - Fire Protection	<ul style="list-style-type: none"> <li>• Sprinkler system upgraded in 2006/2007.</li> <li>• Fire pump room equipment in good condition.</li> <li>• System is inspected/tested weekly by maintenance staff</li> </ul>	
	D50 - Electrical	<p>Power distribution</p> <ul style="list-style-type: none"> <li>• Main switchgear, parallel switchgear, generators and distribution panels in basement are in good condition. They have been updated in 2010. System is inspected/tested periodically by maintenance staff.</li> <li>• Floor panelboards and their feeders from basement are in fair condition. They are original and has the same age with the building.</li> </ul> <p>Lighting</p> <ul style="list-style-type: none"> <li>• Lighting system are in fair condition. There are fluorescent and incandescent lamps installed throughout the building. Automatic lighting control shut off is limited to some areas.</li> </ul>	<p><u>Power distribution</u></p> <ul style="list-style-type: none"> <li>• Electrical rooms and closets are being used as storage room. There should be no obstruction for equipment access and services.</li> </ul> <p><u>Lighting</u></p> <ul style="list-style-type: none"> <li>• Incandescent lamps shall be replaced with equivalent compact fluorescent or LED lamps.</li> <li>• T12 fluorescent lamp shall be updated to higher efficiency T8 lamp.</li> <li>• Automatic lighting control shall be updated with occupancy sensor and daylight sensor.</li> </ul>
E. EQUIPMENT & FURNISHING	E10 - Equipment	<ul style="list-style-type: none"> <li>• The fixed equipment at the facility appear to be original to the construction of the building and are in fair to poor condition.</li> </ul>	
	E20 - Furnishings	<ul style="list-style-type: none"> <li>• All furnishings are dated and are in fair to poor condition</li> </ul>	
F. SPECIAL CONSTRUCTION & DEMOLITION	F10 - Special Construction	N/a	
	F20 - Selective Building Demolition	N/a	
G. SITE	G10 - Site Preparations	N/a	
	G20 - Site Improvements	N/a	Refer to the Accessibility Report by Kling Stubbins for suggested site improvements
	G30 - Site Civil/Mechanical Utilities	N/a	
	G40 - Site Electrical Utilities	<ul style="list-style-type: none"> <li>• Outdoor transformers, main utility switch, generators and paralleling gear locate outside with outdoor enclosures. They have been updated in 2010 and are in good condition.</li> <li>• System is inspected/tested periodically by maintenance staff.</li> </ul>	
	G90 - Other Site Construction	N/a	Refer to the Accessibility Report by Kling Stubbins for suggested site improvements

**Facility Assessment Walkthrough Checklist -- Building**

Site:	Building:	By:	Date:
570 UMM01	551UMMPB02 STABLE BLDG	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug 13
<b>Comments</b>			
Occupancy	Offices		
Code Compliance	Refer to KlingStubbins MAA8 Report		
Hazardous Materials	None reported		
Air Quality Meter			

Building System			
Major Group	Group	Overall Condition	Major Concerns
A. Substructure	A10 - Foundations		
	A20 - Basement Construction	<ul style="list-style-type: none"> <li>The basement walls are load bearing and are made of stone and concrete.</li> </ul>	
B. Shell	B10 - Superstructure	<ul style="list-style-type: none"> <li>The walls, roof and upper floors are wood framed while the basement has a concrete floor.</li> <li>The egress stair towers which were added in 1994 are constructed out of reinforced CMU.</li> </ul>	
	B20 - Exterior Enclosure	<ul style="list-style-type: none"> <li>The exterior is clad in brick which is articulated by punched opening comprised of insulated aluminum windows.</li> <li>The mortar joints are in fair condition but the joints should be inspected throughout.</li> <li>There were new roll up doors installed at the basement to allow for individual bays to open up and minimize the amount of heat lost during the time a door must be open.</li> </ul>	
C. Interiors	B30 - Roofing	<ul style="list-style-type: none"> <li>The Stable Building has a slate roof that with the installation of three skylights has developed severe leaking problems that require yearly caulking to minimize damage.</li> </ul>	<ul style="list-style-type: none"> <li>The leaking that occurs at the skylights which requires yearly caulking</li> </ul>
	C10 - Interior Construction	<ul style="list-style-type: none"> <li>Interior construction consists of a mix of metal and wood framed partitions on the upper floors and a mix of stone, masonry, and concrete walls in the basement.</li> </ul>	
	C20 - Stairs	<ul style="list-style-type: none"> <li>The stairs in the stable building were constructed in 1994 and are in good condition.</li> </ul>	
D. SERVICES	C30 - Interior Finishes	<ul style="list-style-type: none"> <li>Interior walls are finished with gypsum board and are in good condition.</li> <li>The ceilings material was a mix of gypsum board and ACT. Besides the previously stated damage near the skylights the ACT had some discoloration and damage/wear throughout.</li> <li>The flooring in the Stable building was primarily carpet with a rubber tile being used in the egress stairs and ceramic tile in the bathrooms.</li> </ul>	
	D10 - Conveying	<ul style="list-style-type: none"> <li>There is a passenger elevator that meets accessible standards</li> </ul>	
	D20 - Plumbing	<ul style="list-style-type: none"> <li>Plumbing utilities in Stable Building (sanitary waste and vent, storm and domestic hot and cold water, water) appear to be in usable condition.</li> </ul>	No major concerns.
	D30 - HVAC	<ul style="list-style-type: none"> <li>Single AHU serving entire building. AHU is old and will need to be replaced soon. Condensing unit and compressor were recently repaired.</li> <li>Return fan is also old and will need replacement soon. unit is very loud.</li> <li>AHU supply fan and Return fans both have VFDs.</li> <li>Offices are well ventilated and cool.</li> </ul>	<ul style="list-style-type: none"> <li>AHU may also need replacement soon.</li> <li>Return fan is very loud, should be replaced.</li> <li>All VAVs are original and have dampers which are stuck or damaged. VAVs should be replaced.</li> <li>Hot water pumps are very old. Recommend replacement.</li> </ul>
E. EQUIPMENT & FURNISHING	D40 - Fire Protection	<ul style="list-style-type: none"> <li>Building is completely sprinkled.</li> </ul>	
	D50 - Electrical	<p>Power distribution</p> <ul style="list-style-type: none"> <li>Main switchgear and generators are located outside.</li> <li>Floor panelboards and their feeders are in fair condition.</li> </ul> <p>Lighting</p> <ul style="list-style-type: none"> <li>Lighting system are in good condition. There are fluorescent and incandescent lamps installed throughout the building. Automatic lighting control shut off is limited to some areas.</li> </ul>	<p>Lighting</p> <ul style="list-style-type: none"> <li>Lamps shall be updated to T8 fluorescent, compact fluorescent and LED.</li> <li>Automatic lighting control shall be put in place.</li> </ul>
	E10 - Equipment	N/a	
	E20 - Furnishings	<ul style="list-style-type: none"> <li>Furnishings are in fair to good condition</li> </ul>	
F. SPECIAL CONSTRUCTION & DEMOLITION	F10 - Special Construction	N/a	
	F20 - Selective Building Demolition	N/a	
G. SITE	G10 - Site Preparations	N/a	
	G20 - Site Improvements	N/a	Refer to the Accessibility Report by Kling Stubbins for suggested site improvements
	G30 - Site Civil/Mechanical Utilities	N/a	
	G40 - Site Electrical Utilities	<ul style="list-style-type: none"> <li>Outdoor transformers, main utility switch and generator are located outside. They are in good condition.</li> <li>System is inspected/tested periodically by maintenance staff.</li> </ul>	
	G90 - Other Site Construction	N/a	Refer to the Accessibility Report by Kling Stubbins for suggested site improvements

**Facility Assessment Walkthrough Checklist -- Building**

Site:	Building:	By:	Date:
570 UMM01	55LUMMP01 BIOLOGICS BLDG	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug. 13
<b>Comments</b>			
Occupancy	Laboratory/Office (Currently Unoccupied)		
Code Compliance	Refer to KlingStubbins MAAB Report		
Hazardous Materials	UMMS Reports that building was decontaminated when vacated		
Air Quality			
Meter			

Building System			
Major Group	Group	Overall Condition	Major Concerns
A. Substructure	A10 - Foundations	<ul style="list-style-type: none"> <li>The building appears to be founded on spread footings and judging by the basement construction and lack of settling issues detected is in good condition.</li> </ul>	
	A20 - Basement Construction	<ul style="list-style-type: none"> <li>The basement walls are masonry bearing walls supporting the cast in place concrete floor above. Similarly to Foundations the basement construction is in good condition.</li> </ul>	
B. Shell	B10 - Superstructure	<ul style="list-style-type: none"> <li>The original portion of the building the superstructure is comprised of exterior and interior reinforced load bearing walls with cast in place floor slabs along with a wood framed hip roof.</li> <li>The two additions have exterior load bearing masonry walls with concrete encased steel columns providing interior support to the cast in place concrete slabs. The two addition roofs are flat concrete roofs with a rubber roof overlay.</li> </ul>	
	B20 - Exterior Enclosure	<ul style="list-style-type: none"> <li>The exterior of the building is primarily a brick faced masonry wall with punched insulated aluminum windows.</li> <li>There is moderate brick spalling primarily on the south and east elevation of the east wing while some spalling persist on the north wing as well.</li> <li>Overall the building's brick mortar joints are deteriorating and should be re-struck.</li> <li>There has been water infiltration noted on the "1926" wing addition that has rotted out window sills and damaged the interior face of the exterior walls.</li> <li>There were also portions of the upper walls deteriorating to the point of failure - this occurred at both the north and east wing of the building.</li> <li>Rusting relieving angles at window and door heads.</li> <li>Sealant deterioration at window and door relieving angles.</li> </ul>	The major concern would be the deterioration of the upperwalls and the brick spalling both of which are probably major culprits in the water infiltration issues.
	B30 - Roofing	<ul style="list-style-type: none"> <li>The roof of the original building is a slate hip roof, while the two additions have flat rubber roofs.</li> <li>The slate roof hip flashing needs to be replaced and a small amount of tile replacement needs to occur.</li> </ul>	The major concern for the roofs are with the amount of penetrations over the years leaks have become a problem.
C. Interiors	C10 - Interior Construction	<ul style="list-style-type: none"> <li>The interior walls appear to be plastered lath and horse hair over stud. Brick walls are found throughout the basement.</li> </ul>	
	C20 - Stairs	<ul style="list-style-type: none"> <li>The stairs are faced with rubber treads. Dimensionally the stairs seem to meet code but further investigation with regards to the handrail should be done to check its conformity.</li> </ul>	
	C30 - Interior Finishes	<ul style="list-style-type: none"> <li>The walls were finished in plaster, gypsum board, fiber reinforced plastics, or in some cases the masonry was just painted.</li> <li>Throughout the building there was minor damage to the plaster and gypsum board and most notably there was severe damage to the interior finishes in the "1926" addition. These issues persisted in similar fashion for the ceiling (ACT and gypsum) as well as the flooring (epoxy, carpeting, and VCT).</li> <li>All finishes should be removed as required in the 1926 addition to prevent mildew and mold from growing.</li> </ul>	Major concerns would be to eliminate moisture issues via water infiltration and the removal of all materials with mildew and mold growth via remediation.
D. SERVICES	D10 - Conveying	<ul style="list-style-type: none"> <li>There is a freight elevator that is in poor condition.</li> </ul>	
	D20 - Plumbing	<ul style="list-style-type: none"> <li>Plumbing utilities in Biologics Building (sanitary waste and vent, storm and domestic hot and cold water, water) appear to be in usable condition.</li> </ul>	No major concerns.
	D30 - HVAC	<ul style="list-style-type: none"> <li>Building systems have been turned off.</li> <li>2/3rds of building is air conditioned by 2 central units, but compressors for both units have failed. Rest of the building is served by multiple small units.</li> <li>Pipe and pipe insulation above ceiling are in bad shape.</li> </ul>	Most HVAC equipment, ductwork and piping will need to be replaced or refurbished if Biologics building is to be reused.
	D40 - Fire Protection	<ul style="list-style-type: none"> <li>Building is not completely sprinklered. 36 sprinkler heads in total: 12 in the former Fractionation area on first floor and 24 in the penthouse (with wood roof) of the original section of the building.</li> <li>Sprinkler system should be linked to Tower building, for remote monitoring.</li> </ul>	Sprinkler system will need to be reviewed and upgraded based on the future planned use for the building.
	D50 - Electrical	<p><b>Power distribution</b></p> <ul style="list-style-type: none"> <li>Main switchgear and generators are located outside.</li> <li>Floor panelboards and their feeders are in fair to poor condition. They are original and has the same age with the building.</li> </ul> <p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>Lighting system are in fair condition. There are fluorescent and incandescent lamps installed throughout the building. Automatic lighting control shut off is limited to some areas.</li> </ul>	<p><b>Power distribution</b></p> <ul style="list-style-type: none"> <li>Electrical panelboards and their feeders throughout the facility shall be tested if the building is to be reused.</li> <li>Two interior transformers are in poor condition, particularly the one located in the southwest corner of the basement that is very loud due to loose laminations.</li> </ul> <p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>Lamps shall be updated to T8 fluorescent, compact fluorescent and LED.</li> <li>Automatic lighting control shall be put in place if the building is to be reused.</li> </ul>
E. EQUIPMENT & FURNISHING	E10 - Equipment	<ul style="list-style-type: none"> <li>All equipment in the Biologics Building appear to be dated and are in poor condition. Several areas have been damaged when the last tenant had moved out.</li> <li>There were no furnishings to be found in the Biologics Building.</li> </ul>	
	E20 - Furnishings		
F. SPECIAL CONSTRUCTION	F10 - Special Construction	N/a	
	F20 - Selective Building Demolition	N/a	
G. SITE	G10 - Site Preparations	N/a	
	G20 - Site Improvements	N/a	Refer to the Accessibility Report by Kling Stubbins for suggested site improvements
	G30 - Site Civil/Mechanical Utilities	N/a	

		<ul style="list-style-type: none"> <li>Outdoor transformers, main utility switch and generator are located outside. They are in good condition.</li> <li>System is inspected/tested periodically by maintenance staff.</li> </ul>	
G40 - Site Electrical Utilities			
G90 - Drive Site Construction	N/a		Refer to the Accessibility Report by King Stubbins for suggested site improvements

Facilities Condition Assessment					
<b>Facility Assessments -- Site</b>		Field Inspector:	S. Iong, C. Nastasia, N. Srinivasan, O. Yerkes	Date of Assessment: 6 AUGUST 2013	
<b>Site Name: 470 UMM01 STATE LABORATORY INSITITUTE</b>			<b>IFM Region</b>	<b>METRO</b>	
<b>Location Address</b>	Street Address		City(ies)/Town(s)		Zip Code
	305 SOUTH STREET		BOSTON-JAMAICA PLAIN		02130
<b>Site Information</b>	Acreage	# of Buildings	# of Facility Staff		Operating Cost
	11.04	3	700		
<b>User Agencies at this location</b>					
<b>Other Site Users &amp; Agreements (e.g. town license for soccer fields)</b>					
<b>Type (e.g. Inpatient Residential Campus)</b>					
	Staff	Accessible	Visitor	Unassigned	Code
<b>Parking</b> - Number of Parking Capacity:	37	8	29	295	8
	Condition	Comments			
<b>Parking Lot (Assess Each Lot Separately)</b>					
Tower Lot	4 - Poor	Bituminous is in poor condition. Major spalling and cracking occur at this lot. Directional striping should be redone and stall striping should be connected since the islands have been removed.			
Visitor Lot	4 - Poor	Bituminous is in poor condition - there is spalling, cracking and general disrepair located throughout lot. Striping is nearly invisible and needs to be updated to provide a proper accessible route from accessible stalls to curb cut.			
South Street/Biologic Lot	4 - Poor	Bituminous is in poor condition - there is spalling, cracking and general disrepair located throughout lot. Striping is nearly invisible and needs to be updated.			
Stable Lot	3 - Fair	Bituminous is in fair condition. Minor spalling and cracking occur at this lot. Stall striping should be redone.			
Rear Lot	2 - Good	Bituminous and striping are in good condition.			
<b>Perimeter Security</b>					
Fencing	4 - Poor	The perimeter fencing is a triple barb wire line single armed chain-link fence which runs along the rear of the property and is severely rusted in locations and damaged in others. Low chainlink fence is placed sporadically along South Street and is in fair/poor condition			
Walls	3 - Fair	Along southstreet there is a stone retaining wall			
Vehicle Gates	4 - Poor	Keyed/Pass Drop Arm Gates had maintenance performed on them several years ago but are temperamental in bad weather condition. There are also manually moved vehicle barriers for the internal ring road.			
Pedestrian Gates	0 - Non-Applicable				
<b>Perimeter Surveillance</b>					
Security Guard Stations	0 - Non-Applicable				
CCTV (Closed Circuit Television)	4 - Poor	Needs more CCTV security coverage outside, especially throughout the parking lots			
Illumination	4 - Poor	Some broken site lighting fixtures. They are in poor condition.			
<b>Operations</b>	Service Type	Vendor	Contract Expiration Date	Service Contact Person	Finance Contact Person
	There are no site contracts				
	Type	Providers			
<b>Infrastructure</b>					
<b>Site Accessibility Issues</b>					
Refer to Accessibility Report by KlingStubbins					
<b>Other</b>					

Legend	
	Provided by DCAMM if Available and Applicable
	Provided by DCAMM if Available and Applicable to be Verified by As
	Select from Dropdown List
	To Be Filled by Field Inspector

### Facilities Condition Assessment

<b>Facility Assessment -- Building</b>		Field Inspector:	S.Jong, C.Nastasia, N.Srinivastan, D.Yerkes	Date of Assessment: 6 AUGUST 2013	
<b>Facility Name: 470 UMM01 STATE LABORATORY INSITUTE</b>					
<b>General Information:</b>					
<b>Building Name:</b>	<b>Building Alias</b>				
<b>551UMMPB03 - TOWER BUILDING (HINTON)</b>	<b>Street Address</b>		<b>City/Town</b>	<b>Zip Code</b>	
<b>Location Address</b>	305 SOUTH STREET		BOSTON - JAMAICA PLAIN	02130	
<b>Gross Square Footage</b>	193,312				
<b>Designed Building Usage</b>	LABORATORY / STATE				
<b>Current Primary Building Usage</b>	LABORATORY / STATE				
<b>Building Type</b>	OTHER THAN STD CONSTR TYPE				
<b>Status</b>	IN USE				
<b>Basement</b>	1-Yes				
<b>Overall Rating</b>	3 - Fair				
<b>USGS X Coordinate</b>	710707				
<b>USGS Y Coordinate</b>	421802				
<b>Historic</b>	2-No				
<b>Building History:</b>					
<b>Year Built:</b>	1973				
<b>Projects 0-15 years</b>		<b>Project Number</b>	<b>Project Description</b>		
<b>Recent Studies 0 - 2 years</b>					
<b>Master Plan</b>					
<b>Identify and Describe Any Master Plan</b>		<b>Project Number</b>	<b>Project Description</b>		
<b>Staffing:</b>					
		<b># Staff</b>	<b># Visitors/Day</b>		
<b>Actual Staff / Visitor Counts</b>					
	<b>Designed Capacity</b>	<b>Current Capacity</b>	<b>Actual # of Occupants</b>		
<b>Occupancy - Building</b>		640			
<b>Occupancy sq. ft. per Floor</b>	<b>Gross</b>	<b>Total Assignable</b>	<b>Assigned to (Agency)</b>	<b>Square Footage Assigned</b>	<b>Space Usage</b>
<b>Basement</b>	37478				
<b>1st Flr</b>	36165				
<b>2nd Flr</b>	28858				
<b>3rd Flr</b>	17097				
<b>4th Flr</b>	17097				
<b>5th Flr</b>	17097				
<b>6th Flr</b>	17097				
<b>7th Flr</b>	17097				
<b>8th Flr</b>	17097				
<b>Penthouse</b>	4745				
<b>Code Compliance</b>					
<b>780 CMR, CH. 34</b>	<b>Yes/No</b>	<b>If no, location and explanation</b>			
Fire Protection	1-Yes				
Means of Egress	1-Yes				
Structural	1-Yes				
Mechanical	1-Yes				
Plumbing	1-Yes				
Electrical	1-Yes				
Energy Conservation					
<b>521 CMR, MAAB</b>	<b>Yes/No</b>	<b>If no, location and explanation</b>			
Public Entrance	2-No	Refer to KlingStubbins Accessibility Report			
Public Toilet	2-No	Refer to KlingStubbins Accessibility Report			
Drinking Fountain	2-No	Refer to KlingStubbins Accessibility Report			
Telephone	2-No	Refer to KlingStubbins Accessibility Report			
<b>Hazardous Materials</b>	<b>Yes/No</b>	<b>If yes, location and explanation</b>			
Asbestos	1-Yes	Refer to Ransom report			
Lead Paint					
Mold					
PCBs					
Other	1-Yes	Refer to Ransom report			
	<b>Yes/No</b>	<b>Year Tested</b>	<b>Results</b>		
<b>Air Quality</b>					
<b>Environmental</b>	<b>Yes/No</b>	<b>If yes, location and explanation</b>			
Wetlands	2-No				
Other	1-Yes	Arboretum adjacent			
Underground Storage Tank(s)	1-Yes	Tower Building: #2 fuel oil for boilers			
<b>Utilities:</b>					
<b>Fuel Distribution</b>	<b>Yes/No</b>	<b>Provider</b>			
Electric	Yes	NStar			
Gas	Yes	National Grid			
Oil	1-Yes	Purchased			
Steam	Yes	Produced on-site			

Facility Assessment -- Building		Field Inspector:	S Jong, C Nastasia, N.Srinivasan, D Verkes	Date of Assessment: 6 AUGUST 2013
<b>Mechanical Systems</b>	Yes/No	Provider		
Steam Distribution	Yes	Produced on-site		
Hot Water Distribution	Yes	Produced on-site		
Chilled Water Distribution	Yes	Produced on-site		
<b>Electrical Systems</b>	Yes/No	Provider		
Primary Power Distribution	1-Yes	Nstar / double end services, primary transformer and switchgear locate outside. Building main electrical room is on basement level. Distribution panels serving existing branch panelboards are in good condition. Existing feeders from basement to all floors are original from 1970s and inaccessible. Local panelboards are in fair condition.		
Telecomm Distribution	1-Yes	CAT3 cables are found in mixed use with CAT5. Fiber Optic cable is found in building riser and campus wiring. Telecom closet is found on each floor. IT personnel requested to have Voicemail software reviewed, potentially problem with end of support by 2014.		
Security Distribution	1-Yes	Security system is non-centralized system. Local panels are connected together and can be controlled by software thru LAN.		
Other				
<b>Water/Waste Systems</b>	Yes/No	Provider		
Domestic Water Distribution	1-Yes	BWSC/MWRA		
Fire Protection Water Distribution	1-Yes	BWSC/MWRA		
Storm Drainage	1-Yes	BWSC/MWRA		
Sanitary Sewer	1-Yes	BWSC/MWRA		
Sewage Grinder (ex. Muffin Monster)	2-No			
Other	2-No			
<b>Energy/Water Conservation</b>				
<b>Utility (2012 usage and rates)</b>				
Electricity	KWH	Elect \$	Elec Rate	
	7841440	1035284	0.13	
Natural Gas	Therm	Natural Gas \$	Natural Gas Rate	
	560	1993	3.56	
Fuel Oil #2	Gallon	Fuel Oil #2 \$	Fuel Oil #2 Rate	
	230030	744843	3.24	
Fuel Oil #4	Gallon	Fuel Oil #4 \$	Fuel Oil #4 Rate	
Fuel Oil #5 & #6	Gallon	Fuel Oil #5 & #6 \$	Fuel Oil #5 & #6 Rate	
Water Gallon	Gallon	Water \$	Water Rate	
Steam	Pound	Steam \$	Steam Rate	
Other	MMBTU	Other \$	Other Rate	
<b>Updated Annual Baseline Generation</b>				
kWH Generation	N/A			
Nameplate KW Generation	N/A			
<b>Meter</b>	Utility Type	Location	Meter Type	Account
	Electricity	Tower		1067878/6492
	Gas	Tower/Power Plant		10030
<b>Historical Utility Usage - 3 years</b> Collect separately in the format that is available.				
<b>Legend</b>				
Provided by DCAMM if Available and Applicable				
Provided by DCAMM if Available and Applicable to be Verified by Assessor				
Select from Dropdown List				
To Be Filled by Assessor				
Add rows as needed				

Facilities Condition Assessment					
Facility Assessment -- Building		Field Inspector:		S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Date of Assessment: 6 AUGUST 2013
Facility Name: 470 UMM01 STATE LABORATORY INSTITUTE					
General Information:					
Building Name:		Building Alias			
551UMMPB02 - STABLE BUILDING		Street Address		City/Town	Zip Code
Location Address		305 SOUTH STREET		BOSTON - JAMAICA PLAIN	02130
Gross Square Footage		17,996			
Designed Building Usage		OFFICES			
Current Primary Building Usage		OFFICES			
Building Type		OTHER THAN STD CONSTR TYPE			
Status		IN USE			
Basement		1-Yes			
Overall Rating		2 - Good			
USGS X Coordinate		710710			
USGS Y Coordinate		421801			
Historic		2-No			
Building History:					
Year Built:		1920			
		Project Number		Project Description	
Projects 0-15 years					
Recent Studies 0 - 2 years					
Master Plan					
Identify and Describe Any Master Plan		Project Number		Project Description	
Staffing:					
		# Staff	# Visitors/Day		
Actual Staff / Visitor Counts		58			
		Designed Capacity	Current Capacity	Actual # of Occupants	
Occupancy - Building		60	60	58	
Occupancy sq. ft. per Floor		Gross	Total Assignable	Assigned to (Agency)	Square Footage Assigned
Basement		5866			
1st Flr		6317			
2nd Flr		6080			
Code Compliance					
780 CMR, CH. 34		Yes/No	If no, location and explanation		
Fire Protection		1-Yes			
Means of Egress		1-Yes			
Structural		1-Yes			
Mechanical		1-Yes			
Plumbing		1-Yes			
Electrical		1-Yes			
Energy Conservation		1-Yes			
521 CMR, MAAB		Yes/No	If no, location and explanation		
Public Entrance		1-Yes			
Public Toilet		1-Yes			
Drinking Fountain		1-Yes			
Telephone		2-No	No public telephone in building		
Hazardous Materials		Yes/No	If yes, location and explanation		
Asbestos		2-No			
Lead Paint		2-No			
Mold		2-No			
PCBs		2-No			
Other		2-No			
		Yes/No	Year Tested	Results	
Air Quality					
Environmental		Yes/No	If yes, location and explanation		
Wetlands		2-No			
Other		2-No			
Underground Storage Tank(s)		2-No			
Utilities:					
Fuel Distribution		Yes/No	Provider		
Electric		Yes	NStar		
Gas		2-No			
Oil		2-No			
Steam		Yes	Produced on-site		
Mechanical Systems		Yes/No	Provider		
Steam Distribution		Yes	Produced on-site		
Hot Water Distribution		Yes	Produced on-site		
Chilled Water Distribution		Yes	Produced on-site		
Electrical Systems		Yes/No	Provider		

Primary Power Distribution	1-Yes	Nstar / double end services, primary transformer and switchgear locate outside. Building main electrical room is on basement level. Distribution panels serving existing branch panelboards are in good condition. Local panelboards are in good condition.		
Telecomm Distribution	1-Yes	CAT3 cables are found in mixed use with CAT5. Fiber Optic cable is found in building riser and campus wiring. Telecom closet is found on each floor. IT personnel requested to have Voicemail software reviewed, potentially problem with end of support by 2014. Telephone PBX system is tied to Biologic building.		
Security Distribution	1-Yes	Security system is non-centralized system. Local panels are connected together and can be controlled by software thru LAN.		
Other				
<b>Water/Waste Systems</b>	Yes/No	Provider		
Domestic Water Distribution	1-Yes		BWSC/MWRA	
Fire Protection Water Distribution	1-Yes		BWSC/MWRA	
Storm Drainage	1-Yes		BWSC/MWRA	
Sanitary Sewer	1-Yes		BWSC/MWRA	
Sewage Grinder (ex. Muffin Monster)	2-No			
Other				
<b>Energy/Water Conservation</b>				
<b>Utility (2012 usage and rates)</b>				
Electricity	KWH	Elect \$	Elec Rate	
	3458240	491415	0.14	(combined meter for Stable and Biologics)
Natural Gas	Therm	Natural Gas \$	Natural Gas Rate	
Fuel Oil #2	Gallon	Fuel Oil #2 \$	Fuel Oil #2 Rate	
Fuel Oil #4	Gallon	Fuel Oil #4 \$	Fuel Oil #4 Rate	
Fuel Oil #5 & #6	Gallon	Fuel Oil #5 & #6 \$	Fuel Oil #5 & #6 Rate	
Water Gallon	Gallon	Water \$	Water Rate	
Steam	Pound	Steam \$	Steam Rate	
Other	MMBTU	Other \$	Other Rate	
<b>Updated Annual Baseline Generation</b>				
kWH Generation	N/A			
Nameplate KW Generation	N/A			
<b>Meter</b>	<b>Utility Type</b>	<b>Location</b>	<b>Meter Type</b>	<b>Account</b>
	Electricity	Biologics/Stable		1078407/8
<b>Historical Utility Usage - 3 years</b>				
Collect separately in the format that is available.				

<b>Legend</b>	
	Provided by DCAMM if Available and Applicable
	Provided by DCAMM if Available and Applicable to be Verified by Assessor
	Select from Dropdown List
	To Be Filled by Assessor

Add rows as needed

### Facilities Condition Assessment

<b>Facility Assessment -- Building</b>		Field Inspector:	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Date of Assessment: 6 AUGUST 2013	
<b>Facility Name: 470 UMM01 - STATE LABORATORY INSTITUTE</b>					
<b>General Information:</b>					
<b>Building Name:</b>		<b>Building Alias</b>			
US51UMMP801 - BIOLOGICS BUILDING		Street Address		City/Town	Zip Code
<b>Location Address</b>		305 SOUTH STREET		BOSTON - JAMAICA PLAIN	02130
<b>Gross Square Footage</b>		34,503			
<b>Designed Building Usage</b>		LABORATORY / STATE			
<b>Current Primary Building Usage</b>		LIGHT MANUFACTURING			
<b>Building Type</b>		OTHER THAN STD CONSTR TYPE			
<b>Status</b>		IN USE			
<b>Basement</b>		1-Yes			
<b>Overall Rating</b>		4 - Poor			
<b>USGS X Coordinate</b>		710707			
<b>USGS Y Coordinate</b>		421802			
<b>Historic</b>		2-No			
<b>Building History:</b>					
<b>Year Built:</b>		1904			
		<b>Project Number</b>		<b>Project Description</b>	
<b>Projects 0-15 years</b>					
<b>Recent Studies 0 - 2 years</b>					
<b>Master Plan</b>					
<b>Identify and Describe Any Master Plan</b>		<b>Project Number</b>		<b>Project Description</b>	
<b>Staffing:</b>					
		<b># Staff</b>		<b># Visitors/Day</b>	
<b>Actual Staff / Visitor Counts</b>		0		0	
		<b>Designed Capacity</b>		<b>Current Capacity</b>	
<b>Occupancy - Building</b>		100		0	
				<b>Actual # of Occupants</b>	
				0	
<b>Occupancy sq. ft. per Floor</b>		<b>Gross</b>		<b>Total Assignable</b>	
				<b>Assigned to (Agency)</b>	
				<b>Square Footage Assigned</b>	
				<b>Space Usage</b>	
<b>Basement</b>		11952		0	
<b>1st Flr</b>		11070		0	
<b>2nd Flr</b>		10872		0	
<b>Penthouse</b>		912		0	
<b>Code Compliance</b>					
<b>780 CMR, CH. 34</b>		<b>Yes/No</b>		<b>If no, location and explanation</b>	
Fire Protection		1-Yes			
Means of Egress		1-Yes			
Structural		1-Yes			
Mechanical		1-Yes			
Plumbing		1-Yes			
Electrical		1-Yes			
Energy Conservation					
<b>521 CMR, MAAB</b>		<b>Yes/No</b>		<b>If no, location and explanation</b>	
Public Entrance		2-No		Refer to KlingStubbins Accessibility Report	
Public Toilet		2-No		Refer to KlingStubbins Accessibility Report	
Drinking Fountain		2-No		Refer to KlingStubbins Accessibility Report	
Telephone		2-No		Refer to KlingStubbins Accessibility Report	
<b>Hazardous Materials</b>		<b>Yes/No</b>		<b>If yes, location and explanation</b>	
Asbestos					
Lead Paint					
Mold					
PCBs					
Other					
		<b>Yes/No</b>		<b>Year Tested</b>	
				<b>Results</b>	
<b>Air Quality</b>					
<b>Environmental</b>		<b>Yes/No</b>		<b>If yes, location and explanation</b>	
Wetlands		2-No			
Other		2-No			
Underground Storage Tank(s)		2-No			
<b>Utilities:</b>					
<b>Fuel Distribution</b>		<b>Yes/No</b>		<b>Provider</b>	
Electric		Yes		NStar	
Gas		Yes		National Grid	
Oil		2-No			
Steam		Yes		Produced on-site	
<b>Mechanical Systems</b>		<b>Yes/No</b>		<b>Provider</b>	
Steam Distribution		Yes		Produced on-site	
Hot Water Distribution		Yes		Produced on-site	
Chilled Water Distribution		Yes		Produced on-site	
<b>Electrical Systems</b>		<b>Yes/No</b>		<b>Provider</b>	
Primary Power Distribution		1-Yes		Nstar / double end services, primary transformer and switchgear locate outside. There are 3 transformers feeding the building from each corner. Distribution panels serving existing branch panelboards are in fair condition. Many local panelboards are original and in poor condition.	

Telecomm Distribution	1-Yes	CAT3 cables are found in mixed use with CAT5. Fiber Optic cable is found in building riser and campus wiring. Main Telecom room that houses the PBX and patch panel is on 2nd floor. IT personnel requested to have Voicemail software reviewed, potentially problem with end of support by 2014.		
Security Distribution	1-Yes	Security system is non-centralized system. Local panels are connected together and can be controlled by software thru LAN.		
Other				
<b>Water/Waste Systems</b>	Yes/No	Provider		
Domestic Water Distribution	1-Yes			BWSC/MWRA
Fire Protection Water Distribution	1-Yes			BWSC/MWRA
Storm Drainage	1-Yes			BWSC/MWRA
Sanitary Sewer	1-Yes			BWSC/MWRA
Sewage Grinder (ex. Muffin Monster)	2-No			
Other				
<b>Energy/Water Conservation</b>				
<b>Utility (2012 usage and rates)</b>				
Electricity	KWH	Elect \$	Elec Rate	
	3458240	491415	0.14 (combined meter for Stable and Biologics)	
Natural Gas	Therm	Natural Gas \$	Natural Gas Rate	
Fuel Oil #2	Gallon	Fuel Oil #2 \$	Fuel Oil #2 Rate	
Fuel Oil #4	Gallon	Fuel Oil #4 \$	Fuel Oil #4 Rate	
Fuel Oil #5 & #6	Gallon	Fuel Oil #5 & #6 \$	Fuel Oil #5 & #6 Rate	
Water Gallon	Gallon	Water \$	Water Rate	
Steam	Pound	Steam \$	Steam Rate	
Other	MMBTU	Other \$	Other Rate	
<b>Updated Annual Baseline Generation</b>				
kWH Generation	N/A			
Nameplate KW Generation	N/A			
<b>Meter</b>	<b>Utility Type</b>	<b>Location</b>	<b>Meter Type</b>	<b>Account</b>
	Electricity	Biologics/Stable		1078407/8
	Gas	Biologics		20170
<b>Historical Utility Usage - 3 years</b>	Collect separately in the format that is available.			

<b>Legend</b>	
	Provided by DCAMM if Available and Applicable
	Provided by DCAMM if Available and Applicable to be Verified by Assessor
	Select from Dropdown List
	To Be Filled by Assessor

	Add rows as needed
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FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	Level 3	Site	Building	Building Name	Inspector Name	Inspection Date												
			470 UMM01	STATE LABORATORY INSTITUTE	TOWER BUILDING (HINTON)	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13												
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access				
A. Substructure	A10 - Foundations	A1010 - Standard Foundations		6 - N/A - Not Applicable										The condition of the foundation can not be observed.	3 - Inaccessible				
				6 - N/A - Not Applicable												3 - Inaccessible			
				6 - N/A - Not Applicable													3 - Inaccessible		
				A101001 - Wall Foundations	6 - N/A - Not Applicable													3 - Inaccessible	
				A101002 - Column Foundations & Pile Caps	6 - N/A - Not Applicable													3 - Inaccessible	
				A101003 - Perimeter drainage & insulation	6 - N/A - Not Applicable													3 - Inaccessible	
				A101099 - Other Standard Foundation	6 - N/A - Not Applicable													3 - Inaccessible	
				A1020 - Special Foundations		6 - N/A - Not Applicable												3 - Inaccessible	
					A102001 - Pile Foundations	6 - N/A - Not Applicable												3 - Inaccessible	
					A102002 - Grade Beams (Caissons)	6 - N/A - Not Applicable												3 - Inaccessible	
					A102003 - Underpinning	6 - N/A - Not Applicable												3 - Inaccessible	
					A102004 - Dewatering	6 - N/A - Not Applicable												3 - Inaccessible	
					A102005 - Raft Foundations	6 - N/A - Not Applicable												3 - Inaccessible	
					A102006 - Pressure injected Grouting	6 - N/A - Not Applicable												3 - Inaccessible	
				A102099 - Other Special Conditions	6 - N/A - Not Applicable													3 - Inaccessible	
				A1030 - Slab on Grade		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low			2 - Limited Accessibility	
					A103001 - Standard Slab on Grade	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low			2 - Limited Accessibility	
					A103002 - Structural Slab on Grade	6 - N/A - Not Applicable													
					A103003 - Inclined Slab on Grade	6 - N/A - Not Applicable													
					A103004 - Trenches	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				1 - Accessible
					A103005 - Pits and Bases	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				2 - Limited Accessibility
					A103006 - Foundation Drainage	6 - N/A - Not Applicable													3 - Inaccessible
				A103099 - Other Slab On Grade	6 - N/A - Not Applicable													3 - Inaccessible	
			A20 - Basement Construction	A2010 - Basement Excavation		6 - N/A - Not Applicable												3 - Inaccessible	
						6 - N/A - Not Applicable												3 - Inaccessible	
						A201001 - Excavation for Basements	6 - N/A - Not Applicable												3 - Inaccessible
						A201002 - Structure Backfill & Compaction	6 - N/A - Not Applicable												3 - Inaccessible
						A201003 - Shoring	6 - N/A - Not Applicable												3 - Inaccessible
						A201099 - Other Basement Excavation	6 - N/A - Not Applicable												3 - Inaccessible
						A2020 - Basement Walls		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
	A202001 - Basement Wall Construction	3 - Fair - Normal wear and tear - still fully functional			1 - High		3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low			2 - Limited Accessibility		
	A202002 - Moisture Protection	6 - N/A - Not Applicable																3 - Inaccessible	
	A202003 - Basement Wall Insulation	6 - N/A - Not Applicable																3 - Inaccessible	
	A202099 - Other Basement Walls	3 - Fair - Normal wear and tear - still fully functional			2 - Medium		3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				1 - Accessible	
		6 - N/A - Not Applicable																3 - Inaccessible	
B. Shell	B10 - Superstructure	B1010 - Floor Construction		6 - N/A - Not Applicable											3 - Inaccessible				
				6 - N/A - Not Applicable												3 - Inaccessible			
				6 - N/A - Not Applicable													3 - Inaccessible		
				B101001 - Structural Frame	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low			2 - Limited Accessibility		
				B101002 - Structural Interior Walls	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low			2 - Limited Accessibility		
				B101003 - Floor Decks and Slabs	6 - N/A - Not Applicable													3 - Inaccessible	
				B101004 - Balcony Construction	6 - N/A - Not Applicable													3 - Inaccessible	
				B101005 - Ramps	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low				1 - Accessible	
				B101006 - Floor Raceway Systems	6 - N/A - Not Applicable													3 - Inaccessible	
				B101007 - Inclined and Stepped Floors	6 - N/A - Not Applicable													3 - Inaccessible	
				B101099 - Other Floor Construction	6 - N/A - Not Applicable													3 - Inaccessible	
				B1020 - Roof Construction		6 - N/A - Not Applicable												3 - Inaccessible	
					B102001 - Structural Frame	6 - N/A - Not Applicable												3 - Inaccessible	
					B102002 - Structural Interior Walls	6 - N/A - Not Applicable												3 - Inaccessible	
					B102003 - Roof Decks and Slabs	6 - N/A - Not Applicable												3 - Inaccessible	
				B102004 - Canopies	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	2 - Medium				2 - Limited Accessibility	
				B102099 - Other Roof Construction	6 - N/A - Not Applicable													3 - Inaccessible	
			B20 - Exterior Enclosure	B2010 - Exterior Walls		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High			1 - Accessible	
	3 - Fair - Normal wear and tear - still fully functional	1 - High			5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High				1 - Accessible			
	B201001 - Exterior Closure	3 - Fair - Normal wear and tear - still fully functional			1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High				1 - Accessible		
	B201002 - Exterior Wall Backup Construction	2 - Good - Some signs of minor wear and tear			1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium				2 - Limited Accessibility		
	B201003 - Insulation and Vapor Retarder	6 - N/A - Not Applicable															3 - Inaccessible		
	B201004 - Parapets	3 - Fair - Normal wear and tear - still fully functional			2 - Medium	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	3 - High				2 - Limited Accessibility		
	B201005 - Exterior Louvers and Screens	3 - Fair - Normal wear and tear - still fully functional			1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	2 - Medium				1 - Accessible		
	B201006 - Sun Control Devices (Exterior)	6 - N/A - Not Applicable															3 - Inaccessible		
	B201007 - Balcony Walls and Railings	6 - N/A - Not Applicable															3 - Inaccessible		
	B201008 - Exterior Soffits	6 - N/A - Not Applicable															3 - Inaccessible		
	B201009 - Screen Wall	6 - N/A - Not Applicable															3 - Inaccessible		
	B201010 - Exterior Coatings	6 - N/A - Not Applicable															3 - Inaccessible		
	B201011 - Joint Sealant	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	1 - Low				2 - Limited Accessibility				
	B201099 - Other Exterior Walls	6 - N/A - Not Applicable													3 - Inaccessible				

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name							Inspector Name	Inspection Date	
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	551UMMP03	TOWER BUILDING (HINTON)							S.Jong, C. Nastasia, N. Srinivasan, D. Yerkes	Aug-13	
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
		B2020 - Exterior Windows		4 - Poor - Excessive wear and tear - somewhat functional	1 - High		4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	3 - High		2 - Limited Accessibility
			B202001 - Windows	4 - Poor - Excessive wear and tear - somewhat functional	1 - High		4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	3 - High		2 - Limited Accessibility
			B202002 - Storefronts	3 - Fair - Normal wear and tear - still fully functional	2 - Medium		4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			B202003 - Curtain Walls	6 - N/A - Not Applicable											
			B202004 - Exterior Glazing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High		4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	3 - High		2 - Limited Accessibility
			B202099 - Other Exterior Windows	3 - Fair - Normal wear and tear - still fully functional	1 - High		4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
		B2030 - Exterior Doors		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	1 - Low		1 - Accessible
			B203001 - Solid Doors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	1 - Low		1 - Accessible
			B203002 - Glazed Doors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	1 - Low		1 - Accessible
			B203003 - Revolving Doors	6 - N/A - Not Applicable											
			B203004 - Overhead Doors and Roll-Up Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			B203005 - Hanger Doors	6 - N/A - Not Applicable											
			B203006 - Blast Resistant Doors	6 - N/A - Not Applicable											
			B203007 - Gates	6 - N/A - Not Applicable											
			B203008 - Exterior Door Hardware	5 - Failed - Non-functional, no longer working	1 - High	4 - Moderate	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			B203098 - Other specialty Doors	6 - N/A - Not Applicable											
			B203099 - Other Exterior Personnel Doors	6 - N/A - Not Applicable											
B30 - Roofing				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		1 - Accessible
		B3010 - Roof Coverings		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		1 - Accessible
			B301001 - High Slope Roof Coverings	6 - N/A - Not Applicable											
			B301002 - Low Slope Membrane Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low	There are locations with ponding issues, the membrane has become detached along the perimeter, and there have been a number of patch jobs done at penetrations throughout the roof.	1 - Accessible
			B301003 - Roof Insulation & Fill	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		2 - Limited Accessibility
			B301004 - Flashings & Trim	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		2 - Limited Accessibility
			B301005 - Gutters and Downspouts	6 - N/A - Not Applicable											
			B301006 - Roof Openings and Supports	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		2 - Limited Accessibility
			B301099 - Other Roofing	6 - N/A - Not Applicable											
C. Interiors				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
	C10 - Interior Construction			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
		C1010 - Partitions		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			C101001 - Fixed Partitions	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			C101002 - Demountable Partitions	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			C101003 - Retractable Partitions	2 - Good - Some signs of minor wear and tear	3 - Low	2 - Minimum	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			C101004 - Interior Guard Rails and Screens	5 - Failed - Non-functional, no longer working	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	Guard rails at the atrium do not meet code	1 - Accessible
			C101005 - Interior Windows	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			C101006 - Glazed Partitions and Storefronts	3 - Fair - Normal wear and tear - still fully functional	2 - High	4 - Moderate	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C101007 - Interior Glazing	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			C101008 - Joint Sealant	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			C101099 - Other Partitions	6 - N/A - Not Applicable											
		C1020 - Interior Doors		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium	Door hardware needs to be replaced with hardware that meets today's accessible requirements	1 - Accessible
			C102001 - Standard Interior Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C102002 - Glazed Interior Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C102003 - Fire Doors	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Many of the doors stick and do not close properly	1 - Accessible
			C102004 - Sliding and Folding Doors	6 - N/A - Not Applicable											
			C102005 - Interior Overhead Doors	6 - N/A - Not Applicable											
			C102006 - Interior Gates	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Unformat			Site	Site Name			Building	Building Name			Inspector Name	Inspection Date			
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE			551UMPB03	TOWER BUILDING (HINTON)			S. Jong, C. Nastasia, N. Srinivasan, D. Yerkes	Aug-14			
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			C102007 - Interior Door Hardware	5 - Failed - Non-functional, no longer working	1 - High	5 - High	3 - Some adverse Environmental effects	4 - Is Not Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	Many of the doors do not have accessible handles	1 - Accessible
			C102098 - Other Interior Specialty Doors	3 - Fair - Normal wear and tear, still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium	The freezer doors located on each floor of the tower are in functioning condition.	1 - Accessible
			C102099 - Other Inter or Personnel Doors	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name						Inspector Name	Inspection Date		
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	SSJUMMPB03	TOWER BUILDING (HINTON)						S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13		
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
		C1030 - Fittings		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			C103001 - Compartments, Cubicles and Toilet Partitions	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			C103002 - Toilet and Bath Accessories	5 - Failed - Non-functional; no longer working	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	The failing rated is related to the accessory mounting heights	1 - Accessible
			C103003 - Marker Boards and Tack Boards	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C103004 - Identifying Devices												
			C103005 - Lockers	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			C103006 - Shelving	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C103007 - Fire Extinguisher Cabinets	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			C103008 - Counters	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C103009 - Cabinets	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C103010 - Closets	6 - N/A - Not Applicable											
			C103011 - Firestopping Penetrations	6 - N/A - Not Applicable											3 - Inaccessible
			C103012 - Sprayed Fire Resistive Materials	6 - N/A - Not Applicable											
			C103013 - Raised Access Flooring	6 - N/A - Not Applicable											
			C103014 - Casework	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	3 - Normal	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Per discussion with Jim Aquilino it was noted that the majority of casework has delaminating tops and rusted bases.	1 - Accessible
			C103099 - Other Interior Specialties	6 - N/A - Not Applicable											
C20 - Stairs				5 - Failed - Non-functional; no longer working	1 - High	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		C2010 - Stair Construction		5 - Failed - Non-functional; no longer working	1 - High	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			C201001 - Interior Stair Construction	5 - Failed - Non-functional; no longer working	1 - High	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Railing Construction along with nosing condition do not meet today's code requirements	1 - Accessible
			C201002 - Exterior Stair Construction	5 - Failed - Non-functional; no longer working	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High	The front entrance stairs has severe spalling and exposed rebar.	1 - Accessible
			C201099 - Other Stair Construction	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	2 - Minimum	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Spiral Stair case in Penthouse to Elevator Room above	2 - Limited Accessibility
		C2020 - Stair Finishes		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			C202001 - Interior Stair Finish	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
C30 - Interior Finishes				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
		C3010 - Wall Finishes		3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301001 - Concrete Wall Finishes	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301002 - Plaster Wall Finishes	6 - N/A - Not Applicable											
			C301003 - Gypsum Wallboard Finishes	3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301004 - Tile and Terrazzo Wall Finishes	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301005 - Painting to Walls	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301006 - Wall Coverings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301007 - Acoustical Panels Adhered to Walls	6 - N/A - Not Applicable											
			C301008 - Special Coatings to Walls	2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			C301099 - Other Wall Finishes	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	Auditorium has a wood veneer finish on the walls.	1 - Accessible
		C3020 - Floor Finishes		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C302001 - Tile Floor Finishes	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C302002 - Terrazzo Floor Finishes	6 - N/A - Not Applicable											
			C302003 - Wood Flooring	6 - N/A - Not Applicable											
			C302004 - Resilient Floor Finishes	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C302005 - Carpeting	5 - Failed - Non-functional; no longer working	1 - High	5 - High	3 - Some adverse Environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C302006 - Masonry and Stone Flooring	6 - N/A - Not Applicable											
			C302007 - Painting and Staining Floors	6 - N/A - Not Applicable											
			C302008 - Wall Base Finishes	5 - Failed - Non-functional; no longer working	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			C302009 - Floor Toppings and Traffic Membranes	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C302010 - Hardeners and Sealers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			C302099 - Other Flooring and Floor Finishes	6 - N/A - Not Applicable											
		C3030 - Ceiling Finishes		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			C303001 - Exposed Concrete Finishes	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			C303002 - Plaster Ceiling Finishes	6 - N/A - Not Applicable											
			C303003 - Gypsum Wallboard Ceiling Finishes	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			C303004 - Acoustical Ceiling Tiles and Panels	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			C303005 - Wood Ceilings	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name							Inspector Name	Inspection Date		
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	551UMM03	TOWER BUILDING (HINTON)							S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13		
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access	
D. SERVICES	D10 - Conveying	D1010 - Elevators & Lifts	C303006 - Painting and Staining Ceilings	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible	
			C303007 - Suspensions Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible	
			C303008 - Metal Strip Ceilings	6 - N/A - Not Applicable												
			C303099 - Other Ceiling and Ceiling Finishes	6 - N/A - Not Applicable												
			D101001 - General Construction Items	6 - N/A - Not Applicable												
			D101002 - Passenger Elevators	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility	
			D101003 - Freight Elevators	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility	
			D101004 - Wheelchair Lift	6 - N/A - Not Applicable												
			D101099 - Other Elevators	6 - N/A - Not Applicable												
			D1020 - Escalators & Moving Walks	D102001 - Moving Stairs	6 - N/A - Not Applicable											
D102002 - Moving Walks	6 - N/A - Not Applicable															
D102099 - Other Moving Stairs and Walks	6 - N/A - Not Applicable															
D1090 - Other Conveying Systems	D109001 - Pneumatic Tube Systems	6 - N/A - Not Applicable														
D109002 - Conveyors	6 - N/A - Not Applicable															
D109003 - Linen, Trach, and Mail Chutes	6 - N/A - Not Applicable															
D109004 - Turntables	6 - N/A - Not Applicable															
D109005 - Operable Scaffolding	6 - N/A - Not Applicable															
D109006 - Transportation Systems	6 - N/A - Not Applicable															
D109007 - Overhead Cranes	6 - N/A - Not Applicable															
D109099 - Other Material Handling Systems	6 - N/A - Not Applicable															
D20 - Plumbing	D2010 - Plumbing Fixtures	D201001 - Water Closets	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D201002 - Urinals	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D201003 - Lavatories	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D201004 - Sinks	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D201005 - Showers/Tubs	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Showers in several areas are in very poor condition.	1 - Accessible		
		D201006 - Drinking Fountains and Coolers	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		D201007 - Bidets	6 - N/A - Not Applicable													
		D201099 - Emergency Fixtures	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		D2020 - Domestic Water Distribution	D202001 - Pipes and Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility	
		D202002 - Valves and Hydrants	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility		
D202003 - Domestic Water Equipment	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility				
D203004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility				
D202005 - Specialties	6 - N/A - Not Applicable															
D202099 - Other Domestic Water Supply	6 - N/A - Not Applicable															
D2030 - Sanitary Waste	D203001 - Waste Pipe and Fittings	D203001 - Waste Pipe and Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility		
		D203002 - Vent Pipe and Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility		
		D203003 - Floor Drains	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D203004 - Sanitary and Vent Equipment	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility		
		D203005 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility		
		D203099 - Other Sanitary Waste	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D2040 - Rain Water Drainage	D204001 - Pipe & Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
		D204002 - Roof Drains	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	3 - High		1 - Accessible		
		D204003 - Rainwater Drainage Equipment	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	3 - High		1 - Accessible		
		D204004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		2 - Limited Accessibility		
D204099 - Other Rain Water Drainage System	6 - N/A - Not Applicable															
D2090 - Other Plumbing Systems	D209001 - Special Piping Systems	D209001 - Special Piping Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible		
		D209002 - Acid Waste Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low	Special waste piping deteriorated, there is no neutralizing system in this building.	2 - Limited Accessibility		

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name					Inspector Name	Inspection Date	
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE			552UMMP03	TOWER BUILDING (HINTON)					S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13	
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			D209003 - Interceptors	5 - Failed - Non-functional; no longer working	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Non functioning grease trap in pump room. Trap serves the kitchen.	1 - Accessible
			D209004 - Pool Piping and Equipment	6 - N/A - Not Applicable											
			D209005 - Compressed Air System (Non-Breathing) & Vacuum System	3 - Fair - Normal wear and tear still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D209099 - Other Special Plumbing Systems RO/DI System	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Existing RO/DI system oversized and in-efficient condition of components appear poor and should be replaced	1 - Accessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	Level 3	Site	Building	Building Name	Inspector Name	Inspection Date								
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
	D30 - HVAC	D3010 - Energy Supply	470 UMM01	STATE LABORATORY INSTITUTE	SS21MMHPP03	TOWER BUILDING (HINTON)	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13							
				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							2 - Limited Accessibility
				3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact					1 - Accessible
			D301001 - Oil Supply System	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact						
			D301002 - Gas Supply System	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact					Difficult to assess condition of buried gas piping.	3 - Inaccessible
			D301003 - Coal Supply System	6 - N/A - Not Applicable											
			D301004 - Steam Supply System (From Central Plant)	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact						
			D301005 - Hot Water Supply System (From Central Plant)	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact						
			D301006 - Solar Energy Supply System	6 - N/A - Not Applicable											
			D301007 - Wind Energy Supply System	6 - N/A - Not Applicable											
			D301099 - Other Energy Supply	6 - N/A - Not Applicable											
		D3020 - Heat Generating Systems		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	1 - Low Potential for serious impact		1 - Yes				1 - Accessible
			D302001 - Steam Boilers	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Boilers are original to the building, past their useful life & oversized. Minimal steam load exists.	1 - Accessible
			D302002 - Hot Water Boilers	6 - N/A - Not Applicable											
			D302003 - Furnaces	6 - N/A - Not Applicable											
			D302004 - Fire Fueled Unit Heaters	6 - N/A - Not Applicable											
			D302005 - Auxiliary Equipment	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes			CHW, CW pumps are new. HW pumps are very old and need to be replaced.	1 - Accessible
			D302006 - Equipment Thermal Insulation	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No				1 - Accessible
			D302099 - Other Heat Generating Systems	6 - N/A - Not Applicable											
		D3030 - Cooling Generating System		2 - Good - Some signs of minor wear and tear	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes				1 - Accessible
			D303001 - Chilled Water Systems	1 - Excellent - New or like new	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes				1 - Accessible
			D303002 - Direct Expansion Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes				1 - Accessible
			D303099 - Other Cooling Generating Systems	6 - N/A - Not Applicable											
		D3040 - Distribution Systems		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes				2 - Limited Accessibility
			D304001 - Air Distribution, Heating, and Cooling	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	3 - High	Majority of duct work is old and in bad condition. Many VAV boxes are non-functional.	2 - Limited Accessibility
			D304002 - Steam Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Lots of leaky, corroded pipes.	1 - Accessible
			D304003 - Hot Water Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Lots of leaky, corroded pipes. Leaky pipes are corroding concrete floor in mechanical rooms.	1 - Accessible
			D304004 - Change Over Distribution Systems	6 - N/A - Not Applicable											
			D304005 - Glycol Distribution Systems	6 - N/A - Not Applicable											
			D304006 - Chilled Water Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Lots of leaky, corroded pipes.	1 - Accessible
			D304007 - Exhaust Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes			Some exhaust fans are past their useful life. Some have been replaced recently.	1 - Accessible
			D304008 - Air Handling Units	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	3 - High	AHU's serving lower floors are past their useful life, have leaky pipes, damaged dampers, non-functioning controls.	1 - Accessible
			D304099 - Other Distribution Systems	6 - N/A - Not Applicable											
		D3050 - Terminal & Package Units		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate							1 - Accessible
			D305001 - Unit Ventilators	6 - N/A - Not Applicable											
			D305002 - Unit Heaters	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D305003 - Fan Coil Units	6 - N/A - Not Applicable											
			D305004 - Fin Tube Distribution	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Fin tube is not zoned properly. Lots of issues with maintaining adequate temperature levels.	1 - Accessible
			D305005 - Electric Heating	6 - N/A - Not Applicable											
			D305006 - Package Units	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact					1 - Accessible
			D305099 - Other Terminal and Package Units	1 - Excellent - New or like new	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Probability of impact	3 - High Probability of impact	1 - Yes			In-row cooling unit in server room was recently repaired.	1 - Accessible
		D3060 - Controls & Instrumentation		5 - Failed - Non-functional; no longer working	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate							1 - Accessible
			D306001 - HVAC Controls	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Pneumatic controls are original to building and not working. Compressors are non-functional. Some new controls.	1 - Accessible
			D306002 - Electronic Controls	6 - N/A - Not Applicable											
			D306003 - Pneumatic Controls	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			D306004 - Instrument Air Compressors	5 - Failed - Non-functional; no longer working	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Pneumatic controls are original to building and not working. Compressors are non-functional.	1 - Accessible
			D306005 - Gas Purging Systems	6 - N/A - Not Applicable											
			D306099 - Other Control Instrumentation	6 - N/A - Not Applicable											
		D3070 - Systems Testing & Balancing		6 - N/A - Not Applicable											
			D307001 - Water Side Testing and Balancing-Heating and Cooling	6 - N/A - Not Applicable											
			D307002 - Air Side Testing and Balancing-Heating, Cooling & Exhaust	6 - N/A - Not Applicable											
			D307003 - HVAC Commissioning	6 - N/A - Not Applicable											
			D307099 - Other Systems Testing and Balancing	6 - N/A - Not Applicable											
		D3090 - Other HVAC Systems & Equipment		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes				1 - Accessible
			D309001 - General Construction Items	6 - N/A - Not Applicable											
			D309002 - Refrigeration Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low		Some walk-in refrigeration units need to be overhauled. Lots of condensation.	1 - Accessible
			D309099 - Other Special Mechanical Systems	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	ASTM Uniformat	Level 3	Site	Site Name	Building	Building Name	Inspector Name	Inspection Date							
				470 UMM01	STATE LABORATORY INSTITUTE	SS1UMMPB03	TOWER BUILDING (HINTON)	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13							
Major Group	Group		Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
	D40 - Fire Protection				2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact						1 - Accessible
			D4010 - Sprinklers		2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible
				D401001 - Sprinklers and Releasing Devices	2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible
				D401002 - Sprinkler Water Supply Equipment and Piping	1 - Excellent - New or like new	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible
			D4020 - Standpipe Systems		1 - Excellent - New or like new	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible
				D402001 - Standpipe Equipment and Piping	1 - Excellent - New or like new	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible
			D4030 - Fire Protection Specialties		2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible
				D403001 - Fire Extinguishing Devices	2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No			Fire extinguishers maintained by 3rd party contractor.	1 - Accessible
			D4090 - Other Fire Protection Systems		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No				1 - Accessible
				D409001 - Carbon Dioxide Systems	6 - N/A - Not Applicable											
				D409002 - Foam Generating Systems	6 - N/A - Not Applicable											
				D409003 - Clean Agent systems	6 - N/A - Not Applicable											
				D409005 - Hood and Duct Fire Protection	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No			Kitchen hood has a dry chemical system. Server room has Halon 1301 system, which is not in service and not adequately sized.	1 - Accessible
				D409099 - Other Special Fire Protection Systems	6 - N/A - Not Applicable											
D50 - Electrical			D5010 - Electrical Service & Distribution		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
				D501001 - Main Transformers	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible
				D501002 - Secondary	6 - N/A - Not Applicable											
				D501003 - Main Switchboards	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible
				D501004 - Interior Distribution Transformers	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
				D501005 - Panels	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Spare parts are limited due to age, some do not have spare capacity.	1 - Accessible
				D501006 - Enclosed Circuit Breakers	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
				D501007 - Motor Control Centers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Spare parts are limited due to age.	1 - Accessible
				D501099 - Other Service and Distribution	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Disconnect and switch, various grades from poor to good, serving misc HVAC/VFD/Pumbing	1 - Accessible
			D5020 - Lighting & Branch Wiring		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	3 - High		2 - Limited Accessibility
				D502001 - Branch Wiring	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	New wire has EMT not MC	2 - Limited Accessibility
				D502002 - Lighting Equipment	2 - Good - Some signs of minor wear and tear	2 - Medium	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High	Some fluorescence T12s & Incandescent, majority are T8s	1 - Accessible
				D502099 - Other Lighting and Branch Wiring	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	3 - High	No automatic occupancy sensor control for most of them	2 - Limited Accessibility
			D5030 - Communications & Security		4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	3 - Some adverse Environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
				D503001 - Fire Alarm Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low	Need more strobe coverage in many parts of building	1 - Accessible
				D503002 - Telecommunications Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	PRX phone, may still have some CAT3 cables	1 - Accessible
				D503003 - Nurse Call Systems	6 - N/A - Not Applicable											
				D503004 - Public Address Systems	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	3 - Some adverse Environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Poor Coverage, needs review	1 - Accessible
				D503005 - Intercommunications Systems	2 - Good - Some signs of minor wear and tear	3 - Low	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Small System, front desk to receiving area only	1 - Accessible
				D503006 - Clock and Program Systems	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High	Not working as a system, missing several clock faces	1 - Accessible
				D503007 - Television Systems	6 - N/A - Not Applicable											
				D503008 - Security systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium	Could use more CCTV coverage	2 - Limited Accessibility
				D503099 - Other Communications and Alarm Systems	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	1 - Low	Freon and Radiation detector are in good condition	2 - Limited Accessibility
			D5090 - Other Electrical Services		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
				D509001 - General Construction Items (Electrical)	6 - N/A - Not Applicable											
				D509002 - Emergency Light & Power	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Emergency generators and paralleling switch are in good condition.	2 - Limited Accessibility
				D509003 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	No annual grounding test	3 - Inaccessible
				D509004 - Lighting Protection	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	None lightning protection cable shares building penetration	1 - Accessible
				D509005 - Electric Heating	6 - N/A - Not Applicable											
				D509006 - Energy Management Control System	6 - N/A - Not Applicable											
				D509099 - Other Special Systems and Devices	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	ASTM Uniformat	Level 3	Site	Site Name	Building	Building Name	Inspector Name	Inspection Date								
				470 UMM01	STATE LABORATORY INSTITUTE	551UMMP809	TOWER BUILDING (HINTON)	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13								
Major Group	Group		Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access	
E. EQUIPMENT & FURNISHING	E10 - Equipment			E1010 - Commercial Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
					4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
				E101001 - Checkroom Equipment	6 - N/A - Not Applicable												
				E101002 - Registration Equipment	6 - N/A - Not Applicable												
				E101003 - Vending Equipment	2 - Good - Some signs of minor wear and tear	3 - Low	2 - Minimum	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible	
				E101004 - Laundry Equipment	6 - N/A - Not Applicable												
				E101005 - Security and Vault Equipment	6 - N/A - Not Applicable												
				E101006 - Teller and Service Equipment	6 - N/A - Not Applicable												
				E101007 - Mercantile Equipment	6 - N/A - Not Applicable												
				E101008 - Office Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
				E1020 - Institutional Equipment	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible	
					E102001 - Miscellaneous Common Fixed and Movable Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
					E102002 - Medical Equipment	6 - N/A - Not Applicable											
					E102003 - Laboratory Equipment	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High	Through discussion with the staff and observation from the corridor the laboratory equipment was deemed to be poor to failing due in part to it's age and use.	1 - Accessible
					E102004 - Mortuary Equipment	6 - N/A - Not Applicable											
					E102005 - Auditorium and Stage Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
					E102006 - Library Equipment	6 - N/A - Not Applicable											
					E102007 - Ecclesiastical Equipment	6 - N/A - Not Applicable											
					E102008 - Instrumental Equipment	6 - N/A - Not Applicable											
					E102009 - Audio Visual Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	AV Equipment in the auditorium is in good condition.	1 - Accessible
				E102010 - Detention Equipment	6 - N/A - Not Applicable												
				E1030 - Vehicular Equipment	6 - N/A - Not Applicable												
					E103001 - Parking Control Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	The parking control arms are temperamental in bad weather	1 - Accessible
					E103002 - Loading Dock Equipment	6 - N/A - Not Applicable											
				E103003 - Warehouse Equipment	6 - N/A - Not Applicable												
				E1090 - Other Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible	
					E109001 - Built-In Maintenance Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
					E109002 - Food Service Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Per discussion with Jim Aquilino the majority of the Food Service equipment is original to the building.	1 - Accessible
					E109003 - Waste Handling Equipment	2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		1 - Accessible
					E109004 - Residential Equipment	6 - N/A - Not Applicable											
					E109005 - Unit Kitchens	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
					E109006 - Darkroom Equipment	6 - N/A - Not Applicable											
					E109007 - Athletic, recreational, and Therapeutic Equipment	6 - N/A - Not Applicable											
					E109009 - Observatory Equipment	6 - N/A - Not Applicable											
					E109010 - Agricultural Equipment	6 - N/A - Not Applicable											
				E109099 - Other Specialized fixed and Movable Equipment	6 - N/A - Not Applicable												
				E20 - Furnishings	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible	
					E2010 - Fixed Furnishings	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
				E202001 - Fixed Artwork	6 - N/A - Not Applicable												
				E201002 - Window Treatments	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	1 - Low		1 - Accessible	
				E201003 - Seating (Fixed)	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible	
				E201004 - Fixed Floor Grilles and Mats	6 - N/A - Not Applicable												
				E201005 - Fixed Interior Landscaping	6 - N/A - Not Applicable												
				E201099 - Other Fixed Interior Furnishings	6 - N/A - Not Applicable												
				E2020 - Movable Furnishings	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible	
					E202001 - Movable Art Work	6 - N/A - Not Applicable											
					E202002 - Modular Prefabricated Furniture	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium	All systems furniture is dated and has excessive wear and tear.	1 - Accessible
					E202003 - Freestanding Furniture	6 - N/A - Not Applicable											
					E202004 - Rugs and Accessories	6 - N/A - Not Applicable											
					E202005 - Movable Multiple Seating	6 - N/A - Not Applicable											
					E202006 - Movable Interior Landscaping	6 - N/A - Not Applicable											
					E202099 - Other Movable Furnishings	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	ASTM Uniformat	Level 3	Site	Building	Inspector Name	Inspection Date													
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access					
F. SPECIAL CONSTRUCTION & DEMOLITION	F10 - Special Construction	F1010 - Special Structures	F101001 - Metal Building Systems	2 - Good - Some signs of minor wear and tear	1 - High	2 - Minimum	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low		1 - Accessible					
			F101002 - Exterior Utility Buildings	1 - Excellent - New or like new	1 - High	2 - Minimum	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low		1 - Accessible					
			F101003 - Air Supported Structures	6 - N/A - Not Applicable																
			F101099 - Other Special Construction	6 - N/A - Not Applicable																
			F102001 - Special Purpose Rooms	6 - N/A - Not Applicable																
			F102002 - Integrated Assemblies	6 - N/A - Not Applicable																
			F102099 - Other Integrated Construction	6 - N/A - Not Applicable																
			F103001 - Vaults	6 - N/A - Not Applicable																
			F103002 - Sound, Vibration & Seismic Construction	6 - N/A - Not Applicable																
			F103003 - Radiation Protection	6 - N/A - Not Applicable																
			F103099 - Other Special Construction Systems	6 - N/A - Not Applicable																
			F104001 - Indoor Swimming Pools	6 - N/A - Not Applicable																
			F104002 - Liquid and Gas Storage Tanks	3 - Fair - Normal wear and tear - still fully functional																
			F104003 - Kennels and Animal Shelters	6 - N/A - Not Applicable																
			F104004 - Site Constructed Inclinerators	6 - N/A - Not Applicable																
			F104005 - Ice Rinks	6 - N/A - Not Applicable																
			F104099 - Other Special Facilities	6 - N/A - Not Applicable																
			F105001 - Recording Instrumentation	6 - N/A - Not Applicable																
			F105002 - Building Automation Systems	6 - N/A - Not Applicable																
			F105099 - Other Special Controls & Instrumentation	6 - N/A - Not Applicable																
			F20 - Selective Building Demolition	F2010 - Building Elements Demolition	F201001 - Substructure and Superstructure	F201001 - Substructure and Superstructure	5 - Failed - Non-functional; no longer working	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	1 - Low		2 - Limited Accessibility		
						F201002 - Exterior Closure	6 - N/A - Not Applicable													
						F201003 - Roofing	6 - N/A - Not Applicable													
						F201004 - Interior Construction and Finishes	6 - N/A - Not Applicable													
						F201005 - Conveying Systems	6 - N/A - Not Applicable													
						F201006 - Mechanical Systems	6 - N/A - Not Applicable													
						F201007 - Electrical Systems	6 - N/A - Not Applicable													
F201008 - Equipment and Furnishings	6 - N/A - Not Applicable																			
F201009 - OTHER Non-Hazardous Selective Building Demolition	6 - N/A - Not Applicable																			
F202001 - Substructure and Superstructure	6 - N/A - Not Applicable																			
F202002 - Exterior Closure	5 - Failed - Non-functional; no longer working	1 - High				3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	1 - Low	The window sealant contains hazardous products.		2 - Limited Accessibility				
F202003 - Roofing	6 - N/A - Not Applicable																			
F202004 - Interior Construction and Finishes	6 - N/A - Not Applicable																			
F202005 - Conveying Systems	6 - N/A - Not Applicable																			
F202006 - Mechanical Systems	6 - N/A - Not Applicable																			
F202007 - Electrical Systems	6 - N/A - Not Applicable																			
F202008 - Equipment and Furnishings	6 - N/A - Not Applicable																			
F202099 - Other Hazardous Selective Building Demolition	6 - N/A - Not Applicable																			
G. SITE	G10 - Site Preparations	G1010 - Site Clearing				G101001 - Clearing	3 - Fair - Normal wear and tear - still fully functional													
						G101002 - Tree Removal	6 - N/A - Not Applicable													
						G101003 - Stump Removal	6 - N/A - Not Applicable													
						G101004 - Chipping	6 - N/A - Not Applicable													
						G101005 - Grubbing	6 - N/A - Not Applicable													
						G101006 - Selective Thinning	6 - N/A - Not Applicable													
						G101007 - Debris Dispersal	6 - N/A - Not Applicable													
						G101099 - Other Site Clearing	6 - N/A - Not Applicable													
						G102001 - Building Mass Demolition	6 - N/A - Not Applicable													
			G102002 - Above Ground Site Demolition	6 - N/A - Not Applicable																
			G102003 - UNDERGROUND Site Demolition	6 - N/A - Not Applicable																
			G102004 - Building Relocation	6 - N/A - Not Applicable																
			G102005 - Utility relocation	6 - N/A - Not Applicable																
			G102006 - Fencing Relocation	6 - N/A - Not Applicable																
			G102007 - Site Cleanup	6 - N/A - Not Applicable																
			G102099 - Other Site Demolition and Relocations	6 - N/A - Not Applicable																

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	Level 3	Site	Site Name	Building	Building Name	Inspector Name	Inspection Date							
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			470 UMM01	STATE LABORATORY INSTITUTE	SS10MMMP003	TOWER BUILDING (HINTON)	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13							
		G1030 - Site Earthwork		6 - N/A - Not Applicable											
			G103001 - Grading	6 - N/A - Not Applicable											
			G103002 - Common Excavation	6 - N/A - Not Applicable											
			G103003 - Rock Excavation	6 - N/A - Not Applicable											
			G103004 - Fill and Borrow	6 - N/A - Not Applicable											
			G103005 - Compaction	6 - N/A - Not Applicable											
			G103006 - Soil Stabilization	6 - N/A - Not Applicable											
			G103007 - Slope Stabilization	6 - N/A - Not Applicable											
			G103008 - Soil Treatment	6 - N/A - Not Applicable											
			G103009 - Shoring	6 - N/A - Not Applicable											
			G103010 - Temporary Dewatering	6 - N/A - Not Applicable											
			G103011 - Temporary Erosion and Sediment Control	6 - N/A - Not Applicable											
			G103099 - Other Site Earthwork	6 - N/A - Not Applicable											
		G1040 - Hazardous Waste Remediation		6 - N/A - Not Applicable											
			G104001 - Removal of Contaminated Soil	6 - N/A - Not Applicable											
			G104002 - Soil Restoration & Treatment	6 - N/A - Not Applicable											
			G104099 - Other Hazardous Waste Remediation	6 - N/A - Not Applicable											
	G20 - Site Improvements			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
		G2010 - Roadways		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G201001 - Bases and Sub-Bases	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G201002 - Curbs and Gutters	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G201003 - Paved Surfaces	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G201004 - Marking and Signage	5 - Failed - Non-functional, no longer working	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G201005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G201006 - Resurfacing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G201099 - Other Roadways	6 - N/A - Not Applicable											
		G2020 - Parking Lots		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202001 - Bases and Sub-Bases	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202002 - Curbs and Gutters	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202003 - Paved Surfaces	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202004 - Marking and Signage	5 - Failed - Non-functional; no longer working	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G202006 - Resurfacing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202007 - Miscellaneous Structures and Equipment	6 - N/A - Not Applicable											
			G202099 - Other Parking Lots	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	There is a gravel lot to the north of the Tower Lot that provides some overflow parking.	1 - Accessible
		G2030 - Pedestrian Paving		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203001 - Bases and Subbases	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203002 - Curbs and Gutters	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203003 - Paved Surfaces	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203004 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G203005 - Resurfacing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203099 - Other Walks, Steps, and Terraces	5 - Failed - Non-functional, no longer working	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	The steps to the front entrance have sever spalling and in some areas it appears you can see some rebar being exposed.	1 - Accessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	Level 3	Site	Site Name	Building	Building Name	Inspector Name	Inspection Date							
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
		G2040 - Site Development		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204001 - Fences & Gates		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204002 - Retaining Walls		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204003 - Exterior Furnishings		4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	2 - Minimum	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204004 - Security Structures		6 - N/A - Not Applicable											
		G204005 - Signage		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204006 - Fountains and Pools		6 - N/A - Not Applicable											
		G204007 - Playing Fields		6 - N/A - Not Applicable											
		G204008 - Terrace and Perimeter Walls		4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204009 - Flagpoles		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
		G204099 - Other Site Improvements		6 - N/A - Not Applicable											
		G2050 - Landscaping		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible
		G205001 - Fine Grading & Soil Preparation		6 - N/A - Not Applicable											
		G205002 - Erosion Control Measures		6 - N/A - Not Applicable											
		G205003 - Top Soil and Planting Beds		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible
		G205004 - Seeding, Sprigging, and Sodding		6 - N/A - Not Applicable											
		G205005 - Plantings		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible
		G205006 - Planters		4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High	The Planters located near the Tower Parking Lot are in poor condition. The rest are in fair condition.	1 - Accessible
		G205007 - Irrigation Systems		6 - N/A - Not Applicable											
		G205099 - Other Landscaping		3 - Fair - Normal wear and tear - still fully functional											
G30 - Site Civil/Mechanical Utilities		G3010 - Water Supply		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		G301001 - Well Systems		6 - N/A - Not Applicable											
		G301002 - Potable Water Distribution		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		G301003 - Potable Water Storage		6 - N/A - Not Applicable											
		G301004 - Fire Protection Water Distribution		2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact						1 - Accessible
		G301005 - Fire Protection Water Storage		6 - N/A - Not Applicable											
		G301006 - Non-Potable Water Distribution		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact						1 - Accessible
		G301007 - Pumping Stations		6 - N/A - Not Applicable											
		G301008 - Packaged Water Treatment Plants		6 - N/A - Not Applicable											
		G301099 - Other Water Supply		6 - N/A - Not Applicable											
		G3020 - Sanitary Sewer		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		G302001 - Sanitary Sewer Piping		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		3 - Inaccessible
		G302002 - Sanitary Sewer Manholes & Cleanouts		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		G302003 - Lift Stations and Pumping Stations		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		G302004 - Packaged Sanitary Sewer Treatment Plants		6 - N/A - Not Applicable											
		G302005 - Septic Tanks		6 - N/A - Not Applicable											
		G302006 - Drain Fields		6 - N/A - Not Applicable											
		G302099 - Other Sanitary Sewer		6 - N/A - Not Applicable											
		G3030 - Storm Sewer		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		G303001 - Storm Sewer Piping		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability			
		G303002 - Storm Sewer Structures		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability			
		G303003 - Lift Stations		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability			
		G303004 - Lift Station		6 - N/A - Not Applicable											
		G303005 - Headwalls		6 - N/A - Not Applicable											
		G303006 - Erosion and Sediment Control Measures		6 - N/A - Not Applicable											
		G303007 - Stormwater management		6 - N/A - Not Applicable											
		G303099 - Other Storm Sewer Trench Drains at Loading Dock		5 - Failed - Non-functional; no longer working	1 - High	5 - High	3 - Some adverse Environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low	Per discussion with Jim Aquilino The trench drains at rear loading dock ramp are not set properly. They protrude above the concrete surface and collect sediment.	1 - Accessible
		G3040 - Heating Distribution		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	1 - Low Potential for serious impact						2 - Limited Accessibility
		G304001 - Overhead Hot Water Systems		6 - N/A - Not Applicable											
		G304002 - Overhead Steam Systems		6 - N/A - Not Applicable											
		G304003 - Underground Hot Water Systems		6 - N/A - Not Applicable											
		G304004 - Underground Steam Distribution Systems		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	1 - Low Potential for serious impact						2 - Limited Accessibility

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name					Inspector Name	Inspection Date	
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE			551UMMPB03	TOWER BUILDING (HINTON)					S.Jong, C.Nastasia, N.Srinivassan, D.Yerkes	Aug-13	
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			G304005 - Reinforced Concrete Manholes and Valve Boxes	6 - N/A - Not Applicable											
			G304006 - Pumping Stations	6 - N/A - Not Applicable											
			G304099 - Other Heating Distribution	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name						Inspector Name	Inspection Date		
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	651UMMP803	TOWER BUILDING (HINTON)						S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13		
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
		G3050 - Cooling Distribution		2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact		1 - Yes				1 - Accessible
			G305001 - Overhead Cooling Systems	6 - N/A - Not Applicable											
			G305002 - Underground Cooling Systems	6 - N/A - Not Applicable											
			G305003 - TrenchBoxes	6 - N/A - Not Applicable											
			G305004 - Wells for Cooling	6 - N/A - Not Applicable											
			G305005 - Pumping Stations	6 - N/A - Not Applicable											
			G305006 - On-Site Cooling Towers	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact		1 - Yes				1 - Accessible
			G305099 - Other Cooling Distribution	6 - N/A - Not Applicable											
		G3060 - Fuel Distribution		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects		1 - Low Potential for serious impact						2 - Limited Accessibility
			G306001 - Liquid Fuel Distribution Piping-(oil)	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability			
			G306002 - Aviation Fuel Distribution Piping System	6 - N/A - Not Applicable											
			G306003 - Liquid Fuel Dispensing Equipment	6 - N/A - Not Applicable											
			G306004 - Liquid Fuel Storage Tanks (2) 20,000 gallon Underground Oil Tanks #2 oil	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects		1 - Low Potential for serious impact					Difficult to assess condition of buried Tanks.	2 - Limited Accessibility
			G306005 - Liquid Fuel System Trenchboxes	6 - N/A - Not Applicable											
			G306006 - Gas Distribution Piping (Natural and Propane)	3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects		1 - Low Potential for serious impact					Difficult to assess condition of buried gas piping.	2 - Limited Accessibility
			G306007 - Gas Storage Tanks	6 - N/A - Not Applicable											
			G306008 - Gas System Trenchboxes	6 - N/A - Not Applicable											
			G306098 - Other Gas Distribution	6 - N/A - Not Applicable											
			G306099 - Other Fuel Distribution	6 - N/A - Not Applicable											
		G3090 - Other Site Mechanical Utilities		6 - N/A - Not Applicable											
			G309001 - Industrial Waste Pipe	6 - N/A - Not Applicable											
			G309002 - Industrial Waste Manholes and Cleanouts	6 - N/A - Not Applicable											
			G309003 - Industrial Waste Lift Stations	6 - N/A - Not Applicable											
			G309004 - Industrial Waste Holding Tanks and Separators	6 - N/A - Not Applicable											
			G309005 - Industrial Waste Trenchboxes	6 - N/A - Not Applicable											
			G309099 - Other Industrial Waste - Loading Dock Trench Drains	6 - N/A - Not Applicable											
	G40 - Site Electrical Utilities			3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
		G4010 - Electrical Distribution		2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			G401001 - Substations	6 - N/A - Not Applicable											
			G401002 - Transformers	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible
			G401003 - Switches, Controls and Devices	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible
			G401004 - Overhead Electrical Conductors	6 - N/A - Not Applicable											
			G401005 - Towers, Poles, Crossarms and Insulators	6 - N/A - Not Applicable											
			G401006 - Underground Electric Conductors	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Loop but one side old	3 - Inaccessible
			G401007 - Ductbanks, Manholes, Handholes, and Raceways	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Loop but one side old	3 - Inaccessible
			G401008 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G401009 - Metering	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G401099 - Other Electric Transmission and Distribution	6 - N/A - Not Applicable											
		G4020 - Site Lighting		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			G402001 - Transformers	6 - N/A - Not Applicable											
			G402002 - Overhead Electric Conductors	6 - N/A - Not Applicable											
			G402003 - Towers, Poles, Crossarms, and Insulators	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium	Some light poles are in poor condition	2 - Limited Accessibility
			G402004 - Underground Electric Conductors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		3 - Inaccessible
			G402005 - Ductbanks, Manholes and Handholes	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		3 - Inaccessible
			G402006 - Exterior Lighting Fixtures and Controls	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High	Time Control, broken fixtures	2 - Limited Accessibility
			G402007 - Grounding Systems	6 - N/A - Not Applicable											
			G402008 - Special Security Lighting Systems	6 - N/A - Not Applicable											
			G402099 - Other Area Lighting	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High	In Parking Itos, Coverage/fixture repair	2 - Limited Accessibility
		G4030 - Site Communication & Security		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			G403001 - Telecommunications Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Campus fiber connection	1 - Accessible
			G403002 - Sound Systems	6 - N/A - Not Applicable											
			G403003 - Fire Alarm Systems	6 - N/A - Not Applicable											
			G403004 - Cable TV Systems [CATV]	6 - N/A - Not Applicable											
			G403005 - Cables and Wiring	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G403006 - Ductbanks, Manholes and Handholes	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		3 - Inaccessible
			G403007 - Towers, Poles and Stands	6 - N/A - Not Applicable											
			G403008 - TV Cameras and Monitors	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium	Could use more CCTV coverage	2 - Limited Accessibility
			G403009 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	No annual grounding test	3 - Inaccessible
			G403098 - Other Communication and Alarm	6 - N/A - Not Applicable											
			G403099 - Other Security Systems	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Unifomat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE			551UMMP03	TOWER BUILDING (HINTON)						S. Jong, C. Nastasia, N. Srinivasan, D. Yerkes	Aug. 13
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
		G4090 - Other Site Electrical Utilities		1 - Excellent - New or like new	1 - High	3 - Normal	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	3 - High		1 - Accessible
			G409001 - Sacrificial Anode Cathodic Protection System	6 - N/A - Not Applicable											
			G409002 - Induced Current Cathodic Protection System	6 - N/A - Not Applicable											
			G409003 - Emergency Power Generation	1 - Excellent - New or like new	1 - High	3 - Normal	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	3 - High		1 - Accessible
	G90 - Other Site Construction		G409099 - Other Cathodic Protection	6 - N/A - Not Applicable											
		G9010 - Service & Pedestrian Tunnels		6 - N/A - Not Applicable											
			G901001 - Construction of Service and Pedestrian Tunnels	6 - N/A - Not Applicable											
			G901002 - Prefabricated Service and Pedestrian Tunnels	6 - N/A - Not Applicable											
		G9090 - Other Site Construction		6 - N/A - Not Applicable											
			G909001 - Bridges	6 - N/A - Not Applicable											
			G909002 - Railroad Spurs	6 - N/A - Not Applicable											
			G909003 - Snow Melting Systems	6 - N/A - Not Applicable											
			G909099 - Other Special Construction	6 - N/A - Not Applicable											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building		Building Name							Inspector Name	Inspection Date			
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	SSZUMMP02	STABLE BUILDING							S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13				
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access			
A Substructure	A10 - Foundations	A1010 - Standard Foundations		6 - N/A - Not Applicable										The condition of the foundation can not be observed.	3 - Inaccessible			
				6 - N/A - Not Applicable												3 - Inaccessible		
				6 - N/A - Not Applicable													3 - Inaccessible	
			A101001 - Wall Foundations	6 - N/A - Not Applicable													3 - Inaccessible	
			A101002 - Column Foundations & Pile Caps	6 - N/A - Not Applicable													3 - Inaccessible	
			A101003 - Perimeter drainage & Insulation	6 - N/A - Not Applicable													3 - Inaccessible	
			A101099 - Other Standard Foundation	6 - N/A - Not Applicable													3 - Inaccessible	
			A1020 - Special Foundations			6 - N/A - Not Applicable											The condition of the foundation can not be observed.	3 - Inaccessible
			A102001 - Pile Foundations	6 - N/A - Not Applicable														3 - Inaccessible
			A102002 - Grade Beams (Caissons)	6 - N/A - Not Applicable														3 - Inaccessible
A102003 - Underpinning	6 - N/A - Not Applicable													3 - Inaccessible				
A102004 - Dewatering	6 - N/A - Not Applicable													3 - Inaccessible				
A102005 - Raft Foundations	6 - N/A - Not Applicable													3 - Inaccessible				
A102006 - Pressure Injected Grouting	6 - N/A - Not Applicable													3 - Inaccessible				
A102099 - Other Special Conditions	6 - N/A - Not Applicable													3 - Inaccessible				
A1030 - Slab on Grade				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
A103001 - Standard Slab on Grade	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				2 - Limited Accessibility				
A103002 - Structural Slab on Grade	6 - N/A - Not Applicable																	
A103003 - Inclined Slab on Grade	6 - N/A - Not Applicable																	
A103004 - Trenches	6 - N/A - Not Applicable																	
A103005 - Pits and Bases	6 - N/A - Not Applicable																	
A103006 - Foundation Drainage	6 - N/A - Not Applicable																	
A103099 - Other Slab On Grade	6 - N/A - Not Applicable																	
A20 - Basement Construction				6 - N/A - Not Applicable										The condition of the foundation can not be observed.	3 - Inaccessible			
A2010 - Basement Excavation				6 - N/A - Not Applicable										The condition can not be observed.	3 - Inaccessible			
A201001 - Excavation for Basements	6 - N/A - Not Applicable													3 - Inaccessible				
A201002 - Structure Backfill & Compaction	6 - N/A - Not Applicable													3 - Inaccessible				
A201003 - Shoring	6 - N/A - Not Applicable													3 - Inaccessible				
A201099 - Other Basement Excavation	6 - N/A - Not Applicable													3 - Inaccessible				
A2020 - Basement Walls				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
A202001 - Basement Wall Construction	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				2 - Limited Accessibility				
A202002 - Moisture Protection	6 - N/A - Not Applicable																	
A202003 - Basement Wall Insulation	6 - N/A - Not Applicable																	
A202099 - Other Basement Walls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				3 - Inaccessible				
				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
B. Shell				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
B10 - Superstructure				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
B1010 - Floor Construction				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility			
B101001 - Structural Frame	6 - N/A - Not Applicable													The condition can not be observed.	3 - Inaccessible			
B101002 - Structural Interior Walls	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low				2 - Limited Accessibility				
B101003 - Floor Decks and Slabs	6 - N/A - Not Applicable																	
B101004 - Balcony Construction	6 - N/A - Not Applicable																	
B101005 - Ramps	6 - N/A - Not Applicable																	
B101006 - Floor Raceway Systems	6 - N/A - Not Applicable																	
B101007 - Inclined and Stepped Floors	6 - N/A - Not Applicable																	
B101099 - Other Floor Construction	6 - N/A - Not Applicable																	
B1020 - Roof Construction				6 - N/A - Not Applicable														
B102001 - Structural Frame	6 - N/A - Not Applicable																	
B102002 - Structural Interior Walls	6 - N/A - Not Applicable																	
B102003 - Roof Decks and Slabs	6 - N/A - Not Applicable																	
B102004 - Canopies	6 - N/A - Not Applicable																	
B102099 - Other Roof Construction	6 - N/A - Not Applicable																	
B20 - Exterior Enclosures				3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High		2 - Limited Accessibility			
B2010 - Exterior Walls				3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High		2 - Limited Accessibility			
B201001 - Exterior Closure	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High				2 - Limited Accessibility				
B201002 - Exterior Wall Backup Construction	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	2 - Medium				1 - Accessible				
B201003 - Insulation and Vapor Retarder	6 - N/A - Not Applicable																	
B201004 - Parapets	6 - N/A - Not Applicable																	
B201005 - Exterior Louvers and Screens	6 - N/A - Not Applicable																	
B201006 - Sun Control Devices (Exterior)	6 - N/A - Not Applicable																	
B201007 - Balcony Walls and Railings	6 - N/A - Not Applicable																	
B201008 - Exterior Soffits	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High				1 - Accessible				
B201009 - Screen Wall	6 - N/A - Not Applicable																	
B201010 - Exterior Coatings	6 - N/A - Not Applicable																	
B201011 - Joint Sealant	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium				2 - Limited Accessibility				
B201099 - Other Exterior Walls	6 - N/A - Not Applicable																	
B2020 - Exterior Windows				3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium		1 - Accessible			

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name							Inspector Name	Inspection Date		
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	551UMMP02	STABLE BUILDING							S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13		
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access	
B30 - Roofing	B2030 - Exterior Doors	B202001 - Windows	2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible		
		B202002 - Storefronts	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium		1 - Accessible		
		B202003 - Curtain Walls	6 - N/A - Not Applicable													
		B202004 - Exterior Glazing	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible		
		B202099 - Other Exterior Windows	5 - Failed - Non-functional; no longer working	1 - High	5 - High	5 - Excessively Harsh Operating Environment w/significant adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	3 - High Probability	3 - High	The sky lights have major water infiltration issues.	2 - Limited Accessibility		
	B3010 - Roof Coverings	B203001 - Solid Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium		1 - Accessible		
		B203002 - Glazed Doors	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium		1 - Accessible		
		B203003 - Revolving Doors	6 - N/A - Not Applicable													
		B203004 - Overhead Doors and Roll-Up Doors	1 - Excellent - New or like new	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium		1 - Accessible		
		B203005 - Hanger Doors	6 - N/A - Not Applicable													
		B203006 - Blast Resistant Doors	6 - N/A - Not Applicable													
		B203007 - Gates	6 - N/A - Not Applicable													
		B203008 - Exterior Door Hardware	2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	2 - Medium		1 - Accessible		
		B203098 - Other specialty Doors	6 - N/A - Not Applicable													
		B203099 - Other Exterior Personnel Doors	6 - N/A - Not Applicable													
		B301001 - High Slope Roof Coverings	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	5 - Excessively Harsh Operating Environment w/significant adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		2 - Limited Accessibility		
		B301002 - Low Slope Membrane Systems	6 - N/A - Not Applicable													
		B301003 - Roof Insulation & Fill	6 - N/A - Not Applicable												The condition can not be observed.	3 - Inaccessible
		B301004 - Flashings & Trim	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	5 - Excessively Harsh Operating Environment w/significant adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		2 - Limited Accessibility		
		B301005 - Gutters and Downspouts	2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	5 - Excessively Harsh Operating Environment w/significant adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
B301006 - Roof Openings and Supports	5 - Failed - Non-functional; no longer working	1 - High	5 - High	5 - Excessively Harsh Operating Environment w/significant adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	3 - High Probability	3 - High	The sky lights have major water infiltration issues.	2 - Limited Accessibility				
B301099 - Other Roofing	6 - N/A - Not Applicable															
C. Interiors	C10 - Interior Construction	C1010 - Partitions	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
			2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		C101001 - Fixed Partitions	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		C101002 - Demountable Partitions	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		C101003 - Retractable Partitions	6 - N/A - Not Applicable													
		C101004 - Interior Guard Rails and Screens	6 - N/A - Not Applicable													
		C101005 - Interior Windows	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
	C101006 - Glazed Partitions and Storefronts	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible			
	C101007 - Interior Glazing	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible			
	C101008 - Joint Sealant	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible			
	C101099 - Other Partitions	6 - N/A - Not Applicable														
	C1020 - Interior Doors	C102001 - Standard Interior Doors	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		C102002 - Glazed Interior Doors	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		C102003 - Fire Doors	2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible		
		C102004 - Sliding and Folding Doors	6 - N/A - Not Applicable													
		C102005 - Interior Overhead Doors	6 - N/A - Not Applicable													
		C102006 - Interior Gates	6 - N/A - Not Applicable													
C102007 - Interior Door Hardware		2 - Good - Some signs of minor wear and tear	1 - High	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible			





FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building		Building Name						Inspector Name	Inspection Date	
Level 1	Level 2	Level 3	#70 UMM01	STATE LABORATORY INSTITUTE	551/UMMP02	STABLE BUILDING							S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13	
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			D209002 - Acid Waste Systems	6 - N/A - Not Applicable	4 - Not Included										
			D209003 - Interceptors	6 - N/A - Not Applicable	4 - Not Included										
			D209004 - Pool Piping and Equipment	6 - N/A - Not Applicable	4 - Not Included										
			D209005 - Compressed Air System (Non-Breathing)	6 - N/A - Not Applicable											
			D209009 - Other Special Plumbing Systems	6 - N/A - Not Applicable											
	D30 - HVAC			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							1 - Accessible
		D3010 - Energy Supply		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							2 - Limited Accessibility
			D301001 - Oil Supply System	6 - N/A - Not Applicable											
			D301002 - Gas Supply System	6 - N/A - Not Applicable											
			D301003 - Coal Supply System	6 - N/A - Not Applicable											
			D301004 - Steam Supply System (From Central Plant)	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate						Given the age of the steam piping, condition is not the best. Could be leaks along the line.	2 - Limited Accessibility
			D301005 - Hot Water Supply System	6 - N/A - Not Applicable											
			D301006 - Solar Energy Supply System	6 - N/A - Not Applicable											
			D301007 - Wind Energy Supply System	6 - N/A - Not Applicable											
			D301009 - Other Energy Supply	6 - N/A - Not Applicable											
		D3020 - Heat Generating Systems		4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	1 - Low Potential for serious impact						1 - Accessible
			D302001 - Steam Boilers	6 - N/A - Not Applicable											
			D302002 - Hot Water Boilers	6 - N/A - Not Applicable											
			D302003 - Furnaces	6 - N/A - Not Applicable											
			D302004 - Fire Fueled Unit Heaters	6 - N/A - Not Applicable											
			D302005 - Auxiliary Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	1 - Low Potential for serious impact		1 - Yes				1 - Accessible
			D302006 - Equipment Thermal Insulation	6 - N/A - Not Applicable											
			D302009 - Other Heat Generating Systems	6 - N/A - Not Applicable											
		D3030 - Cooling Generating System		5 - Failed - Non-functional, no longer working	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes				1 - Accessible
			D303001 - Chilled Water Systems	6 - N/A - Not Applicable											
			D303002 - Direct Expansion Systems	5 - Failed - Non-functional, no longer working	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes			Unit has failed.	1 - Accessible
			D303009 - Other Cooling Generating Systems	6 - N/A - Not Applicable											
		D3040 - Distribution Systems		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							1 - Accessible
			D304001 - Air Distribution, Heating, and Cooling	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact					Ducts near AHU and RF are damaged and have holes. VAV system needs to be balanced and checked.	1 - Accessible
			D304002 - Steam Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact					Steam piping is difficult to assess due to being buried.	1 - Accessible
			D304003 - Hot Water Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact					HW pumps are very old.	1 - Accessible
			D304004 - Change Over Distribution Systems	6 - N/A - Not Applicable											
			D304005 - Glycol Distribution Systems	6 - N/A - Not Applicable											
			D304006 - Chilled Water Distribution Systems	6 - N/A - Not Applicable											
			D304007 - Exhaust Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact		1 - Yes				1 - Accessible
			D304008 - Air Handling Units	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact		1 - Yes			AHU and return fan (RF) need to be serviced. RF is very loud.	1 - Accessible
			D304009 - Other Distribution Systems	6 - N/A - Not Applicable											
		D3050 - Terminal & Package Units		2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact						1 - Accessible
			D305001 - Unit Ventilators	6 - N/A - Not Applicable											
			D305002 - Unit Heaters	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact		2 - No			Stairwell unit heaters: in good condition.	1 - Accessible
			D305003 - Fan Coil Units	6 - N/A - Not Applicable											
			D305004 - Fan Tube Distribution	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			D305005 - Electric Heating	6 - N/A - Not Applicable											
			D305006 - Package Units	6 - N/A - Not Applicable											
			D305009 - Other Terminal and Package Units	6 - N/A - Not Applicable											
		D3060 - Controls & Instrumentation		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							1 - Accessible
			D306001 - HVAC Controls	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate						Controls were updated to Johnson Control system approx 8 years ago.	1 - Accessible
			D306002 - Electronic Controls	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							1 - Accessible
			D306003 - Pneumatic Controls	6 - N/A - Not Applicable											
			D306004 - Instrument Air Compressors	6 - N/A - Not Applicable											
			D306005 - Gas Purging Systems	6 - N/A - Not Applicable											
			D306009 - Other Control Instrumentation	6 - N/A - Not Applicable											
		D3070 - Systems Testing & Balancing		6 - N/A - Not Applicable											
			D307001 - Water Side Testing and Balancing-Heating and Cooling	6 - N/A - Not Applicable											
			D307002 - Air Side Testing and Balancing-Heating, Cooling & Exhaust	6 - N/A - Not Applicable											
			D307003 - HVAC Commissioning	6 - N/A - Not Applicable											
			D307009 - Other Systems Testing and Balancing	6 - N/A - Not Applicable											
		D3090 - Other HVAC Systems & Equipment		6 - N/A - Not Applicable											
			D309001 - General Construction Items	6 - N/A - Not Applicable											
			D309002 - Refrigeration Systems	6 - N/A - Not Applicable											
			D309009 - Other Special Mechanical Systems	6 - N/A - Not Applicable											
	D40 - Fire Protection			3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact						1 - Accessible
		D4010 - Sprinklers		3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact						1 - Accessible
			D401001 - Sprinklers and Releasing Devices	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No				1 - Accessible









FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name							Inspector Name	Inspection Date	
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	6521UMM003	STABLE BUILDING							S.Jong, C.Nastasia, N.Srinivasan, D.Yerles	Aug-13	
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			G302004 - Packaged Sanitary Sewer Treatment Plants	6 - N/A - Not Applicable											
			G302005 - Septic Tanks	6 - N/A - Not Applicable											
			G302006 - Drain Fields	6 - N/A - Not Applicable											
			G302099 - Other Sanitary Sewer	6 - N/A - Not Applicable											
	G3030	Storm Sewer		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			G303001 - Storm Sewer Piping	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
			G303002 - Storm Sewer Structures	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
			G303003 - Lift Stations	6 - N/A - Not Applicable											
			G303004 - Lift Station	6 - N/A - Not Applicable											
			G303005 - Headwalls	6 - N/A - Not Applicable											
			G303006 - Erosion and Sediment Control Measures	6 - N/A - Not Applicable											
			G303007 - Stormwater management	6 - N/A - Not Applicable											
			G303099 - Other Storm Sewer	6 - N/A - Not Applicable											
	G3040	Heating Distribution		6 - N/A - Not Applicable											
			G304001 - Overhead Hot Water Systems	6 - N/A - Not Applicable											
			G304002 - Overhead Steam Systems	6 - N/A - Not Applicable											
			G304003 - Underground Hot Water Systems	6 - N/A - Not Applicable											
			G304004 - Underground Steam Distribution Systems	6 - N/A - Not Applicable											
			G304005 - Reinforced Concrete Manholes and Valve Boxes	6 - N/A - Not Applicable											
			G304006 - Pumping Stations	6 - N/A - Not Applicable											
			G304099 - Other Heating Distribution	6 - N/A - Not Applicable											
	G3050	Cooling Distribution		6 - N/A - Not Applicable											
			G305001 - Overhead Cooling Systems	6 - N/A - Not Applicable											
			G305002 - Underground Cooling Systems	6 - N/A - Not Applicable											
			G305003 - Trenchboxes	6 - N/A - Not Applicable											
			G305004 - Wells for Cooling	6 - N/A - Not Applicable											
			G305005 - Pumping Stations	6 - N/A - Not Applicable											
			G305006 - On-Site Cooling Towers	6 - N/A - Not Applicable											
			G305099 - Other Cooling Distribution	6 - N/A - Not Applicable											
	G3060	Fuel Distribution		6 - N/A - Not Applicable											
			G306001 - Liquid Fuel Distribution Piping	6 - N/A - Not Applicable											
			G306002 - Aviation Fuel Distribution Piping System	6 - N/A - Not Applicable											
			G306003 - Liquid Fuel Dispensing Equipment	6 - N/A - Not Applicable											
			G306004 - Liquid Fuel Storage Tanks	6 - N/A - Not Applicable											
			G306005 - Liquid Fuel System Trenchboxes	6 - N/A - Not Applicable											
			G306006 - Gas Distribution Piping (Natural and Propane)	6 - N/A - Not Applicable											
			G306007 - Gas Storage Tanks	6 - N/A - Not Applicable											
			G306008 - Gas System Trenchboxes	6 - N/A - Not Applicable											
			G306098 - Other Gas Distribution	6 - N/A - Not Applicable											
			G306099 - Other Fuel Distribution	6 - N/A - Not Applicable											
	G3090	Other Site Mechanical Utilities		6 - N/A - Not Applicable											
			G309001 - Industrial Waste Pipe	6 - N/A - Not Applicable											
			G309002 - Industrial Waste Manholes and Cleanouts	6 - N/A - Not Applicable											
			G309003 - Industrial Waste Lift Stations	6 - N/A - Not Applicable											
			G309004 - Industrial Waste Holding Tanks and Separators	6 - N/A - Not Applicable											
			G309005 - Industrial Waste Trenchboxes	6 - N/A - Not Applicable											
			G309099 - Other Industrial Waste	6 - N/A - Not Applicable											
	G400	Site Electrical Utilities		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
		G4030 - Electrical Distribution		2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		3 - Accessible
			G401001 - Substations	6 - N/A - Not Applicable											
			G401002 - Transformers	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible
			G401003 - Switches, Controls and Devices	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible
			G401004 - Overhead Electrical Conductors	6 - N/A - Not Applicable											
			G401005 - Towers, Poles, Crossarms and Insulators	6 - N/A - Not Applicable											
			G401006 - Underground Electric Conductors	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Loop, new on both side	3 - Inaccessible
			G401007 - Ductbanks, Manholes, Handholes, and Raceways	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Loop, new on both side	3 - Inaccessible
			G401008 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G401009 - Metering	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G401099 - Other Electric Transmission and Distribution	6 - N/A - Not Applicable											
	G4020	Site Lighting		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High		2 - Limited Accessibility
			G402001 - Transformers	6 - N/A - Not Applicable											
			G402002 - Overhead Electric Conductors	6 - N/A - Not Applicable											
			G402003 - Towers, Poles, Crossarms, and Insulators	6 - N/A - Not Applicable											
			G402004 - Underground Electric Conductors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		3 - Inaccessible
			G402005 - Ductbanks, Manholes and Handholes	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		3 - Inaccessible
			G402006 - Exterior Lighting Fixtures and Controls	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High	Time Control, broken fixtures	2 - Limited Accessibility
			G402007 - Grounding Systems	6 - N/A - Not Applicable											
			G402008 - Special Security Lighting Systems	6 - N/A - Not Applicable											
			G402099 - Other Area Lighting	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	3 - High Probability	3 - High	In front of Stable/side on both ends. Coverage/future repair	2 - Limited Accessibility
	G4030	Site Communication & Security		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium		2 - Limited Accessibility









FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name						Inspector Name	Inspection Date		
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	SEJUMMP02	BIOLOGICS BUILDING						S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13		
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
D. SERVICES	D10 - Conveying	D1010 - Elevators & Lifts	C303099 - Other Ceiling and Ceiling Finishes	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
				4 - Poor - Excessive wear and tear - somewhat functional	1 - High		3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
				4 - Poor - Excessive wear and tear - somewhat functional	1 - High		3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		D1020 - Escalators & Moving Walks	D101001 - General Construction Items	6 - N/A - Not Applicable											
			D101002 - Passenger Elevators	6 - N/A - Not Applicable											
			D101003 - Freight Elevators	4 - Poor - Excessive wear and tear - somewhat functional	1 - High		3 - Some adverse Environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		D1090 - Other Conveying Systems	D101004 - Wheelchair Lift	6 - N/A - Not Applicable											
			D101099 - Other Elevators	6 - N/A - Not Applicable											
			D102001 - Moving Stairs	6 - N/A - Not Applicable											
		D20 - Plumbing	D2010 - Plumbing Fixtures	D102002 - Moving Walks	6 - N/A - Not Applicable										
	D102099 - Other Moving Stairs and Walks			6 - N/A - Not Applicable											
	D109001 - Pneumatic Tube Systems			3 - Fair - Normal wear and tear - still fully functional											
			D109002 - Conveyors	6 - N/A - Not Applicable											
			D109003 - Liner, Trach, and Mail Chutes	6 - N/A - Not Applicable											
			D109004 - Turntables	6 - N/A - Not Applicable											
			D109005 - Operable Scaffolding	6 - N/A - Not Applicable											
			D109006 - Transportation Systems	6 - N/A - Not Applicable											
			D109007 - Overhead Cranes	6 - N/A - Not Applicable											
			D109099 - Other Material Handling Systems	6 - N/A - Not Applicable											1 - Accessible
				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D201001 - Water Closets	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Qualities appear inappropriate for current/future use.	1 - Accessible
			D201002 - Urinals	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Qualities appear inappropriate for current/future use.	1 - Accessible
			D201003 - Lavatories	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Qualities appear inappropriate for current/future use.	1 - Accessible
			D201004 - Sinks	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D201005 - Showers/Tubs	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D201006 - Drinking Fountains and Coolers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Qualities appear inappropriate for current/future use.	1 - Accessible
			D201007 - Bidets	6 - N/A - Not Applicable											
			D201099 - Emergency Fixtures	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		D2020 - Domestic Water Distribution		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D202001 - Pipes and Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D202002 - Valves and Hydrants	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D202003 - Domestic Water Equipment	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D203004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
			D202005 - Specialties	6 - N/A - Not Applicable											
			D202099 - Other Domestic Water Supply	6 - N/A - Not Applicable											
		D2030 - Sanitary Waste		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D203001 - Waste Pipe and Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D203002 - Vent Pipe and Fittings	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D203003 - Floor Drains	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D203004 - Sanitary and Vent Equipment	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D203005 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
			D203099 - Other Sanitary Waste	6 - N/A - Not Applicable											
		D2040 - Rain Water Drainage		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D204001 - Pipe & Fittings	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
			D204002 - Roof Drains	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		
			D204003 - Rainwater Drainage Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		
			D204004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		
			D204099 - Other Rain Water Drainage System	6 - N/A - Not Applicable											
		D2090 - Other Plumbing Systems		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D209001 - Special Piping Systems	6 - N/A - Not Applicable	4 - Not Included										
			D209002 - Acid Waste Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	There is a kill tank and neutralization system in the basement.	
			D209003 - Interceptors	6 - N/A - Not Applicable	4 - Not Included										
			D209004 - Pool Piping and Equipment	6 - N/A - Not Applicable	4 - Not Included										
			D209005 - Compressed Air System (Non-Breathing) & Vacuum System	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	This Building contains A Compressed Air System (Non-Breathing) and a Vacuum System	
			D209099 - Other Special Plumbing Systems	6 - N/A - Not Applicable	4 - Not Included										
		D30 - HVAC		5 - Failed - Non-functional; no longer working	1 - High	5 - High	1 - Environment with little to no adverse effects	4 - Is Not Appropriate							

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building	Building Name						Inspector Name	Inspection Date			
Level 1	Level 2	Level 3	470 UNIVERS	STATE LABORATORY INSTITUTE	SCIENCE CENTER	BIOLOGICS BUILDING						S.Jong, C.Nastasia, N.Srinivasan, D.Terkes	Aug-13			
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access	
		D3010 - Energy Supply		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate								2 - Limited Accessibility
			D301001 - Oil Supply System	6 - N/A - Not Applicable												
			D301002 - Gas Supply System	6 - N/A - Not Applicable	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious Impact	1 - Low Probability of Impact	2 - No	1 - Low Probability	1 - Low			
			D301003 - Coal Supply System	6 - N/A - Not Applicable												
			D301004 - Steam Supply System	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate							Given the age of the steam piping, condition is not the best. Could be leaks along the line.	2 - Limited Accessibility
			D301005 - Hot Water Supply System (From Central Plant)	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	1 - Environment with little to no adverse effects	2 - Functionally Appropriate								1 - Accessible
			D301006 - Solar Energy Supply System	6 - N/A - Not Applicable												
			D301007 - Wind Energy Supply System	6 - N/A - Not Applicable												
			D301099 - Other Energy Supply	6 - N/A - Not Applicable												
		D3020 - Heat Generating Systems		4 - Poor - Excessive wear and tear - somewhat functional	1 - High											
			D302001 - Steam Boilers	6 - N/A - Not Applicable												
			D302002 - Hot Water Boilers	6 - N/A - Not Applicable												
			D302003 - Furnaces	6 - N/A - Not Applicable												
			D302004 - Fire Fueled Unit Heaters	6 - N/A - Not Applicable												
			D302005 - Auxiliary Equipment	4 - Poor - Excessive wear and tear - somewhat functional												1 - Accessible
			D302006 - Equipment Thermal Insulation	6 - N/A - Not Applicable												
			D302099 - Other Heat Generating Systems	6 - N/A - Not Applicable												
		D3030 - Cooling Generating System		5 - Failed - Non-functional; no longer working	1 - High											
			D303001 - Chilled Water Systems	4 - Poor - Excessive wear and tear - somewhat functional												
			D303002 - Direct Expansion Systems	5 - Failed - Non-functional; no longer working												3 roof top packaged chillers, which provide chilled water for 2nd floor former Vaccines area and parts of the 1926 addition are in poor condition.
			D303099 - Other Cooling Generating Systems	5 - Failed - Non-functional; no longer working												Units have failed and not operational.
		D3040 - Distribution Systems		4 - Poor - Excessive wear and tear - somewhat functional												
			D304001 - Air Distribution, Heating, and Cooling	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium											Original ductwork and piping are in bad shape.
			D304002 - Steam Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium											2 - Limited Accessibility
			D304003 - Hot Water Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium											1 - Accessible
			D304004 - Change Over Distribution Systems	6 - N/A - Not Applicable												
			D304005 - Glycol Distribution Systems	6 - N/A - Not Applicable												
			D304006 - Chilled Water Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional												
			D304007 - Exhaust Systems	4 - Poor - Excessive wear and tear - somewhat functional												
			D304008 - Air Handling Units	4 - Poor - Excessive wear and tear - somewhat functional												
			D304099 - Other Distribution Systems	6 - N/A - Not Applicable												
		D3050 - Terminal & Package Units		4 - Poor - Excessive wear and tear - somewhat functional												
			D305001 - Unit Ventilators	6 - N/A - Not Applicable												
			D305002 - Unit Heaters	6 - N/A - Not Applicable												
			D305003 - Fan Coil Units	4 - Poor - Excessive wear and tear - somewhat functional												
			D305004 - Fin Tube Distribution	6 - N/A - Not Applicable												
			D305005 - Electric Heating	6 - N/A - Not Applicable												
			D305006 - Package Units	4 - Poor - Excessive wear and tear - somewhat functional												
			D305099 - Other Terminal and Package Units	6 - N/A - Not Applicable												
		D3060 - Controls & Instrumentation		4 - Poor - Excessive wear and tear - somewhat functional	1 - High											
			D306001 - HVAC Controls	4 - Poor - Excessive wear and tear - somewhat functional												
			D306002 - Electronic Controls	6 - N/A - Not Applicable												
			D306003 - Pneumatic Controls	4 - Poor - Excessive wear and tear - somewhat functional												
			D306004 - Instrument Air Compressors	4 - Poor - Excessive wear and tear - somewhat functional												
			D306005 - Gas Purging Systems	6 - N/A - Not Applicable												
			D306099 - Other Control Instrumentation	6 - N/A - Not Applicable												
		D3070 - Systems Testing & Balancing		4 - Poor - Excessive wear and tear - somewhat functional												
			D307001 - Water Side Testing and Balancing-Heating and Cooling	4 - Poor - Excessive wear and tear - somewhat functional												
			D307002 - Air Side Testing and Balancing-Heating, Cooling & Exhaust	6 - N/A - Not Applicable												Newly installed equipment was commissioned and validated per FDA cGMP requirements.
			D307003 - HVAC Commissioning	6 - N/A - Not Applicable												
			D307099 - Other Systems Testing and Balancing	6 - N/A - Not Applicable												
		D3090 - Other HVAC Systems & Equipment		5 - Failed - Non-functional; no longer working												
			D309001 - General Construction Items	6 - N/A - Not Applicable												
			D309002 - Refrigeration Systems	5 - Failed - Non-functional; no longer working												
			D309099 - Other Special Mechanical Systems	6 - N/A - Not Applicable												
	D40 - Fire Protection			3 - Fair - Normal wear and tear - still fully functional												
		D4010 - Sprinklers		3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage										
			D401001 - Sprinklers and Releasing Devices	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage										Only a small portion of building is sprinkled. 12 in former Fractionation area on 1st floor, 24 in penthouse of original section of building.

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name	Building		Building Name					Inspector Name	Inspection Date			
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	Operating Environment	Subjected Usage	251 UMM001	BIOLOGICS BUILDING	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage										
			D401002 - Sprinkler Water Supply Equipment and Piping	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage										
			D402001 - Standpipe Equipment and Piping	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage										
			D403001 - Fire Extinguishing Devices	2 - Good - Some signs of minor wear and tear	1 - High	1 - Little usage										
			D409001 - Carbon Dioxide Systems	6 - N/A - Not Applicable												
			D409002 - Foam Generating Systems	6 - N/A - Not Applicable												
			D409003 - Clean Agent systems	6 - N/A - Not Applicable												
			D409005 - Hood and Duct Fire Protection	6 - N/A - Not Applicable												
			D409099 - Other Special Fire Protection Systems	6 - N/A - Not Applicable												
			D501001 - Main Transformers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility	
			D501002 - Secondary	6 - N/A - Not Applicable												
			D501003 - Main Switchboards	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Locating outside	1 - Accessible	
			D501004 - Interior Distribution Transformers	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low	500kVA transformer in the basement room BG-01 is very loud due to loose laminations.	1 - Accessible	
			D501005 - Panels	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
			D501006 - Enclosed Circuit Breakers	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
			D501007 - Motor Control Centers	6 - N/A - Not Applicable												
			D501099 - Other Service and Distribution	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Disconnect and switch, serving misc HVAC/VFD/pumping	1 - Accessible	
			D502001 - Branch Wiring	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility	
			D502002 - Lighting Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		1 - Accessible	
			D502099 - Other Lighting and Branch Wiring	5 - Failed - Non-functional; no longer working	2 - Medium	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	No automatic occupancy sensor control	2 - Limited Accessibility	
			D503001 - Fire Alarm Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility	
			D503002 - Telecommunications Systems	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Need more strobe coverage in many parts of building	1 - Accessible	
			D503003 - Nurse Call Systems	6 - N/A - Not Applicable												
			D503004 - Public Address Systems	6 - N/A - Not Applicable												
			D503005 - Intercommunications Systems	5 - Failed - Non-functional; no longer working	3 - Low	1 - Little usage	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Intercom connected to Tower but is non-functional	2 - Limited Accessibility	
			D503006 - Clock and Program Systems	2 - Good - Some signs of minor wear and tear	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible	
			D503007 - Television Systems	6 - N/A - Not Applicable												
			D503008 - Security systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	1 - Environment with little to no adverse effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium	Could use more CCTV coverage	2 - Limited Accessibility	
			D503099 - Other Communications and Alarm Systems	6 - N/A - Not Applicable												
			D509001 - General Construction Items (Electrical)	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility	
			D509002 - Emergency Light & Power	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility	
			D509003 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	No annual grounding test	3 - Inaccessible	
			D509004 - Lighting Protection	6 - N/A - Not Applicable												
			D509005 - Electric Heating	6 - N/A - Not Applicable												
			D509006 - Energy Management Control System	6 - N/A - Not Applicable												
			D509099 - Other Special Systems and Devices	6 - N/A - Not Applicable												
			E101001 - Checkroom Equipment	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible	
			E101002 - Registration Equipment	6 - N/A - Not Applicable												
			E101003 - Vending Equipment	6 - N/A - Not Applicable												
			E101004 - Laundry Equipment	6 - N/A - Not Applicable												
			E101005 - Security and Vault Equipment	6 - N/A - Not Applicable												
			E101006 - Teller and Service Equipment	6 - N/A - Not Applicable												
			E101007 - Mercantile Equipment	6 - N/A - Not Applicable												
			E101008 - Office Equipment	6 - N/A - Not Applicable												
			E102001 - Miscellaneous Common Fixed and Movable Equipment	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible	
			E102002 - Medical Equipment	6 - N/A - Not Applicable												
			E102003 - Laboratory Equipment	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Currently the building is unoccupied and all equipment has been removed (Exception is 4 Autoclaves). The grading reflects the condition if the building was occupied	1 - Accessible	
			E102004 - Mortuary Equipment	6 - N/A - Not Applicable												
			E102005 - Auditorium and Stage Equipment	6 - N/A - Not Applicable												
			E102006 - Library Equipment	6 - N/A - Not Applicable												
			E102007 - Ecclesiastical Equipment	6 - N/A - Not Applicable												
			E102008 - Instrumental Equipment	6 - N/A - Not Applicable												

E. EQUIPMENT & FURNISHINGS

E10 - Equipment

E1010 - Commercial Equipment

E1020 - Institutional Equipment

FACILITY ASSESSMENT -- BUILDING SYSTEM

Level 1	Level 2	Level 3	Site	Site Name	Building	Building Name	Inspector Name	Inspection Date							
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			470 UMM01	STATE LABORATORY INSTITUTE	851/UMM002	BIOLOGICS BUILDING	S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13							
		E1030 - Vehicular Equipment	E102009 - Audio Visual Equipment E102010 - Detention Equipment	6 - N/A - Not Applicable 6 - N/A - Not Applicable											
			E103001 - Parking Control Equipment E103002 - Loading Dock Equipment E103003 - Warehouse Equipment	4 - Poor - Excessive wear and tear - somewhat functional 4 - Poor - Excessive wear and tear - somewhat functional 6 - N/A - Not Applicable	1 - High 1 - High	3 - Normal 3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects 4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate 2 - Functionally Appropriate	2 - Medium Potential for serious impact 2 - Medium Potential for serious impact	3 - High Probability of impact 3 - High Probability of impact	1 - Yes 1 - Yes	2 - Medium Probability 2 - Medium Probability	1 - Low 1 - Low		1 - Accessible 1 - Accessible
		E1090 - Other Equipment	E109001 - Built-in Maintenance Equipment E109002 - Food Service Equipment E109003 - Waste Handling Equipment E109004 - Residential Equipment E109005 - Unit Kitchens E109006 - Darkroom Equipment E109007 - Athletic, recreational, and Therapeutic Equipment E109009 - Observatory Equipment E109010 - Agricultural Equipment E109099 - Other Specialized fixed and Movable Equipment	6 - N/A - Not Applicable 6 - N/A - Not Applicable 3 - Fair - Normal wear and tear - still fully functional 6 - N/A - Not Applicable 6 - N/A - Not Applicable	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Currently the building is unoccupied. The grading reflects the condition if the building was occupied	1 - Accessible
	E20 - Furnishings	E2010 - Fixed Furnishings	E202001 - Fixed Artwork E201002 - Window Treatments E201003 - Seating (Fixed) E201004 - Fixed Floor Grilles and Mats E201005 - Fixed Interior Landscaping E201099 - Other Fixed Interior Furnishings	6 - N/A - Not Applicable 6 - N/A - Not Applicable											
		E2020 - Movable Furnishings	E202001 - Movable Art Work E202002 - Modular Prefabricated Furniture E202003 - Freestanding Furniture E202004 - Rugs and Accessories E202005 - Movable Multiple Seating E202006 - Movable Interior Landscaping E202099 - Other Movable Furnishings	6 - N/A - Not Applicable 6 - N/A - Not Applicable											
F. SPECIAL CONSTRUCTION & DEMOLITION	F10 - Special Construction	F1010 - Special Structures	F101001 - Metal Building Systems F101002 - Exterior Utility Buildings F101003 - Air Supported Structures F101099 - Other Special Construction	2 - Good - Some signs of minor wear and tear 1 - Excellent - New or like new 6 - N/A - Not Applicable 6 - N/A - Not Applicable	1 - High 1 - High	2 - Minimum 2 - Minimum	4 - Harsh Operating Environment w/high levels of adverse effects 4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate 1 - Completely Appropriate	3 - High Potential for serious impact 3 - High Potential for serious impact	3 - High Probability of impact 3 - High Probability of impact	1 - Yes 1 - Yes	1 - Low Probability 1 - Low Probability	1 - Low 1 - Low		1 - Accessible 1 - Accessible
		F1020 - Integrated Construction	F102001 - Special Purpose Rooms F102002 - Integrated Assemblies F102099 - Other Integrated Construction	6 - N/A - Not Applicable 6 - N/A - Not Applicable 6 - N/A - Not Applicable											
		F1030 - Special Construction Systems	F103001 - Vaults F103002 - Sound, Vibration & Seismic Construction F103003 - Radiation Protection F103099 - Other Special Construction Systems	6 - N/A - Not Applicable 6 - N/A - Not Applicable 6 - N/A - Not Applicable 6 - N/A - Not Applicable											
		F1040 - Special Facilities	F104001 - Indoor Swimming Pools F104002 - Liquid and Gas Storage Tanks F104003 - Kennels and Animal Shelters F104004 - Site Constructed Incinerators F104005 - Ice Rinks F104099 - Other Special Facilities - Autoclaves	6 - N/A - Not Applicable 6 - N/A - Not Applicable 3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		F1050 - Special Controls & Instrumentation	F105001 - Recording Instrumentation F105002 - Building Automation Systems F105099 - Other Special Controls & Instrumentation	6 - N/A - Not Applicable 6 - N/A - Not Applicable 6 - N/A - Not Applicable											
	F20 - Selective Building Demolition	F2010 - Building Elements Demolition	F201001 - Substructure and Superstructure F201002 - Exterior Closure F201003 - Roofing F201004 - Interior Construction and Finishes F201005 - Conveying Systems F201006 - Mechanical Systems F201007 - Electrical Systems F201008 - Equipment and Furnishings F201009 - OTHER Non-Hazardous Selective Building Demolition	6 - N/A - Not Applicable 6 - N/A - Not Applicable											
		F2020 - Hazardous Components Abatement		5 - Failed - Non-functional; no longer working	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		2 - Limited Accessibility



FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniform			Site	Site Name	Building	Building Name						Inspector Name	Inspection Date		
Level 1	Level 2	Level 3	470 UMM01	STATE LABORATORY INSTITUTE	SEUUMM003	BIOLOGICS BUILDING						S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13		
Major Group	Group	Individual	Building System Class	Observation Condition	Importance	Subjected Usage	Operating Environment	Appropriate for Use	Impact-Health, Safety & Life Safety	Impact-Core Business	Impact-Productivity	Impact-Exterior Environment	Impact-Image	Note	Ease of Access
			G202006 - Resurfacing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G202007 - Miscellaneous Structures and Equipment	6 - N/A - Not Applicable											
			G202099 - Other Parking Lots	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	There is a gravel lot to the north of the Tower Lot that provides some overflow parking.	1 - Accessible
		G2030 - Pedestrian Paving													
			G203001 - Bases and Subbases	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203002 - Curbs and Gutters	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203003 - Paved Surfaces	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203004 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G203005 - Resurfacing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203099 - Other Walks, Steps, and Terraces	5 - Failed - Non-functional; no longer working	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
		G2040 - Site Development													
			G204001 - Fences & Gates	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			G204002 - Retaining Walls	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			G204003 - Exterior Furnishings	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	2 - Minimum	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			G204004 - Security Structures	6 - N/A - Not Applicable											
			G204005 - Signage	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			G204006 - Fountains and Pools	6 - N/A - Not Applicable											
			G204007 - Playing Fields	6 - N/A - Not Applicable											
			G204008 - Terrace and Perimeter Walls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			G204009 - Flagpoles	6 - N/A - Not Applicable											
			G204099 - Other Site Improvements	6 - N/A - Not Applicable											
		G2050 - Landscaping													
			G205001 - Fine Grading & Soil Preparation	6 - N/A - Not Applicable											
			G205002 - Erosion Control Measures	6 - N/A - Not Applicable											
			G205003 - Top Soil and Planting Beds	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible
			G205004 - Seeding, Sprigging, and Sodding	6 - N/A - Not Applicable											
			G205005 - Plantings	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		1 - Accessible
			G205006 - Planters	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	1 - Little usage	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High	The Planters located near the Tower Parking Lot are in poor condition. The rest are in fair condition.	1 - Accessible
			G205007 - Irrigation Systems	6 - N/A - Not Applicable											
			G205099 - Other Landscaping	6 - N/A - Not Applicable											
		G30 - Site Civil/Mechanical Utilities													
		G3010 - Water Supply													
			G301001 - Well Systems	3 - Fair - Normal wear and tear - still fully functional	5 - High		1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			G301002 - Potable Water Distribution	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G301003 - Potable Water Storage	6 - N/A - Not Applicable	4 - Not Included										
			G301004 - Fire Protection Water Distribution	3 - Fair - Normal wear and tear - still fully functional											1 - Accessible
			G301005 - Fire Protection Water Storage	6 - N/A - Not Applicable											
			G301006 - Non-Potable Water Distribution	6 - N/A - Not Applicable	4 - Not Included										
			G301007 - Pumping Stations	6 - N/A - Not Applicable	4 - Not Included										
			G301008 - Packaged Water Treatment Plants	6 - N/A - Not Applicable	4 - Not Included										
			G301099 - Other Water Supply	6 - N/A - Not Applicable	4 - Not Included										
		G3020 - Sanitary Sewer													
			G302001 - Sanitary Sewer Piping	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G302002 - Sanitary Sewer Manholes & Cleanouts	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G302003 - Lift Stations and Pumping Stations	6 - N/A - Not Applicable	4 - Not Included										
			G302004 - Packaged Sanitary Sewer Treatment Plants	6 - N/A - Not Applicable	4 - Not Included										
			G302005 - Septic Tanks	6 - N/A - Not Applicable	4 - Not Included										
			G302006 - Drain Fields	6 - N/A - Not Applicable	4 - Not Included										
			G302099 - Other Sanitary Sewer	6 - N/A - Not Applicable	4 - Not Included										
		G3030 - Storm Sewer													
			G303001 - Storm Sewer Piping	3 - Fair - Normal wear and tear - still fully functional	5 - High		1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		





**FACILITY ASSESSMENT -- DEFICIENCY**

Site	Site Name	Building	Building Name									Inspector Name	Inspection Date
570 UMM01	STATE LABORATORY INSTITUTE	551UMMPB03	TOWER BUILDING									S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13
Building System Class	CAMIS Equip Code	Deficiency	Detailed Description	Deficiency Class	Comments	Solution	780 CMR Implications	521 CMR Implications	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost	Alternate Solutions	Alternate Solution Cost
C302001 - Tile Floor Finishes		Age/Upgrade		Age	Vinyl Tiles have cracks, leveling issues, and are general discolored due to age	Replace					\$ 1,500,000		
C201001 - Interior Stair Construction			This line item's intent is to incorporate recommendations from the KingStubbins accessibility report	Code Requirement	Refer to Accessibility report by KS	Upgrade to meet today's code				\$ 1,700,000			
C303004 - Acoustical Ceiling Tiles and Panels		Age/Upgrade		Discoloration	Tiles throughout facility vary in [dis]color and style. This does not include the ceilings that have recently been replaced as part of the VAV project	Replace Acoustic tiles throughout facility					\$ 2,500,000		
C303007 - Suspensions Systems		Age/Upgrade		Deflection	The acoustic ceiling suspension system sags randomly throughout facility	Replace Grid					\$ 900,000		
C302005 - Carpeting		Age/Upgrade		Stains	The carpet through the facility is worn out and has areas of serious discoloration due to water infiltration and general wear and tear	Replace carpet with resilient floor in common areas, and carpet tiles in offices and conference rooms					\$ 800,000		
B301002 - Low Slope Membrane Systems		Deteriorat on/Age		Age	The roof membrane roof system was replaced 20 years ago with a black EPDM. It's starting to show failure and ponding build up on both the tower roof and the lower roofs as well.	Replace the black EPDM roof and roof insulation with new insulation and the white TPO roof membrane used on the recent projects			\$ 2,700,000				
C201001 - Interior Stair Construction			This is for stair deficiencies only	Code Requirement	There are numerous issues with the interior stair construction. The major code concerns are the nosings of the treads and the railings.	Replace the railings and fix the nosing of the treads.					\$ 330,000		
D101002 - Passenger Elevators		Deterioration/ Safety	Elevators and controls are original to the building, and plagued by chronic repair issues. A detailed study is pending.	Age	Refer to Elevator Study			No		\$ 3,000,000			
D501005 - Panels		Age / Maintenance	Many original panelboards have no capacity left. The spare parts are also rare and not available.	Age	See detailed description	Review and replace individual panelboard, case by case basis.					\$ 300,000		
D501007 - Motor Control Centers		Age / upgrade	Original motor control center, spare parts are limited.	Age	See detailed description	Replace with update equipment.					\$ 400,000		
D501099 - Other Service and Distribution		Corrosion/Age	Disconnect switches serving mechanical and plumbing equipment are not in good condition due to age and corrosion.	Corrosion	See detailed description	Replace with new.					\$ 50,000		
D501099 - Other Service and Distribution		Code/Safety	Code violation on electrical closet, room. Non-electrical items being stored inside and block equipment access.	Code Requirement	See detailed description	Limit access to authorized personnel only							
D501099 - Other Service and Distribution		Preventive Maintenance	No grounding resistance test, IR scan, periodic house keeping and inspection	Misc.	See detailed description	Electrical equipment preventive maintenance plan set up per NFPA70B							
D502002 - Lighting Equipment		Energy Saving	High efficient fluorescent lamp and LED should be installed in place of low efficient lamp (incandescent and T12 fluorescent).	Misc.	See detailed description	Replace approx 20% with retrofit unit.					\$ 100,000		
D502099 - Other Lighting and Branch Wiring		Energy Saving	No automatic shut off / occupancy control in most areas.	Misc.	See detailed description	Add occupancy sensors to save energy					\$ 90,000		

Site	Site Name			Building	Building Name				Inspector Name				Inspection Date
570 UMM01	STATE LABORATORY INSTITUTE			551UMMPB03	TOWER BUILDING				S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes				Aug-13
Building System Class	CAMIS Equip Code	Deficiency	Detailed Description	Deficiency Class	Comments	Solution	780 CMR Implications	521 CMR Implications	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost	Alternate Solutions	Alternate Solution Cost
D503001 - Fire Alarm Systems	0000014832	Safety / Code	No fire alarm strobe coverage in many areas.	Code Requirement	See detailed description	Add fire alarm strobe				\$ 70,000			
D503002 - Telecommunications Systems		Age / upgrade	IT personnel reported that Voice mail software has limitation beyond 2014.	Misc.	See detailed description	Review and upgrade needed				\$ 3,000,000			
D503006 - Clock and Program Systems		Age / upgrade	Clocks are not working as centralized system. It does not work in a lot of areas.	Misc.	See detailed description	Review and repair needed.					\$ 160,000		
D509004 - Lighting Protection		Efficiency / back up	Non-lightning protection cable shares building penetration.	Code Requirement	See detailed description	Provide dedicate sleeve for lighting protection cables=.				\$ 1,000			
D503004 - Public Address Systems		Safety/efficiency	Limited coverage on public address system	Misc.	See detailed description	Provide additional coverage in selected areas					\$ 60,000		
G403008 - TV Cameras and Monitors		Safety	Limited coverage on CCTV camera outside the building and in parking lot areas.	Misc.	See detailed description	Provide additional coverage in selected areas					\$ 100,000		
G402003 - Towers, Poles, Crossarms, and Insulators		Deterioration/Age	Several lighting poles are in poor condition.	Age	See detailed description	Provide approximate 6 poles replacement.				\$ 40,000			
G402006 - Exterior Lighting Fixtures and Controls		Deterioration/Age	Lots of exterior pole luminaires are in bad shape. Lighting coverage for safety needs review.	Deterioration	See detailed description	Review condition, replace and add luminaire as required				\$ 40,000			
D304008 - Air Handling Units	0000014792	AHU-1: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 92,000			
D304008 - Air Handling Units	0000014777	AHU-2: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 75,000			
D304008 - Air Handling Units	0000014880	AHU-3: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 84,000			
D304008 - Air Handling Units	0000014794	AHU-4: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 91,000			
D304008 - Air Handling Units	0000014796	AHU-5: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 80,000			
D304008 - Air Handling Units	0000014795	AHU-6: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 86,000			
D304008 - Air Handling Units	0000014778	AHU-7: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 84,000			
D304008 - Air Handling Units	0000014793	AHU-8: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 75,000			
D304008 - Air Handling Units	0000014779	AHU-9: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 73,000			
D304008 - Air Handling Units	0000014780	AHU-10: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 84,000			
D304008 - Air Handling Units	0000014780	AHU-11: Past useful life	Past useful life, dampers & controls not working, leaking coil pipes	Age	Past useful life, dampers & controls not working, leaking coil pipes	Replace AHU				\$ 76,000			
D306003 - Pneumatic Controls	0000014761	Air Compressor: Past useful life	Past useful life, pneumatic controls not functioning	Age	Past useful life, pneumatic controls not functioning	Replace pneumatic with DDC controls					\$ 2,300,000	Refurbish existing pneumatic controls and add new compressors	
D306003 - Pneumatic Controls	0000014762	Air Compressor: Past useful life	Past useful life, pneumatic controls not functioning	Age	Past useful life, pneumatic controls not functioning	Replace pneumatic with DDC controls					\$ 3,000,000	Refurbish existing pneumatic controls and add new compressors	
D306003 - Pneumatic Controls		Pneumatic controls: Failed	Pneumatic controls not working as required	Age	Pneumatic controls not working as required	Replace pneumatic with DDC controls					Inc above-Pneumatic controls		

Site	Site Name	Building	Building Name									Inspector Name	Inspection Date
S70 UMM01	STATE LABORATORY INSTITUTE	551UMMP803	TOWER BUILDING									S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13
Building System Class	CAMIS Equip Code	Deficiency	Detailed Description	Deficiency Class	Comments	Solution	780 CMR Implications	521 CMR Implications	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost	Alternate Solutions	Alternate Solution Cost
D302001 - Steam Boilers	0000014768	Past useful life	Past useful life, oversized, required steam load is minimal	Age	Past useful life, oversized, required steam load is minimal	New HW boilers				\$ 2,000,000			
D302001 - Steam Boilers	0000014769	Past useful life	Past useful life, oversized, required steam load is minimal	Age	Past useful life, oversized, required steam load is minimal	New HW boilers				\$ 2,000,000			
D302001 - Steam Boilers	0000014770	Past useful life	Past useful life, oversized, required steam load is minimal	Age	Past useful life, oversized, required steam load is minimal	New HW boilers				\$ 2,000,000			
D202001 - Pipes and Fittings		Leaking pipes, failed insulation	Leaking pipes, failed insulation	Leakage	Leaking pipes, failed insulation	Replace pipes				\$ 310,000			
D304001 - Air Distribution, Heating, and Cooling		Ductwork: Failed	VAV's, ductwork & duct insulation have deteriorated in many areas	Deterioration	VAV's, ductwork & duct insulation have deteriorated in many areas.	Replace air distribution system					\$ 8,000,000		
D304002 - Steam Distribution Systems		Steam piping: Failed	Steam piping has deteriorated and is leaking	Deterioration	Steam piping has deteriorated and is leaking	Replace leaking pipe sections				\$ 300,000			
D305004 - Fin Tube Distribution		Inappropriate zoning	Inappropriately zoned. Large temperature variations along system piping.	Misc.	Inappropriately zoned. Large temperature variations along system piping.	Rezone distribution system					\$ 120,000		
D309002 - Refrigeration Systems	0000014853	Walk-in refrig 697: Condensation	Condensation on inside of door	Deterioration	Condensation on inside of door due to failed unit.	Repair					\$ 30,000	Replace walk-in refrigeration unit	
D309002 - Refrigeration Systems	0000014861	Walk-in refrig 797: Condensation	Not in peak operating condition	Deterioration	Not in peak operating condition	Repair					\$ 30,000	Replace walk-in refrigeration unit	
D304007 - Exhaust Systems		Age/Deteriorated	Age/Deteriorated	Age	Age/Deteriorated	Replace					\$ 190,000		
G204001 - Fences & Gates		Age/Deteriorated	The perimeter fencing is severely rusted and doesn't appear to be contiguous.	Deterioration	The perimeter fencing is severely rusted and doesn't appear to be contiguous.	Replace	2 - Will become critical in 1-2 years			\$ 500,000		Replace specific sections as required	
G201002 - Curbs and Gutters		Age/Deteriorated	Portions of the curb have deteriorated and should be patched or replaced	Deterioration	Portions of the curb have deteriorated and should be patched or replaced	Patch, Repair, Replace	3 - Will become critical in 3 - 4 years			\$ 15,000			
G201003 - Paved Surfaces		Age/Deteriorated	Spalling and cracking are evident through out the paved surface	Spalling	Spalling and cracking are evident through the paved surface	Repave	2 - Will become critical in 1-2 years			\$ 500,000		Replace paved surfaces only where spalling and cracking has occurred	
G201004 - Marking and Signage		Age/Deteriorated	Parking stalls striping has faded and needs to be restriped. Signage is in a similar state	Deterioration	Parking stalls striping has faded and needs to be restriped. Signage is in a similar state	Replace	2 - Will become critical in 1-2 years			\$ 12,000			
G203099 - Other Walks, Steps, and Terraces		Age/Deteriorated	Front Entrance stairs have exposed rusted rebar and severe deterioration of concrete	Irregular Surface	Front Entrance stairs have exposed rusted rebar and severe deterioration of concrete	Replace	1 - Critical failure is imminent and code violations			\$ 40,000			

	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost
TOTAL	\$ 2,740,000	\$ 16,373,000	\$ 20,975,000

Legend
Provided by DCAMM if Available and Applicable to be Verified by Assessor
Select from Dropdown List
To Be Filled by Inspector



**FACILITY ASSESSMENT -- DEFICIENCY**

Site	Site Name	Building	Building Name									Inspector Name	Inspection Date
570 UMM01	STATE LABORATORY INSTITUTE	551UMMP001	BIOLOGICS BUILDING									S.Jong, C.Nastasia, N.Srinivasan, D.Yerkes	Aug-13
Building System Class	CAMIS Equip Code	Deficiency	Detailed Description	Deficiency Class	Comments	Solution	780 CMR Implications	521 CMR Implications	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost	Alternate Solutions	Alternate Solution Cost
B201001 - Exterior Closure		Water Penetration	The exterior brick walls are cracking and spawling, which has lead to water infiltration and potential failure of the exterior enclosure.	Deterioration	See Comments in the detailed description	Repair walls, Replace damaged bricks. Repoint building		Yes		\$ 1,600,000		1. Demolish Building. 2. Replace with new 34K SF Building	
B201002 - Exterior Wall Backup Construction		Water Penetration	Due to the deterioration of the exterior brick wall and mortar joints, the back up wall construction has seen severe water moisture damage along the 1926 addition as well as other areas	Evidence of Moisture	See Comments in the detailed description	Repair interior surfaces in conjunction with exterior repair work.		Yes		\$ 110,000		2. Replace with new 34K SF Building	
D501005 - Panels		Age / Maintenance	Many are original panelboards. The spare parts are limited.	Age	See Comments in the detailed description	Review and replace individual panelboard, case by case basis.				\$ 50,000			
D501099 - Other Service and Distribution		Corrosion/Age	Disconnect switches serving mechanical and plumbing equipment are not in good condition due to age and corrosion.	Corrosion	See Comments in the detailed description	Replace with new.				\$ 29,000			
D501099 - Other Service and Distribution		Preventive Maintenance	No grounding resistance test, IR scan, periodic house keeping and inspection	Misc.	See Comments in the detailed description	Electrical equipment preventive maintenance plan set up per NFPA70B				By Owner			
D502002 - Lighting Equipment		Energy Saving	High efficient fluorescent lamp should be installed in place of low efficient lamp (incandescent and T12 fluorescent).	Misc.	See Comments in the detailed description	Replace with retrofit unit.				\$ 120,000			
D502099 - Other Lighting and Branch Wiring		Energy Saving	No automatic shut off / occupancy control in most areas.	Misc.	See Comments in the detailed description	Add occupancy sensors to save energy				\$ 17,000			
D503001 - Fire Alarm Systems	0000014868	Safety / Code	No fire alarm strobe coverage in many areas	Code Requirement	See Comments in the detailed description	Add fire alarm strobe				\$ 18,000			
D503002 - Telecommunications Systems		Age / upgrade	IT personnel reported that Voice mail software has limitation beyond 2D14.	Misc.	See Comments in the detailed description	Review and upgrade needed				\$ 260,000			
G403008 - TV Cameras and Monitors		Safety	Limited coverage on CCTV camera outside the building and in parking lot areas	Misc.	See Comments in the detailed description	Provide additional coverage in selected areas				\$ 50,000			
G402006 - Exterior Lighting Fixtures and Controls		Deterioration/ Age	Lots of exterior pole luminaires are in bad shape. Lighting coverage for safety needs review.	Deterioration	See Comments in the detailed description	Review condition, replace and add luminaire as required				\$ 25,000			
D304001 - Air Distribution, Heating, and Cooling		Ductwork, VAV: Deterioration/ Age	VAV's, ductwork & duct insulation is old and deteriorated in many areas.	Deterioration	See Comments in the detailed description	Replace ductwork/air distribution system				\$ 5,000,000			
D304003 - Hot Water Distribution Systems		Piping: Deterioration/Aging	Hot water distribution piping and pipe insulation is old and deteriorating.	Deterioration	See Comments in the detailed description	Replace water distribution piping							
D302005 - Auxiliary Equipment		Deterioration/ Age	Deterioration/Age	Deterioration	See Comments in the detailed description	Replace pumps, heat exchangers							
D304007 - Exhaust Systems		Deterioration/ Age	Deterioration/Age	Deterioration	See Comments in the detailed description	Replace pumps, heat exchangers							
D304008 - Air Handling Units		Deterioration/ Age	Deterioration/Age	Deterioration	See Comments in the detailed description	Replace pumps, heat exchangers							
									<b>Est Immediate Cost</b>	<b>Est Years 1 - 3 Cost</b>	<b>Est Years 4 - 20 Cost</b>		
<b>TOTAL</b>									<b>\$ -</b>	<b>\$ 7,279,000</b>	<b>\$ -</b>		

# KLING STUBBINS

**Massachusetts State Laboratory**

**Facility Condition Assessment Study**

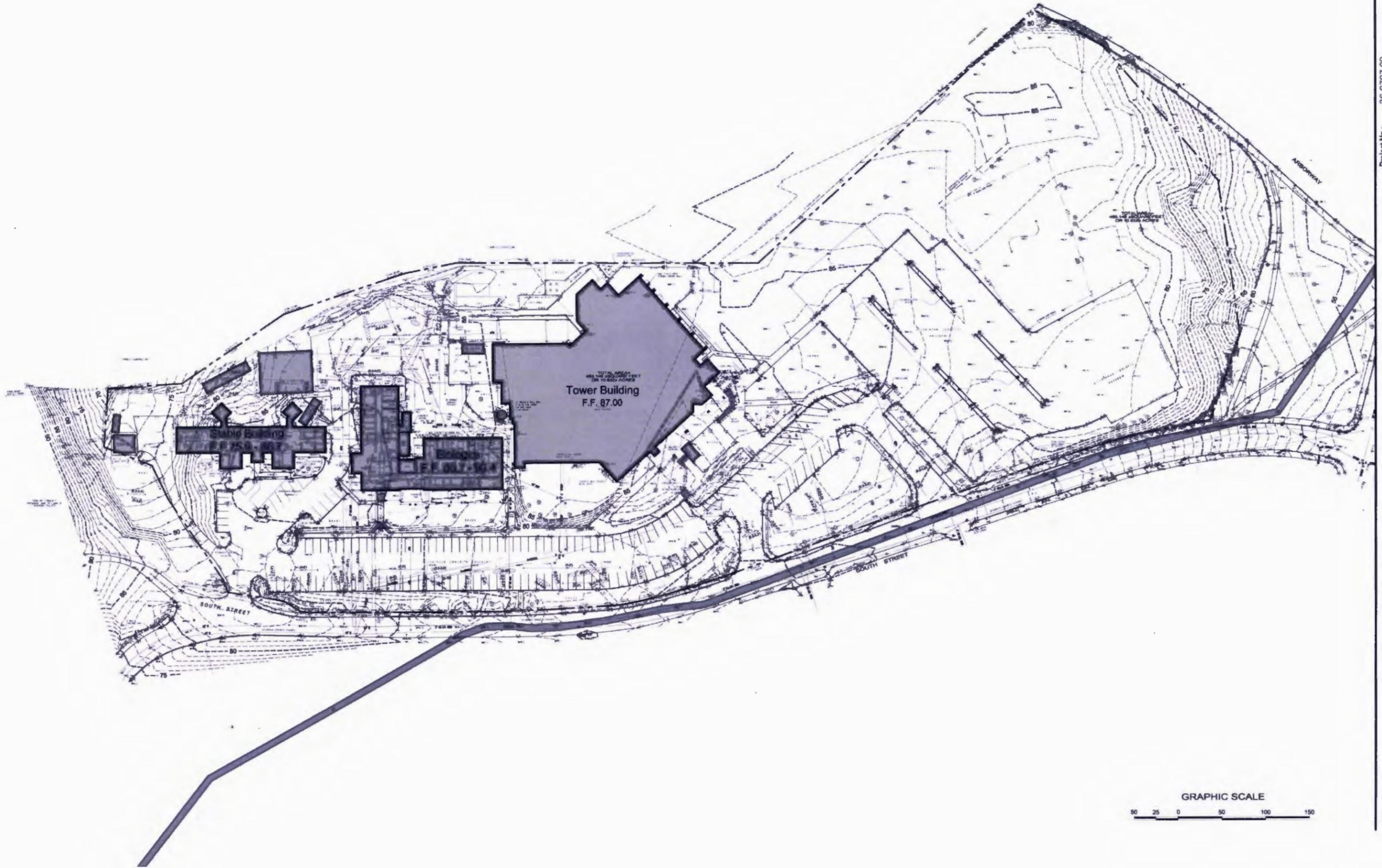
**Project Number** DPH 0702 ST1

January, 2014

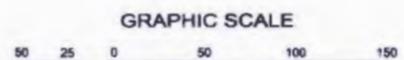
## **Attachment B**

S-1 Site Survey Plan

S-2 Site Utility Plan



TOTAL AREA  
 482.146 SQUARE FEET  
 OR 11.052 ACRES  
**Tower Building**  
 F.F. 87.00

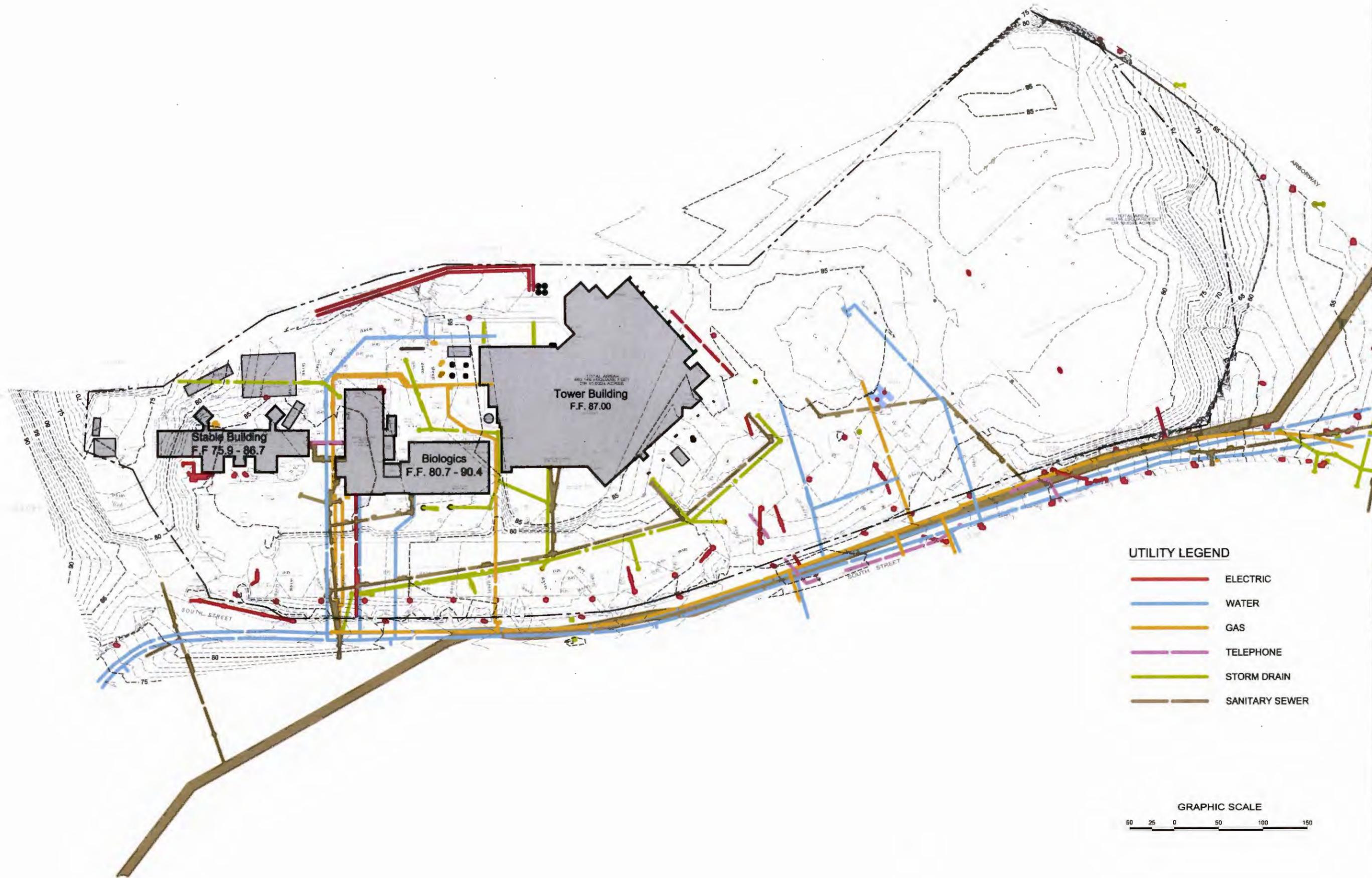


**KLING STUBBINS**

Survey Plan  
 Mass State Lab  
 302 South Street Jamaica Plain, MA

Project No.: 36.0707.00  
 DCAM No.: CLIENT JOB NUMBER

**S - 1**  
 NTS  
 Date: 21.10.11  
 9/19/2007 3:53:26 PM



Project No.: 36.0707.00  
 DCAM No.: CLIENT JOB NUMBER  
 Scale: NTS  
 Date: 21.10.11  
 9/19/2007 3:53:26 PM

**KLING STUBBINS**  
 Diagrammatic Utility & Topography Plan  
 Mass State Lab  
 302 South Street Jamaica Plain, MA

**S - 2**

# KLING STUBBINS

**Massachusetts State Laboratory**

**Facility Condition Assessment Study**

**Project Number** DPH 0702 ST1

January, 2014

**Attachment C**

Existing Condition Photographs

**MSL Facility Conditions Assessment**

**Attachment C**  
**Architectural Existing Condition**  
**Photos**



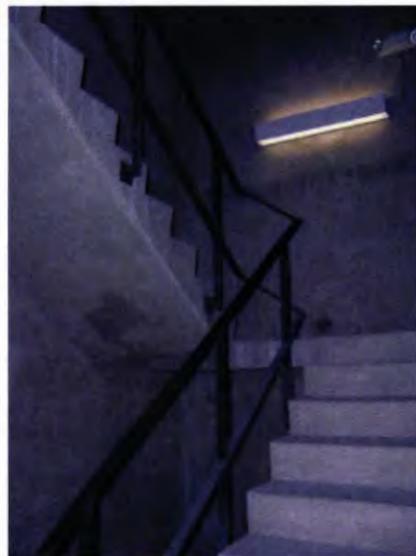
A.001 Tower Building Exterior View



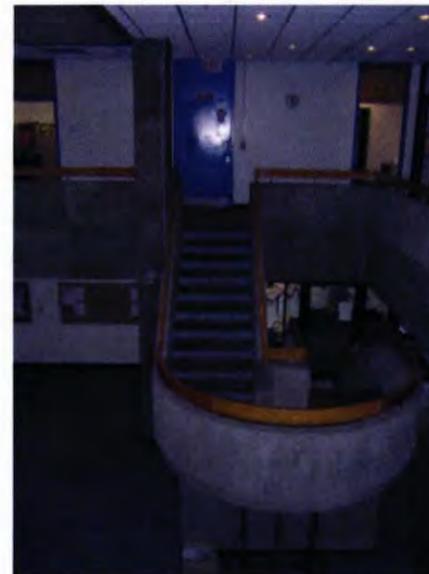
A.002 Tower Building Lobby View



A.003 Tower Building Lobby



A.004 Tower Building Interior Stair



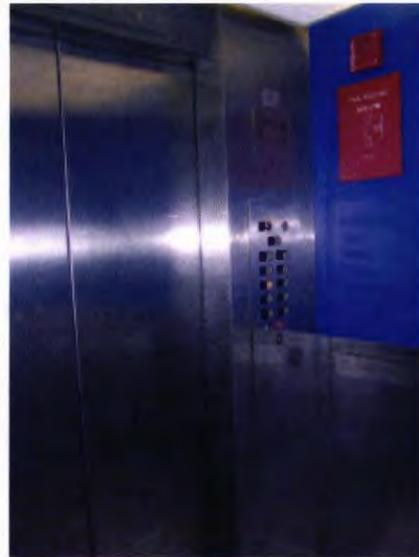
A.005 Tower Building Atrium Stair



A.006 Tower Building Atrium Stair Detail

**MSL Facility Conditions Assessment**

**Attachment C**  
**Architectural Existing Condition**  
**Photos**



A.007 Tower Building Elevator Control Panel



A.008 Tower Building Auditorium



A.009 Tower Building Conference Room



A.010 Tower Building Typical Corridor



A.011 Tower Building Typical Laboratory



A.012 Tower Building Typical Laboratory

**MSL Facility Conditions Assessment**

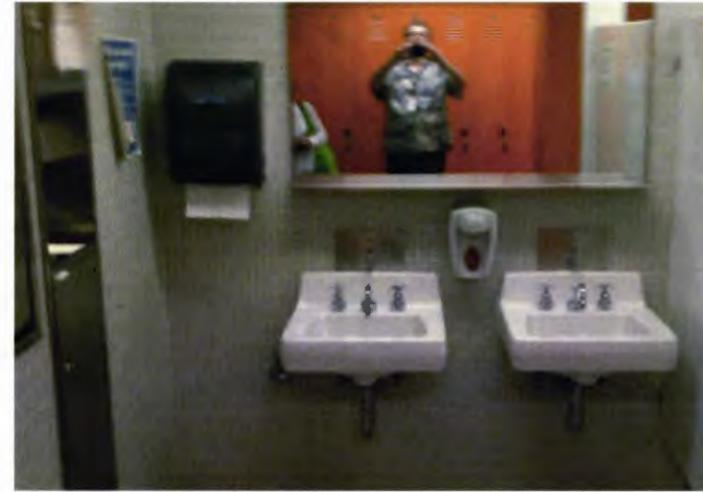
**Attachment C**

**Architectural Existing Condition**

**Photos**



A.013 Tower Building Typical Open Office



A.014 Tower Building Typical Toilet Room



A.015 Tower Building Storage Room



A.016 Tower Building Kitchen Prep Area



A.017 Tower Building Window Detail



A.018 Tower Building Membrane Roof Detail

**MSL Facility Conditions Assessment**

**Attachment C**  
**Architectural Existing Condition**  
**Photos**



A.019 **Biologics Building** Exterior View



A.020 **Biologics Building** Exterior View



A.021 **Biologics Building** Corridor View



A.022 **Biologics Building** Exterior Detail, masonry degradation



A.023 **Biologics Building** Interior moisture damage



A.024 **Biologics Building** Typical Laboratory

**MSL Facility Conditions Assessment**

**Attachment C**  
**Architectural Existing Condition**  
**Photos**



A.025 **Stable Building** Exterior View



A.026 **Stable Building** Entrance View



A.027 **Stable Building** Corridor View



A.028 **Stable Building** Corridor View



A.029 **Stable Building** Conference Room



A.030 **Stable Building** Conference Room Skylight

**MSL Facility Conditions Assessment**

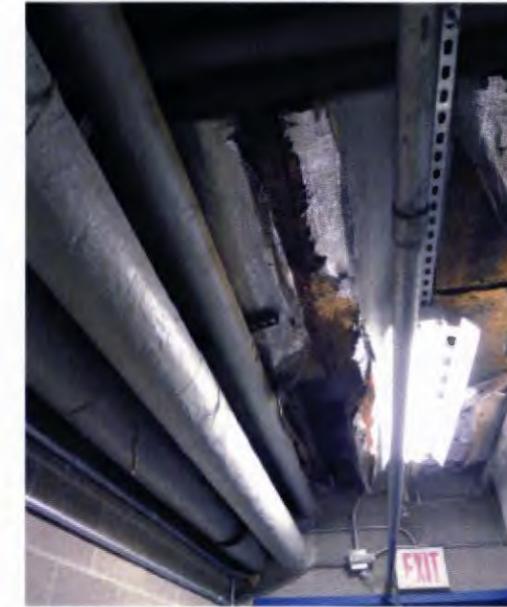
**Attachment C  
Mechanical Existing Condition  
Photos**



M.001 Tower – Power Plant: Steam boiler.



M.002 Tower – Power Plant: Chiller.



M.003 Tower – Ductwork insulation.



M.004 Tower – Lower floor AHU: Bad condition.



M.005 Tower – Lower floor AHU: Leaking pipes. Container used to capture leaking water.



M.006 Tower – Lower floor AHU: Leaking pipes.

**MSL Facility Conditions Assessment**

**Attachment C  
Mechanical Existing Condition  
Photos**



M.007 - Tower – Damaged ductwork.



M.008 Tower – Walk-in refrigeration unit: Condensation on door.



M.009 Tower – Walk-in refrigeration unit: Door is dented and has paint peeling.



M.010 Tower – Roof exhaust: Blue unit is old, white replacement unit not connected.



M.011 Biologics – Damaged piping and pipe insulation.



M.012 Stable – Hot water pumps: Old and worn.

**MSL Facility Conditions Assessment**

**Attachment C**  
**Mechanical Existing Condition**  
**Photos**



M.013 Stable – Ductwork has been patched and sealed.



M.014 Stable – Ductwork in mechanical room has holes.



M.015 Stable – AHU

**MSL Facility Conditions Assessment**

**Attachment C**

**Electrical Existing Condition**

**Photos**



E.001 Tower – Front building with exterior light and security camera.



E.002 Tower – Existing exterior light fixture and pole.



E.003 Tower – Exterior and security camera in parking lot.



E.004 Tower – Renovated distribution panelboard and splice boxes in Basement electrical room



E.005 Tower – Motor Control Center serving power plant



E.006 Tower – Typical VFD and Panelboard at power plant.

**Attachment C**  
**Electrical Existing Condition**  
**Photos**



E.007 - Tower – Electrical room and space use for storage.



E.008 Tower – Typical panelboard in electrical closet.



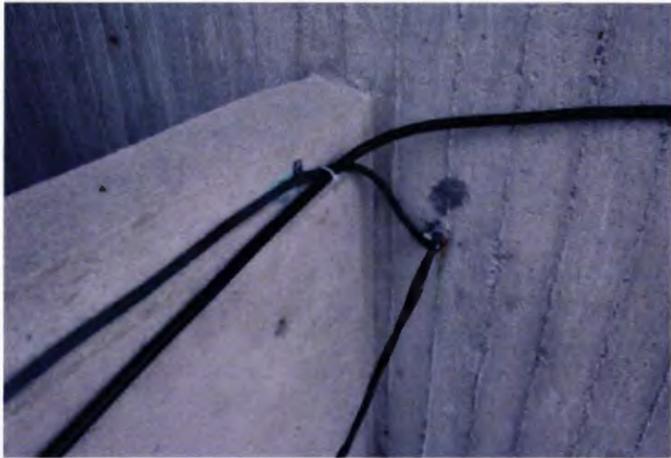
E.009 Tower – Telecom Room



E.010 Tower – IT Room



E.011 Tower –.Panelboards serving IT equipment – reach maximum capacity



E.012 Tower – Lightning protection conductor tied to other cables

**MSL Facility Conditions Assessment**

**Attachment C  
Electrical Existing Condition  
Photos**



E.013 Tower – Transformer and panel in electrical closet



E.014 Tower – Typical non-functioning clock and panelboard in corridor.



E.015 Tower – Lobby lighting corridor.



E.016 Tower – Door security device to lab space



E.017 Tower – Limited fire alarm coverage in work areas



E.018 Tower – Fire Alarm Panel

**MSL Facility Conditions Assessment**

**Attachment C**  
**Electrical Existing Condition**  
**Photos**



E.019 Outside Grounds – Security Camera



E.020 Outside Grounds – Generator paralleling switch



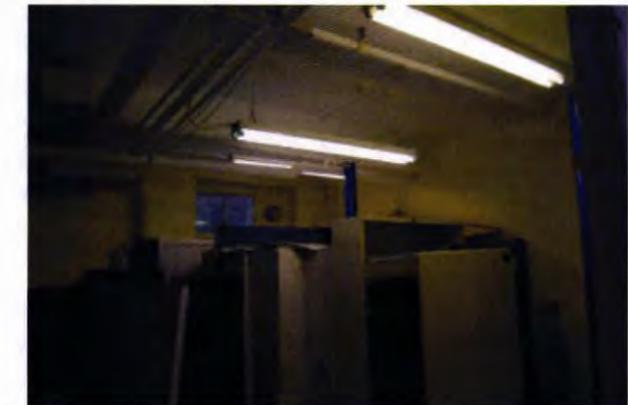
E. 021 Outside Grounds - Transformer



E.022 Outside Grounds – Generator



E.023 Stable – Basement Lighting



E. 024 Stable – T12 Lighting in storage room and garage

**Attachment C**

**MSL Facility Conditions Assessment**

**Electrical Existing Condition  
Photos**



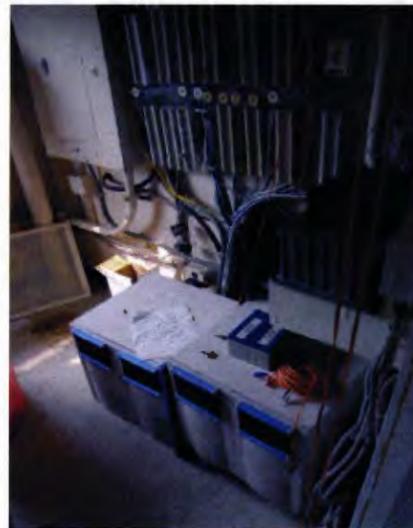
E.025 Stable – Telecom Closet



E.026 Stable – Disconnect Switches serving mechanical equipment



E.027 Biologics – Outdated panelboard on roof mechanical room



E.028 Biologics – Telephone PBX and termination block



E.029 Biologics – Transformer and disconnect switch



E.030 Biologics – Typical panelboard in corridor

**MSL Facility Conditions Assessment**

**Attachment C  
Plumbing Existing Condition  
Photos**



P.001 Tower Building- Existing grease waste holding tank



P.002 Tower Building- Existing reverse osmosis system



P.003 Tower Building- Existing urinals



P.004 Tower Building- Existing lavatories



P.005 Tower Building- Existing water closets