JACOBS

Facility Condition Assessment

McCormack, Lindemann and Hurley buildings

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1 Executive Summary

As authorized by the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance, Jacobs performed a facility condition assessment of the McCormack, Lindemann and Hurley buildings during the week of November 18, 2013. Both the Hurley and Lindemann buildings are original 1960s construction with minor architectural/mechanical system updating. Worn finishes, aged mechanical systems, and outdated plumbing and fire protection were observed in both buildings. Both buildings also have significant water damage from leaking roofs, roof drains and poorly-sealed skylights. Electrical distribution is outdated with very limited expansion opportunity. The plumbing system in both buildings is aged and reportedly has frequent localized failures. Fire protection in both buildings has insufficient strobe coverage and is missing detection in several telecommunication closets. Halon fire suppression in the Hurley building computer room requires replacement with a code-compliant system. The McCormack building has several interior updates and renovations but requires additional HVAC and interior finish replacement. Building automation systems need better integration for improved performance. Electrical distribution is adequate, but aged components are becoming obsolete due to unavailability of parts. McCormack building plumbing is aged and requires testing to verify adequacy for use. Two separate stairs in the garage have damage that requires repair.

All costs represented in this report reflect unescalated U.S. dollars from the mid-point of FY 2013 currently available from RSMeans 2013 Maintenance and Repair cost data. Estimates also take into consideration actual bids for similar projects, vendor opinions, and cost adjustments for special circumstances related specifically to the building in question. For planning and budgeting purposes, facility condition assessments customarily add a soft cost multiplier onto deficiency repair cost estimates. This soft cost multiplier accounts for a markup that is typically incurred when contracting for renovation and construction services. The soft costs typically include items like contractor overhead and markup; professional fees; administrative costs including testing, permitting, legal and advertising fees; and contingencies. All stated costs in this assessment summary report include a soft cost markup for planning and budgeting purposes. These are estimates and costs will vary at the time of construction.

Key deficiencies for each building are listed below:

<u>McCormack Building:</u>
800,000 GSF constructed in 1975 and located at 1 Ashburton Place

- Plaza patio bricks are uneven posing trip hazards. Granite stair treads are dislodged and uneven as well.
- Two stairs in the parking garage have corroded structural steel or spalled concrete and require repairs.
- Water damage was observed on exterior column finishes and window frames.
- Parapet flashing on the roof is weathered and requires replacement. The roof should be replaced in conjunction with parapet repairs.
- Interior finishes are generally worn throughout the building. Some renovations were completed prior to the assessment.
- Two AHUs have been replaced recently, but the remaining units and return fans are beyond useful service life and require replacement.
- Pneumatic controls throughout the building operate poorly and should be upgraded.
- Building automation systems require review for improved efficiency and integration.
- Most variable and constant air volume boxes (VAV and CAV) operate poorly or not at all. Repairs or replacement is required.
- Many chilled water pumps have corroded casings that require inspection to determine reusability.
- Electrical distribution equipment is original to the building and replacement components may be unavailable.
- Plumbing fixtures are outdated and no longer meet code requirements for flow.
- Fire protection strobes do not have complete coverage of the building.
- Windows are in fair operating condition, but are inefficient and beyond useful life. (Interior storm window installation is included in large capital project – cost listed below)

System	Conceptual Cost
Windows	$3,300,000
Exterior closure & roofing	$1,676,228
Interior construction	$87,520
Elevators	0
HVAC equipment & controls	$9,930,190
Plumbing & fixtures	$506,603
Fire protection	$0
Electrical distribution & equipment	$1,099,508
Lighting	$2,928,073
Fence & gates	$0
Emergency power	$0
Site improvements	$165,937
Total	**$19,694,061**

Lindemann Building

225,875 GSF constructed in 1970 and located at 25 Staniford Street

- Interior finishes are worn throughout most of the building.
- Exterior concrete façade is spalling in multiple locations. Concrete scuppers were particularly deteriorated.
- The roof is weathered and leaking in multiple locations, causing significant water damage to finishes.
- Air handling units (AHU) are at the end of their useful life, have corroded cabinets, poorly-operating inertia pads and inefficient motors.
- Chilled water and condenser pumps are corroded, which is affecting adjacent piping as well.
- Replace three-way chilled water valves with two-way valves and secondary pumps with variable frequency drives (VFD).
- Fan coil units (FCU) throughout the building operate poorly and have physical damage and inoperable actuators. This item should be addressed immediately.
- Electrical distribution is dated with limited potential for expansion. Aged equipment may have little parts availability.
- Lighting fixtures are not upgraded to more efficient T8 or LED systems.
- Plumbing fixtures and appurtenances are dated and do not meet code provisions for flow.
- Drains in the parking garage are significantly worn.
- Heat exchangers are corroded and require further inspection.
- Fire alarm strobe coverage is inadequate in many common areas.
- Windows are in fair operating condition, but are inefficient and beyond useful life.

System	Conceptual Cost
Windows	$18,442,644
Exterior closure & roofing	$1,733,169
Interior construction	$265,979
Elevators	$38,673
HVAC equipment & controls	$5,689,291
Plumbing & fixtures	$589,903
Fire protection	$114,871
Electrical distribution & equipment	$1,782,335
Lighting	$671,698
Fence & gates	$62,370
Emergency power	$82,012
Site improvements	$324,341
Total	**$29,797,286**

Hurley Building

347,022 GSF constructed in 1968 and located at 19 Staniford Street

- Interior finishes are worn throughout the building with water damage to walls and ceilings observed.
- Concrete spalling was observed in multiple locations around the exterior of the building.
- The roof does not prevent water intrusion and leaks are causing water damage to ceilings, walls and electrical receptacles.
- All AHUs and return fans are beyond useful life and require replacement. Existing motors should be replaced with more efficient models and have VFDs installed.
- Induction units throughout the building have poor airflow, physical damage and inadequate thermostats. These units should be replaced immediately.
- Existing electrical distribution is outdated and becoming obsolete due to unavailability of parts. The system is nearly at maximum physical capacity, limiting any further expansion on existing lines.
- Disconnect switches for many mechanical systems are in poor condition.
- Lighting fixtures are not upgraded to more efficient T8 or LED systems.
- The plumbing system is aged and should be tested to confirm adequacy for continued use.
- Basement showers are deteriorated and require replacement.
- Sprinklers for fire protection do not fully cover the building.
- The computer room has an obsolete Halon fire suppression system that requires a code-compliant replacement.
- Windows are in fair operating condition, but are inefficient and beyond useful life.

System	Conceptual Cost
Windows	$5,792,252
Exterior closure & roofing	$2,752,519
Interior construction	$175,857
Elevators	$0
HVAC equipment & controls	$9,992,447
Plumbing & fixtures	$372,037
Fire protection	$4,823,021
Electrical distribution & equipment	$3,016,753
Lighting	$835,832
Fence & gates	$176,715
Emergency power	$0
Site improvements	$91,150
Total	**$28,028,583**

2 McCormack Building Obervations

2.1 Overview

The McCormack building is located at 1 Ashburton Place in Boston near the State House Building on Beacon Hill. This 22-story building has approximately 800,000 square feet with a four-level basement parking garage. Constructed in 1975, the building comprises office space, daycare, a café and state lottery office.

Presently, a large capital improvement project is planned in the McCormack building. The energy conservation measures under this project include a number of the deficiencies listed below in the mechanical and electrical subsections. However, until this project is completed, the deficiencies remain and are thus included in this report. Refer to the Appendix Spreadsheet Deficiencies list for those deficiencies that are scheduled for replacement.

2.2 Structural/Architectural

All structural systems were observed where structure was exposed, in basements, mechanical/electrical rooms and through removed drop ceiling tiles. The McCormack Building was constructed with cast-in-place concrete basement walls and concrete-encased steel superstructure. No structural drawings were available, so spread footings are assumed for the foundation. Cast-in-place basement walls likely bear on continuous spread footings with slab-on-grade at the lowest parking garage level. Waffle slabs support all upper floors which also transfer lateral loads to central elevator and stairwell cores. Stair 3 in Garage 2 has significant concrete spalling with exposed reinforcement. Additionally, the concrete landings are cracked and will require repair. Hairline cracks are noticeable in the ceiling at the building's main entry, as well as hairline foundation cracking and moisture staining due to water infiltration. However, these are not considered to be compromising to the overall structural integrity of the building.
An overall exterior review was conducted by walking around the outside perimeter of the building at grade level. Gaining access to the east side of the building was not possible due to the demolition of the neighboring building. Detailed wall surface observations of localized areas of interest were made and documented from various levels, including the plaza level. Overall room condition observations were conducted, as well as detailed point inspections. Observations are as follows:

The McCormack Building Exterior

- The plaza railing is cracking with large pieces missing and/or falling and exposing rusting reinforcing bars.
- Noticeable cracks and tilting in granite steps leading from the street level to the plaza level were observed. These deficiencies cause a tripping hazard for pedestrians.
- There is moisture buildup present in various cracks in the exposed granite pillars at the plaza level.

- Significant staining of the plaza ceiling is present due to rain water running down from the side of the building's upper levels.
- Concrete is cracking and missing pieces were observed under the plaza level cantilevered edge that overhangs the public sidewalk. This falling concrete poses a significant hazard to pedestrians and vehicles going into and out of the parking garage.
- There is sealant deterioration with some replacement caulking located on the right of the main entry plaza stairs.
- Floor drains in the plaza appear to have been recently installed, but are above grade. It is likely that these drains are not allowing water to drain properly off of the plaza level as staining around the drains shows evidence of standing water.
- The uncovered plaza area has a brick walking surface with mortar deterioration and up-heaving. Granite slab steps were also observed to be shifting. Both are likely due to the climatic conditions in the area.
- Aluminum door and door frames appear to be in good condition; however, ground-level metal doors have dents, scrapes and areas of rust formation.
- The front entryway windows have deteriorating sealant and dents in the metal casing. Windows are in fair operating condition, but replacement is recommended as they are beyond useful life and energy inefficient.
- Several lower wall lights in the plaza were observed to be either not functioning, kicked in or missing electrical bulb apparatus completely.

The McCormack Building Roofing

- The roof is a single-ply built-up roof with rigid underlying insulation.
- Areas of patching exist on the flat roof.
- Standing water on the roof will eventually penetrate the membrane, allowing interior moisture seepage.
- Integrated roof drains appeared clear at the time of the assessment
- Parapet wall flashings and copings are in need of replacement due to normal wear and weathering over the years.

The McCormack Building Interiors

The interior has been partially renovated. During the architectural sampling, it was observed that areas including the cafeteria, plaza level restrooms and offices and upper floor office areas have been updated within the past 10 years. The observations of conditions observed in the un-renovated areas are as follows:

- The floors throughout the facility consist of aged carpet, vinyl tile, ceramic tile, terrazzo and concrete. Damaged concrete is found in the parking garage area where exposed rusted reinforcement bars are seen. In many locations in the building, vinyl and ceramic tile has separated at the wet areas.
- Wall finishes predominately include painted gypsum, painted CMU or vinyl covering. In several areas, inadequate window seals have caused paint to separate from gypsum backing. Likewise, several vinyl bathroom vestibule walls are separating due to moisture.
- Windows are original to the facility and are single glazed with steel and aluminum frames.
- Ceilings consist of suspended acoustical tile and gypsum wall board. Top floor ceilings are exposed, showing steel structural systems. The ceiling tiles are mostly aged with areas of sagging due to water damage. Gypsum ceilings in stairwells show signs of scrapes.
- Pedestrian elevators appear to be well kept, while the service elevator's aluminum walls are dented with torn fabric, free-hanging wall coverings.

Key architectural deficiencies of the McCormack Building include:

- Overall worn interior finishes in non-renovated areas.
- Water-damaged painted walls at window areas.
- Concrete cracking and falling in pieces from parking garage ceilings.
- Cracks and fractures on exterior at plaza level with concrete pieces missing, exposing reinforcing bars.

- Roof in need of replacement including roof drain cages, flashings and copings.

2.3 Mechanical

The HVAC systems that serve the McCormack building are located on three main levels: level 22, level 7 and the garage floor. The garage-level HVAC systems are generally dedicated to the parking garage levels and loading dock area. The level 7 mechanical floor provides the HVAC systems for low-rise portion of the building and level 22 provides the HVAC systems for the high-rise portion of the building. The roof of the building houses the cooling towers and a handful of split systems.

The majority of the AHU are original to the building. AHU-10 was replaced in 2012 and AHU-16 was added in 1999. Chillers 1 through 3 are centrifugal chillers located on level 22. Chillers 4 and 5 are gas-fired absorption chillers, installed in 2004, located on level 22. Chiller 6 is a centrifugal chiller, installed in 2012, located on level 7 and dedicated to the level 8 computer room. Two computer room air conditioning units (CRAC) installed in 1999 are located on the 8th floor computer room (condensing units on level 7) to serve as back up to AHU-16. Thirteen gas-fired condensing boilers were installed to replace the steam system in 2004 and located on level 22. Select pumps and other miscellaneous HVAC equipment has been replaced or added over the years.

Key mechanical deficiencies of the McCormack Building include:

- The majority of the AHUs (all except AHU-10 and AHU-16) are well beyond their useful life and should be replaced. The chilled water branch piping to each AHU has lost its insulation, succumbed to corrosion and should be replaced. The outdoor air dampers for the AHUs have ceased to work and are frozen in place. The majority of the pneumatic controls have also ceased to function. AHU casings are rusting at the chilled water piping coils.
- The location of the condensing unit for CRAC-2, directly below AHU-16 supply ductwork, has caused the insulation to blow off.
- The majority of the pneumatic controls throughout the building have failed and must be adjusted manually.
- There are three levels of BAS architecture that should be upgraded to a single platform.
- The majority of the variable air volume (VAV) boxes and constant air volume (CAV) boxes serving all floors have actuators frozen in place and no longer function as required.
- The majority of the pump motors for the hot and chilled water systems are aging and not premium-efficiency motors.
- Chilled water piping throughout the mechanical rooms has lost insulation, and therefore is rusting.
- Ductwork insulation is in fair condition, but there are major sections of insulation damaged or missing throughout the mechanical rooms.
- CHWP-1 was observed running at a full 60.00 Hz constantly, while CHWP-3 was disabled (by BAS) on a non-design day. Review of the control sequences is recommended.
- CHWP-1 pump insulation has fallen apart and allows condensation on the pump casing. All chilled water and condenser water pump casings should be inspected by facility maintenance to see which can be salvaged and which should be replaced.
- The majority of the AHU temperature control panels are no longer functional.
- The smoke control fan systems (smoke ventilation and smoke exhaust fans) are original to the building and should be replaced as a liability issue.
- The existing induction units are original to the building. All induction units should be reconditioned to a first-class working condition.
- AHU-16 and the two CRAC units for the computer room on level 8 run constantly in parallel. The computer room server racks should be relocated to optimize cooling ability of AHU-16 and allow the CRAC units to provide true redundancy for the room.

2.4 Electrical

The McCormack building is being served by NSTAR via 480V secondary underground service. Emergency power is generated on site from one 1750kW diesel generators located in a penthouse room on the roof of the building. The building main distribution switchgear and panels are located in basement electrical room. The main switchgear is a 4000A double ended main-tie-main arrangement. The main switchgear is original to the building with minor recent additions made to improve distribution. The Emergency generator and emergency/life safety transfer switches and main distribution panelboards are in good condition as they were recently upgraded/replaced.

Key electrical deficiencies of the McCormack Building include:

- The Main Switchgear is original to the building, parts availability may become an issue due to age. Additionally spare breaker capacity should be designed into any replacement project to allow future connections without

modifications to the new equipment.

- A majority of the local panelboards on each of the floors and the motor control centers located on the mechanical floors have not been upgraded. The equipment is predominantly 30+ years old thus parts are becoming limited. Approximately 60% 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 replace with HVAC upgrade is recommended.
- 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 and executed.
- 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).
- 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.

2.5 Telecommunication

Telecommunication infrastructure for base building is in average condition. There is a wide variety of generational cabling and equipment present throughout the building some of which is no longer in use. It is recommended that efforts be made to clean out systems no longer in use to make space available for potential future upgrades.

Key telecommunication deficiencies of the McCormack Building include:

- Abandoned telephone wire and terminal block are found in most of telecom closets. Newer category cable patch panel and network equipment working clearance and mounting height are compromised as a result.

2.6 Security and Fire Alarm

Security access system control panels are distributed throughout the building.

- CCTV security monitoring cameras are limited outside the building. Camera coverage review is recommended.
- Main security monitoring system is found in the 1st floor control room.

Fire alarm control panel is located on the 1st floor in the control room.

- Fire alarm system is addressable type, the system was recently renovated in 2009 and is in good condition.

2.7 Plumbing

The McCormack Building plumbing systems are in poor condition and are barely appropriate for continued use. The existing plumbing fixtures are operational, but do not meet present code requirements for flow. Water heating is supplied by a several water heating plants. Two in the 7th floor mechanical room feed the low and medium zone domestic hot water systems. One system in the 22nd floor mechanical room serves the high zone domestic hot water. Sanitary and storm water systems are gravity systems. Domestic water is served by the city water main, feeding three sets of domestic water booster pumps. A backflow preventer in the 22nd floor mechanical room feeds a condensate drainage system. Gas is supplied by gas meter and service entering the basement mechanical room mezzanine.
The McCormack building contains a commercial kitchen in the plaza level serving the building cafeteria. The kitchen appears original to the building and is appropriate for continued use.

Key plumbing deficiencies of the McCormack Building include:

- Garage drains show excessive wear and are not appropriate for reuse.
- Plumbing fixtures are outdated and do not meet current code requirements for flow. Plumbing fixtures should be replaced either when large renovations are planned or as part of a capital improvement project.
- Due to the age of the domestic water piping system, the piping should be tested to confirm that it is appropriate for continued use.

2.8 Fire Protection and Life Safety

The McCormack Building fire protection system is in fair condition and is appropriate for reuse. The building is served by two fire pumps that serve the building's high and low fire zones. Both diesel-driven fire pumps are also served by electric back up fire pumps. Parking levels below the building are fed from dry sprinkler valves. There is a standpipe system in the exit stairways, as well as fire hose stations throughout the floors. The fire hose stations present throughout the building contain both 1½" and 2½" hose valves. The 1½" valves should be removed and piping capped at those locations. The 2½" valves in the fire hose cabinets may be removed if approved by the fire department and other code compliance entities. The computer room fire suppression system appears to be a pre-action system that is appropriate for continued use.

Due to the age of the building, more recent fire codes are not enforced, but any renovations will require adherence to the current fire protection code.

3 Lindemann Building Observations

3.1 Overview

The Erich Lindemann Building is located at 25 Staniford Street in Boston. Constructed in the late 1960's, the building is a five-story plus basement building housing office space, a mental health clinic, community shelter and gymnasium. The building is approximately 226,000 square feet with a two-level parking garage shared with the adjacent Charles Hurley Building. Additionally, a central plaza connects both buildings.

Presently, a large capital improvement project is planned in the Lindemann building. The energy conservation measures under this project include a number of the deficiencies listed below in the mechanical and electrical subsections. However, until this project is completed, the deficiencies remain and are thus included in this report. Refer to the Appendix Spreadsheet Deficiencies list for those deficiencies that are scheduled for replacement.

3.2 Structural/Architectural

All structural systems were observed where structure was exposed, in basements, mechanical/electrical rooms and through removed drop ceiling tiles. The Lindemann Building is cast-in-place concrete structural frame with pan-joist reinforced concrete upper floors. Basement construction consists of cast-in-place reinforced concrete walls and slab on grade. CMU infill walls do not appear to be load bearing or shear transfer walls. Precast concrete panels are used as sun shades on the east elevation. No structural drawings were available so spread footings are assumed. A two-level parking garage – between the Lindemann and Hurley buildings -- is constructed with terraced cast-in-place concrete. The garage provides a plaza level courtyard between the Lindemann Building and adjacent Hurley Building. Damaged granite pavers are prevalent on the plaza. Hairline cracks exist in the gymnasium ceiling where structural components run the width of the ceilings; however, these are not considered to be significant to the structural integrity of the facility.

The exterior review of the building was conducted by doing a walk-around review. Overall wall and window conditions were documented with localized observations further detailed. A full walk of the flat roof was conducted. The observations are as follows:

The Lindemann Building Exterior

- Localized exterior wall cracking is significant in some areas with exposed reinforcement bars exposed.
- Cracking and upheaving of exterior plaza sidewalks and steps with exposed reinforcement bars

The Lindemann Building Roofing

- The roof is a single-ply membrane roof with rigid underlying insulation.
- Several areas of patching with standing water are present.
- Soft areas on the roof are likely due to deterioration of the underlying rigid insulation.
- Integrated roof drains do not appear to be draining correctly, possibly due to cage debris buildup or clogged drains.
- Several areas of worn and weathered flashings on the edges of through-wall scuppers are in need of repair or replacement.

The Lindemann Building Interiors

- The interior of the facility appears to be from the original construction with no renovated areas other than partial carpet replacement that occurred within the last 10 years.
- The floors throughout the building consist of carpet, vinyl tile, ceramic tile, concrete, terrazzo and wood. Areas of damaged vinyl tile were observed during the assessment. Several areas of missing and damaged ceramic tile were observed in restrooms due to normal wear and tear. Concrete floor sealants are peeled and cracked in building service and other core areas. The wood gym floor has minor damage due to normal wear, but is in need of updated basketball court painting and striping,
- Wall finishes include exposed concrete aggregate, painted gypsum, painted CMU, ceramic tile and concrete. Several areas of the gypsum wall board are damaged near the floor level with holes ranging from one-inch to several inches in diameter.
- Ceramic tiled bathroom walls show signs of typical wear, as well as missing pieces of tile where toilet partitions are attached to the wall.
- Some offices have been converted to storage rooms due to leaking water running down the walls.
- Windows are original to the facility and are single glazed in steel and aluminum frames. Interior window leaks were observed with temporary sealants consisting of duct tape wrapping.
- Ceilings consist of plastered and painted gypsum board and acoustical tiles. Many discolored areas are present due to current or past water leaks and need to be repaired or replaced.
- Building service areas have exposed structural ceilings. Several maintenance penetrations within ceilings appear to be damaged, do not fit properly or are not secured into their respective openings.

Key architectural deficiencies of the Lindemann Building include:

- Overall worn interior finishes.
- Water-damaged painted walls in office spaces
- Cracking concrete with pieces falling from the exterior of the building, exposing reinforcement bars.
- The roof is in need of replacement, including roof drains, flashings, copings and scuppers.

3.3 Mechanical

The HVAC systems that serve the Lindemann building are located in eight mechanical rooms and other small locations throughout the building. FCUs provide the majority of the perimeter conditioning. There is a combination of 100 percent outdoor air (OA) AHUs that provide ventilation air to the FCU spaces and non-100 percent OA AHUs that serve the interior zones. The Lindemann building has the ability to accept chilled water from the adjacent Hurley building, but not vice versa. Given the Lindemann building's role as a community shelter and thus its occupation 24/7, the building's HVAC system must be available and operational at all times to ensure adequate ventilation and space conditioning. There is full redundancy in the hot water system, but the chilled water system must use the Hurley building as its backup should either the chiller or cooling tower fail.

All of the AHUs and return/exhaust fans are original to the building. The electric centrifugal chiller was replaced in 2002 and is located on the 5th floor. A new cooling tower was installed with the chiller upgrade and is located on the roof. The steam boilers were removed and replaced in 2004 with 5 condensing boilers on the ground floor. Hot water pumps (HWP) 1 and 2 have had their casings rebuilt in 2013. The ductwork insulation, although original, appears to be in fair condition and little damage was observed.

Key mechanical deficiencies of the Lindemann Building include:

- All of the AHUs and return fans (RF) are well beyond their useful lifespan and should be replaced. Select AHUs have substantial rusting on their casings. All motors should be replaced with new premium-efficiency motors as part of the replacement.
- The majority of the pneumatic controls have ceased to function and must be adjusted manually.
- All of the chilled water pumps and condenser water pumps are significantly corroded and need to be replaced immediately. All adjacent piping has succumbed to corrosion and should be replaced.
- The FCUs throughout the building have failed actuators, leaking pipes, bent and broken fins, and have physical damage from the building occupants. These items should be addressed immediately.
- The majority of the inertia pads for the AHUs and pumps should be reviewed for proper operation, as springs and joints appear to the thoroughly rusted.
- Chilled water piping insulation in the mechanical rooms has been damaged in many locations and corroded the piping.
- The new chiller has previously been observed to run extremely loudly. Review by a factory technician is recommended.

- The sound lining within the ductwork in mechanical room 3 is in poor condition and should be replaced.
- The facility has been subject to power factor charges from the electrical utility company. All new pumps, AHUs and RFs should be provided with VFDs with power factor corrective capacitors.
- The chilled water system is constant volume and utilizes three-way control valves at the AHUs. These should be replaced with two-way control valves and VFDs added to the secondary chilled water pumps.
- The facility does not have redundancy on the chilled water system, and since the building is always occupied, it should. A second chiller of equal capacity (350 tons) should be installed, along with cooling tower, condenser water pump, and primary chilled water pump.
- A manufacturing defect in the new condensing boiler blower has caused premature failing of some of the blowers. The blowers that have failed have been replaced. The remaining blowers that have not failed should be replaced preemptively.
- Although the steam boilers were removed with the new hot water boilers installation, the abandoned steam piping remains throughout the building. All readily-accessible steam piping (e.g., within mechanical rooms, service corridors, etc.) should be removed. In addition, all remaining abandoned steam equipment (e.g., unit heaters) should be removed.
- The kitchen grease exhaust duct dumps into an open-ended exhaust chase and passes through a fire damper. This does not meet present code requirements and should be updated accordingly.

3.4 Electrical

The Lindemann Building is served by NSTAR utility underground services. The switchgear is located inside the electrical switchgear room (069T) at the basement level. Emergency power is generated on site by one diesel generator located adjacent to the utility switchgear. Other than new sections added to switchgear 1 and new panelboards serving the chiller in mechanical room 8, the remaining switchgear in the basement and the majority of the floor panelboards in electrical closets are original to the building and are in fair condition. The telecommunication infrastructure for the Lindemann Building is in fair condition.

Key electrical deficiencies of the Lindemann Building include:

- The majority of local panelboards located at each floor and motor control centers located in mechanical rooms on various floors have not been upgraded. They are more than 30 years old, thus replacement parts are limited. Approximately 90 percent of the panelboards have no physical capacity left. Feeder and power distribution analysis to upgrade these panelboards is recommended.
- Some panelboard and disconnect switch installation is not in compliance with clearance code.
- Local disconnect switches serving mechanical and plumbing equipment are in poor condition due to age and corrosion. It is recommended that they be reviewed and repaired or replaced with HVAC upgrades.
- Several damaged interior and exterior receptacles were observed. In the elevator machine room and room 5047, there are water leaks where electrical devices are installed.
- There are no known tests for grounding resistance or electrical preventive maintenance, including IR scanning or contact resistance tests and cleaning. A maintenance program per NFPA70B is recommended.
- Fluorescent and incandescent bulbs should be updated to a more efficient type (T8 electronic ballast versus T12 magnetic ballast and Incandescent versus compact fluorescent / LED retrofit).
- Non-functioning light fixtures are found throughout the building. Light fixture upgrades with new wiring are recommended.
- Automatic lighting shut off is not installed in most areas. Proper occupancy sensor control devices should be integrated into the existing interior lighting condition for energy savings. Likewise, photo cells are recommended working in tandem with a time clock for exterior lighting.
- Exterior lighting fixtures are in fair condition. Garage lights should be reviewed to achieve IES recommendation.
- Exit signs are not installed properly at some locations.

3.5 Telecommunication

Telecommunication infrastructure for Lindemann building is in average condition.

Key telecommunication deficiencies of the Lindemann Building include:

- Abandoned telephone wiring and terminal blocks are found in most of the telecom closets. Newer category cable patch panel and network equipment working clearance and mounting height are compromised as a result.
- The central clock system was found to be non-functioning.

3.6 Security and Fire Alarm

Security access system control panels are distributed throughout the building. The security monitoring system is located at front lobby security desk. The fire alarm control panel is located off of main electrical room G64 in basement and the remote annunciator is located at the front lobby.

Key security and fire alarm deficiencies of the Lindemann Building include:

- CCTV security monitoring cameras are limited outside the building. Camera coverage review is recommended.
- Main security monitoring system is found in the lobby next to security guard along with the security monitor screen. There are not covered by proper security access system. Wiring management at security desk is also recommended.
- Fire alarm system is addressable type and in average condition. However fire alarm strobe coverage is inadequate. Many areas, including conference and public spaces, are found without fire alarm indicating device coverage.

3.7 Plumbing

The Lindemann Building plumbing systems are in poor condition and are scarcely appropriate for continued use. Water heating is supplied by a central water heating plant in the basement. Both the kitchen and main building domestic hot water are supplied by plate-type heat exchangers. Sanitary and storm water systems are gravity systems. Domestic water is served by the city water main.

Both patient air and patient vacuum systems originally installed in the building have been disconnected and are no longer in use. Compressors that once served these systems are still in the building, but have been disconnected. It is unknown if the medical gas piping has been completely removed from the building.

The existing plumbing fixtures are operational, but do not meet present code requirements for flow. Gas service is fed from a gas service main located adjacent to the loading dock on the exterior of the building. A commercial kitchen is located in the basement and serves the building cafeteria. The kitchen appears original to the building and is appropriate for continued use; however, several faucets require service to replace washers as the sink faucets drip constantly.

Key plumbing deficiencies of the Lindemann Building include:

- Garage drains show excessive wear and are not appropriate for reuse.
- Plumbing fixtures are outdated and do not meet current code requirements for flow.
- Plumbing fixtures should be replaced either when large renovations are planned or as part of a capital improvement project.
- Due to the age of the domestic water piping and reports of multiple recent localized system failures, the piping should be tested to confirm that it is appropriate for continued use.
- Corrosion was noted at both the kitchen and main building heat exchangers feeding the domestic hot water systems. Further service may be required to determine if the cause of the corrosion has been rectified or if repairs and/or replacement of the equipment are required.

3.8 Fire Protection and Life Safety

The Lindemann Building fire protection system is in fair condition and is appropriate for reuse. The building is served by a fire pump that serves the building sprinklers. Parking levels below the building are fed from dry sprinkler valves. There is a standpipe system in several exit stairways as well as fire hose stations throughout the floors. The fire hose valve cabinets present throughout the building contain both 1½" and 2½" hose valves. The 1½" valves should be removed and piping capped at those locations. The 2½" valves in the fire hose cabinets may be removed if approved by the fire department and other code compliance entities.

The Lindemann Building computer room is served by an FM 200 fire suppression system. The system was not observed, as no access to the computer room was available during the assessment.

Due to the age of the building, more recent fire codes are not enforced, but any renovations will require adherence to the current fire protection code.

4 Hurley Building Observations

4.1 Overview

The Charles Hurley building is located at 19 Staniford Street in Boston, MA. Constructed in the late 1960's, the building is five stories plus a basement. Totaling approximately 347,000 square feet, the Hurley building houses government office space, public services and a printing press for government documents. A two-level parking garage is shared with the adjacent Lindemann building. A central plaza connects the Lindemann and Hurley building.

4.2 Structural/Architectural

All structural systems were observed where structure was exposed, in basements, mechanical/electrical rooms and through removed drop ceiling tiles. Similar to the Lindemann Building, the Hurley Building was constructed in the late 1960's of reinforced concrete structural frame. Spread footings are assumed as the foundation with slab-on-grade and cast-in-place concrete walls for the basement. Pan joist upper floors and cast-in-place walls comprise the construction of the above-grade floors. CMU infill walls were observed in the basement but did not appear to be load bearing or shear transfer walls. A two-level parking garage is shared with the Lindemann Building. Plaza level concrete gutters are not draining properly, causing water to pool and seep through the concrete with crystalline deposits forming on the underside of the slab. Constant water infiltration is likely corroding plaza slab reinforcement.

The exterior review of the building was conducted by doing a walk-around review. Overall wall and window conditions were documented with localized observations further detailed. A full walk of the flat roof was conducted. The observations are as follows:

The Hurley Building Exterior

- The exterior of the building is exposed aggregate concrete with a flat roof.
- Localized exterior wall cracking is significant in some areas with exposed reinforcement bars.
- The exterior plaza sidewalks and steps are cracking and up heaving, exposing reinforcement bars.

The Hurley Building Roofing

- Several areas of patching with standing water are present.
- Soft areas on the roof are likely due to deterioration of the underlying rigid insulation.
- Integrated roof drains do not appear to be draining correctly, possibly due to cage debris buildup or clogged drains.
- Several areas of worn and weathered flashings on edges of through wall scuppers are in need of repair or replacement.

The Hurley Building Interiors

- The interior of the facility appears to be from the original construction with no renovated areas other than a partial carpet replacement that occurred within the last 10 years.
- The floors throughout the building consist of carpet, vinyl tile, ceramic tile, concrete, terrazzo and raised wood. Areas of damaged vinyl tile were observed during the review. Several areas of missing and damaged ceramic tile were observed in restrooms due to normal wear and tear. Concrete floor sealants are peeled and cracked in building service and core areas. The wood raised floor in the computer server room has minor damage due to normal wear with some missing tiles as a result of removal of computer equipment.
- Wall finishes include exposed concrete aggregate, painted gypsum, painted CMU, ceramic tile and concrete. Several areas of the gypsum wall board are damaged near the floor level with holes ranging from one-inch to several inches in diameter.
- Some offices have been converted to storage rooms due to leaking water running down walls.
- Ceramic tiled bathroom walls have typical wear and tear as well as missing pieces where toilet partitions are attached to the wall.
- Windows are original to the facility and are framed with steel and aluminum. Interior window leaks caused by sealant deterioration were observed.

- Ceilings consist of plastered and painted gypsum board and acoustic tiles. Many discolored areas due to current and past water leaks were observed and are in need of repair.
- Building service areas have exposed structural ceilings. Several maintenance penetrations within ceilings appear to be damaged and do not fit properly into their respective openings.

Key architectural deficiencies of the Hurley Building include:

- Overall worn interior finishes.
- Water-damaged painted walls in office spaces.
- Cracking concrete with pieces falling from the exterior of the building, exposing reinforcement bars.
- The roof is in need of replacement, including roof drains, flashings, copings, and scuppers and splash pads.

4.3 Mechanical

The HVAC systems that serve the Hurley Building are located in three mechanical rooms in the basement of the building. The roof of the building houses the cooling towers, drycoolers and some split systems. Additional split systems are located throughout the building where additional cooling has been required. Induction units provide the perimeter conditioning to the building. The Hurley Building has the ability to send chilled water to the adjacent Lindemann Building, but not vice versa. The building is not continuously occupied; therefore, the HVAC equipment is not operational continuously.

All of the AHUs and return fans, except S7 and S8, are original to the building. The motors for supply fans S7 and S8 were replaced with VFD's after mechanical room 3 was flooded. Two dual-temperature ParaFlow absorption chiller/heaters were added to mechanical room 1 in 1993. The two BAC cooling towers located on the roof were also added in 1993, have been maintained and are in good condition. There are three condenser water pumps to provide one per cooling tower and one backup. Steam was removed from the building and heat exchangers have been removed, but most piping and equipment has not been removed. The ductwork insulation is original, and generally appears to be in fair condition, though areas of damage were observed. Two York drycoolers serving computer rooms 1 and 2 are located on the roof adjacent to computer room 1 and seem to be in fair condition, though excessive noise levels were observed.

Key mechanical deficiencies of the Hurley Building include:

- All of the AHUs and return fans are well beyond their useful lifespan and should be replaced. All motors should be replaced with new premium efficiency motors and VFDs as part of the replacement.
- Pneumatic controls were reported to be in fair condition, but failed components were observed and the entire system should be replaced to improve control and efficiency.
- The induction units throughout the building have failed thermostats, uneven heat, and uneven airflow. There is significant physical damage to the units' housing. These should be addressed immediately.
- The majority of pump motors are aging and are not premium-efficiency motors.
- The York drycoolers for the computer rooms should be tuned by the supplier to improve efficiency and reduce noise.
- The area outside of mechanical room 1 smells of diesel when trucks park outside of the building. The cause of this problem should be investigated and resolved.
- The main entrance lobby does not seem to be well conditioned and is typically hot or cold depending on the season.
- The natural gas radiant heater at the loading dock is exhausting directly to the area.
- The hot and cold water AHU in the maintenance shop does not properly cool the area. Window-mounted AC's are used to reject heat to the loading dock.
- The supply air duct in the transformer and switchgear room does not appear operational and should be investigated and repaired.
- There are abandoned fans in the mechanical rooms, which have not been used for a long time.

4.4 Electrical

The Hurley Building is served by NSTAR double end utility underground services. The switchgear is located inside the electrical switchgear room (069T) at the basement level. Emergency power is generated on site by one diesel generator located adjacent to the utility switchgear. The building main distribution switch and panels are also located in the switchgear room. Switch gear, main electrical distribution equipment in the basement and the majority of floor panelboards in electrical closets are original to the building and are in fair condition. Access to the generator room was not available during the survey.

Key electrical deficiencies of the Hurley Building include:

- The majority of local panelboards located at each floor and motor control centers located in mechanical rooms on various floors have not been upgraded. They are more than 30 years old, thus replacement parts are limited. Approximately 80 percent of the panelboards have no physical capacity left. Feeder and power distribution analysis to upgrade these panelboards is recommended.
- Water damage to motor control center #2 was observed. Evaluation of existing condition by a qualified technician is recommended.
- The bus duct distribution system is in fair to poor condition. The grounding plate of the bus duct does not reside properly in some places. Miscellaneous wires are attached to the exposed ground base duct.
- Local disconnect switches serving mechanical and plumbing equipment are in poor condition due to age and corrosion. It is recommended that they be reviewed and repaired or replaced with HVAC upgrades.
- There were no known tests for grounding resistance or electrical preventive maintenance, including IR scanning or contact resistance tests and cleaning. A maintenance program per NFPA70B is recommended.
- Fluorescent and incandescent bulbs should be updated to a more efficient type (T8 electronic ballast versus T12 magnetic ballast and Incandescent versus compact fluorescent / LED retrofit).
- Automatic lighting shut off has been installed throughout the building. However, it is BAS controlled with time based programming. Proper occupancy sensor control devices should be integrated into the existing interior lighting condition for energy savings. Likewise, photo cells should be considered working in tandem with BAS for exterior lighting.
- Exterior lighting fixtures are in fair condition. Garage lights should be reviewed to achieve IES recommendation.

4.5 Telecommunication

Telecommunication infrastructure for Hurley building is in average condition.

Key telecommunication deficiencies of the Hurley Building include:

- Abandoned telephone wire and terminal block are found in most of telecom closets. Newer category cable patch panel and network equipment working clearance and mounting height are compromised as a result.
- Central paging and clock systems are not found during survey. However, abandoned wires inside open wall boxes are found throughout building. They should be reviewed for proper usage or seal for safety reasons.

4.6 Security and Fire Alarm

Security access system control panels are distributed throughout the building. Security monitoring system was restricted from view during survey. Fire alarm control panel is located off the mechanical room No.3. Remote annunciator is located at front lobby.

Key security and fire alarm deficiencies of the Hurley Building include:

- CCTV security monitoring cameras are limited outside the building. Camera coverage review is recommended.
- Fire alarm system is addressable type and in average condition. However fire alarm strobe coverage is inadequate. Many areas, including conference and public spaces are found without fire alarm indicating device coverage. There is no smoke detector or sprinkler head in many electrical and telecom closets.

4.7 Plumbing

The Hurley Building plumbing systems are in fair condition and are appropriate for continued use. Over the years it appears that some plumbing fixtures and equipment have been replaced and upgraded. Water heating is supplied by a central water heating plant in the basement that was replaced in 2009. Sanitary and storm water systems are gravity systems. Domestic water is served by the city water main. There are no special plumbing systems within this building. Gas is supplied by gas meters and service entering the basement.

Key plumbing deficiencies in the Hurley Building include:

- Garage drains show excessive wear and are not appropriate for reuse.
- Basement showers show excessive wear and should be replaced
- Due to the age of the domestic water piping, the piping should be tested to confirm that it is in a condition to continue to perform as designed.
- Fixture replacement appears to have been completed in about 1990. Fixtures are adequate, but are beginning to show signs of wear, replacement is not immediately required but should begin with-in the next 5-10 years.

4.8 Fire Protection and Life Safety

The Hurley Building fire protection system is limited as the building is not currently fully sprinklered. There is a standpipe system in several exit stairways, as well as fire hose stations located throughout the floors. The sprinkler piping that is present in the building is in fair condition. Due to the age of the building, more recent fire codes are not enforced, but any renovations will require adherence to the current fire protection code.

There is a standpipe system in several exit stairways. Parking levels below the building are fed from dry sprinkler valves. It should be noted that the present standpipe system would be energized by the fire department using pumper trucks fed by fire hydrants. When sprinklers are added to the building, a sprinkler pump similar to the pump in the adjacent Lindemann Building will be required.

The computer room on the 4th floor contains a Halon 1301 chemical fire suppression system for the space below the computer room floor. This system should be replaced by an approved dry chemical or similar system as Halon systems are being phased out across the country and do not meet present building codes.

It is to be noted that during the site inspection, this office was informed of a planned Capital improvement project to fully sprinkler this building. It has yet to be confirmed by DCAMM if the project has been awarded and that the funding is already in place.

5 Study Participants

The following individuals participated in the development of this report:

<u>Jacobs</u>

Chris Ham – Project Manager and Senior Mechanical Engineer
Mary Meadows – Facility Condition Assessment Technical Lead
David Dodson – Architectural Lead
Brad Hartmann – Structural Lead
Travis Gray – Mechanical (McCormack, Lindemann) Lead
Monica Diaz – Mechanical (McCormack, Lindemann)
Scott Scheibner – Electrical (McCormack) Lead
Mark Schow – Mechanical (Hurley) Lead
Supasit Jong – Electrical (Hurley, Lindemann) Lead
Chris Perrotta – Plumbing and Fire Protection Lead

Nikhilesh Srinivasan – Quality Control

DCAMM

Jenn Campbell – DCAMM Project Manager

Liam Slein – DCAMM Mechanical Engineer

Eric McCain – McCormack Facility Maintenance

Bob Page – Lindemann Facility Maintenance

Tony Brewer – Hurley Facility Maintenance

Sandra Duran – DCAMM Support Staff

Elsie Petit-Frere – DCAMM Support Staff

Andrea Thomas – DCAMM Support Staff

AnPing Chi – DCAMM Support Staff

Jim Cassidy – DCAMM Support Staff

6 Attachments

Attachment A – McCormack deficiency photos and descriptions.

Attachment B – Lindemann deficiency photos and descriptions.

Attachment C – Hurley deficiency photos and descriptions.

Attachment D – Utility Bills

- D.1 – 2011 Electric Bills
- D.2 – 2012 Electric Bills
- D.3 – 2013 Electric Bills
- D.4 – 2011 Gas Bills
- D.5 – 2012 Gas Bills
- D.6 – 2013 Gas Bills
- D.7 – 2011 Water & Sewer Bills
- D.8 – 2012 Water & Sewer Bills
- D.9 – 2013 Water & Sewer Bills

Attachment E – McCormack Assessment Spreadsheet

Attachment F – Lindemann Assessment Spreadsheet

Attachment G – Hurley Assessment Spreadsheet

Appendix A

McCormack deficiency photos and descriptions

Architectural Existing Condition Photos

A.001 - Spalling concrete on balcony railings

A.002 - Damaged window frames

A.003 - Weathered exterior door

A.004 - Existing condition of low slope roofing with visible ponding

A.005 - Weathered roof flashing and trim

A.006 - Water damage to interior painting

A.007 - Spalling concrete of garage waffle slab

A.008 - Drain grate situated higher than plaza surface

Structural Existing Condition Photos

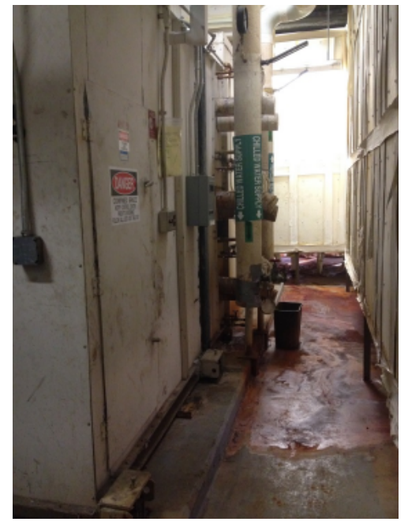
S.001 - Corroded stair framing in northwest garage stairwell

S.002 - Spalling concrete stairs with exposed reinforcement in stair 3

S.003 - Uneven brick patio with dislodged granite treads

Mechanical Existing Condition Photos

M.001 - Level 7, Ductwork and HW piping without insulation

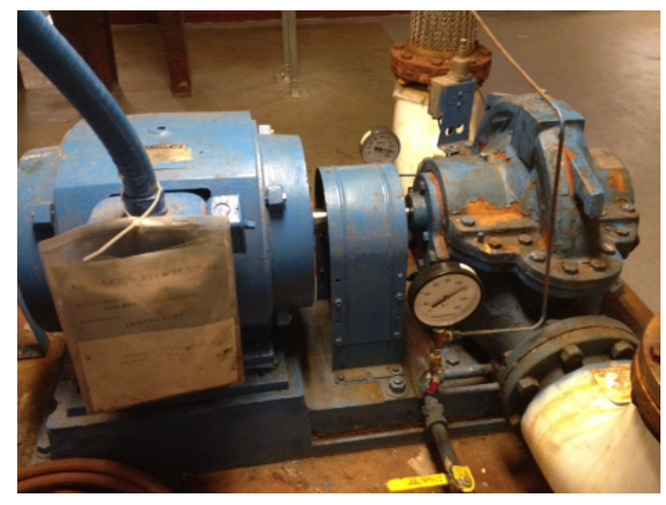


M.002 - Level 7, Chilled water piping corrosion around air handling unit

M.003 - Level 7, Aging exhaust fan

M.004 - Level 7, Duct insulation blown off by CRAC condenser

M.005 - Level 7, Damaged insulation



M.006 - Level 7, Aging chilled water pump

M.007 - Level 7, Air handling unit with corroded chilled water piping.

M.008 – Garage, Aging garage exhaust fan.

M.009 - Garage, Aging H&V unit.

M.010 – Garage, Condensing units with R-22 refrigerant.

M.011 – Typical aging induction unit.

M.012 - Typical aging induction unit (2)

Electrical Existing Condition Photos

E.001 - Switchgear #1 A Side 4000A

E.002 - Switchgear #1 B Side 4000A

E.003 - Panelboard Garage 800A

E.004 - Diesel Fire Pump A

E.005 - Diesel Fire Pump B

E.006 - Sample of Aging mechanical distribution panelboard within Basement mechanical space.

E.007 – Diesel Fire Pump Controllers

E.008 - Electric Fire Pump Controller A

E.009 - Electric Fire Pump Controller B

E.010 - Fire Alarm Terminal Cabinets in Garage LS Room

E.011 - ATS-G

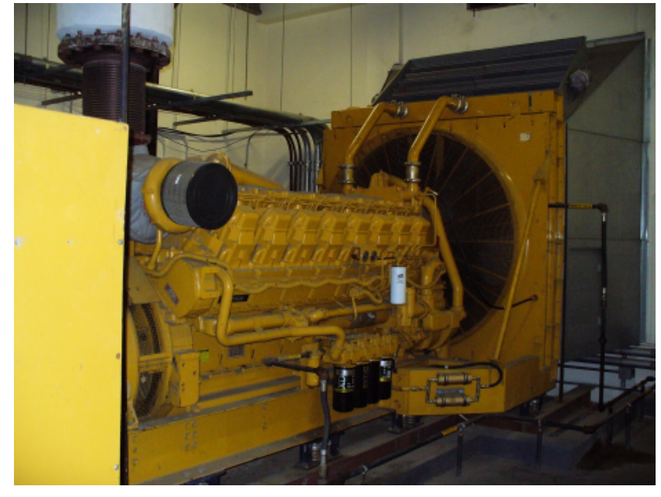
E.012 - ATS - Elevator

E.013 - Sample New FA annunciation device

E.014 - Lightning Protection System

E.015 - Switchboard EDP-1

E.016 - Panelboard EDP-SUB



E.017 - 1750kW Diesel Generator

E.018 - ATS-SDP-1

E.019 - ATS-SPD-2

E.020 - ATS- Elevator Low Rise

E.021 - ATS-Elevator High Rise

E.022 - ATS-LS

E.023 - MCC 1

E.024 - MCC 2

E.025 - 7th Floor Main Switchboard - Main

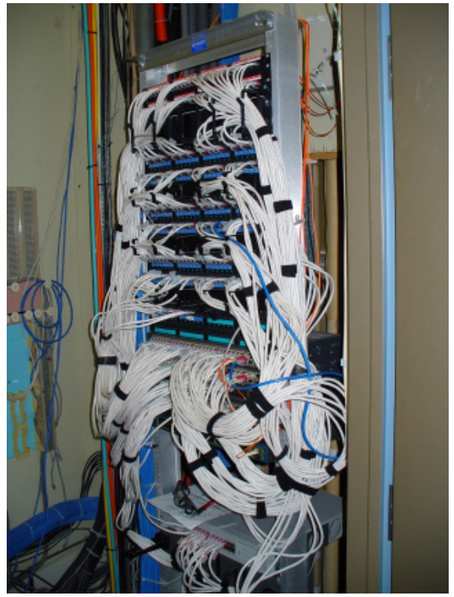
E.026 - 7th Floor Main Switchboard - Distribution

E.027 - 7th Floor UPS New

E.028 - Typical Floor West Electrical room – Inadequate clearance

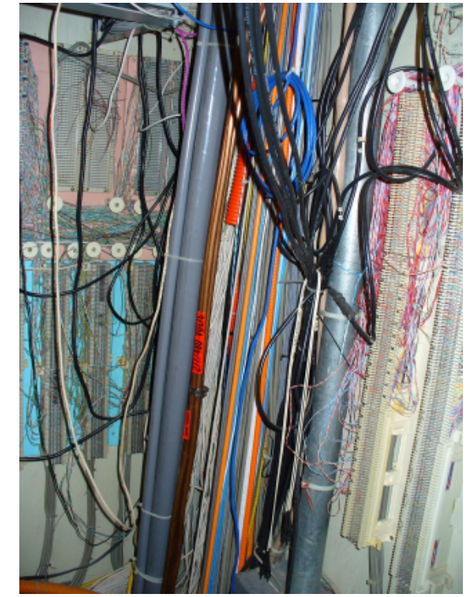
E.029 - Typical Floor Busduct Switches

E.030 - Typical Floor East Electrical room – Inadequate clearance



E.031 - Typical Floor Telecom Closet Network Distribution

E.032 - Typical Floor Telecom Closet Legacy Phone Termination



E.033 - Typical Floor Telecom Closet abandoned wiring congestion.

E.034 - Kitchen Area Aging Panelboards

Plumbing and Fire Protection

Existing Condition Photos

P.001 - Broken plumbing fitting

P.002 - 2nd Broken plumbing fitting

P.003 - Typical mechanical room floor drain

P.004 - Typical restroom condition and plumbing fixtures

P.005 – Typical rest room toilet

P.006 – Area drain not set properly

P.007 - Typical roof drainage piping

P.008 - Typical hard piped water dispenser

P.009 - Typical kitchenette sink

P.010 – Condensate waste system

P.011 – Condensate waste system

P.012 Low roof with scupper spill to below

P.013 – Incoming water service

P.014 – Main gas service to building

FP.001 – Deisel Fire Pump A

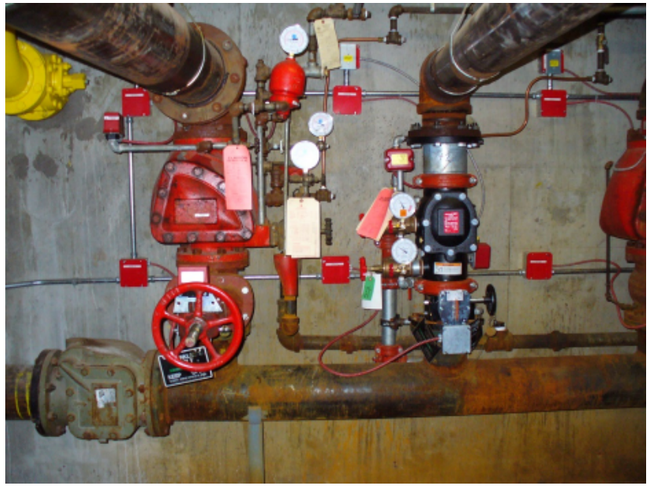
FP.002 – Deisel Fire Pump B

FP.003 – Deisel Fire Pump Controllers

FP.004 – Back up electric fire pump controller A

FP.005 – Back up electric fire pump controller B

FP.006 – Incoming Fire Service



FP.007 – Garage Dry Pipe valves

FP.008 – Garage Dry Pipe valves continued

FP.009 – Typical pendent sprinkler

FP.010 – Computer Dry Pipe valve & preaction valves

FP.011 – Computer Dry Pipe valve & preaction valves continued

FP.012 – Typical fire hose cabinet

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JACOBS

Appendix B

Lindemann deficiency photos and descriptions

Architectural Existing Condition Photos

A.001 – Cracking in exterior closure

A.002 – Spalling of concrete facade

A.003 – Water damage from leaking windows

A.004 – Roofing repairs and weathered coping/flashing

A.005 – Damaged scuppers with spalling concrete

A.006 – Damaged tile wall finishes

A.007 – Water damaged gypsum wall finish

A.008 – Water damaged ceiling

Structural Existing Condition Photos

S.001 – Temporary fencing to protect public from light well openings

S.002 – Spalling concrete and weathered epoxy grouting

S.003 – Merrimac St parking lot requires replacement. Under renovation during assessment

S.004 – Damaged curbing at parking garage entrance

S.005 – Typical spalling of pedestrian paving

Mechanical Existing Condition Photos

M.001 – Aging exhaust fan

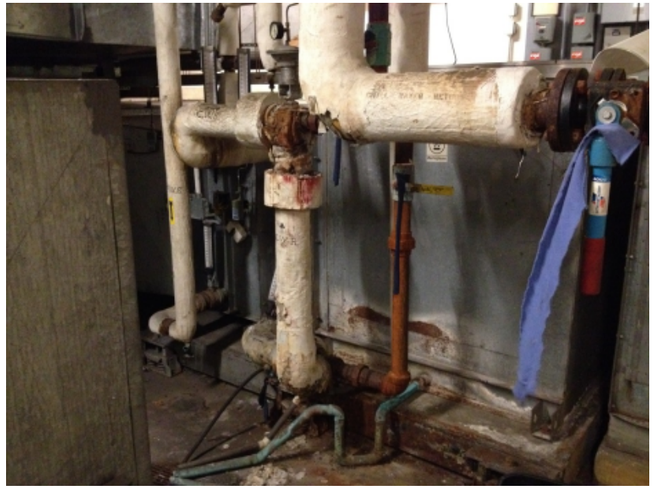
M.002 – Corroded primary chilled water pump

M.003 – Corroded secondary chilled water pump

M.004 – Corroded condenser water pump

M.005 – Rusting on AHU-16 casing

M.006 – AHU-7 with abandoned steam piping



M.007 – AHU-6 with rusted chilled water piping

M.008 – AHU-18 with damaged chilled water piping insulation

M.009 – Corroded chilled water piping and 3-way control valve

M.010 – Failed pump motor replacement on HWP-4

Electrical Existing Condition Photos

E.001 - Switchgear #1 and Switchgear #2 in room G64

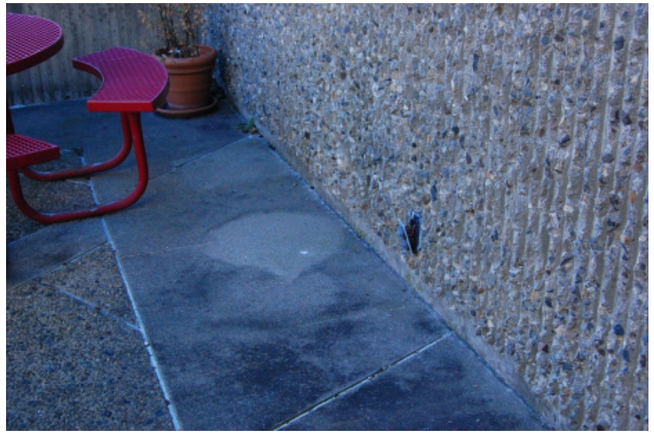
E.002 - Main fire alarm control panel and building utility meters

E.003 - Fire pump controller in fire pump room

E.004 - Motor Control Center in Mechanical Room #8

E.005 - Panelboards located at kitchen area

E.006 - Disconnect switches serving mechanical equipment in basement floor mechanical room #2



E.007 – Exterior receptacle needs repair at 5th floor

E.008 - Interior luminaire or lamp failure

E.009 - Interior luminaire or lamp failure

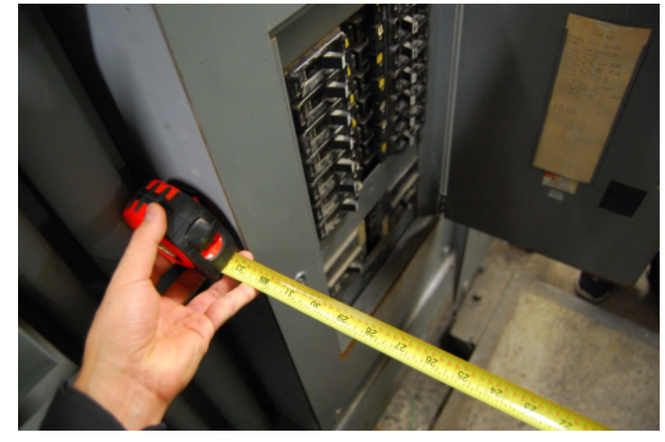
E.010 - Non-operating central clock found along building corridor

E.011 - Water damage receptacle in room 5047

E.012 - Water damage ceiling and light fixture in room 5035

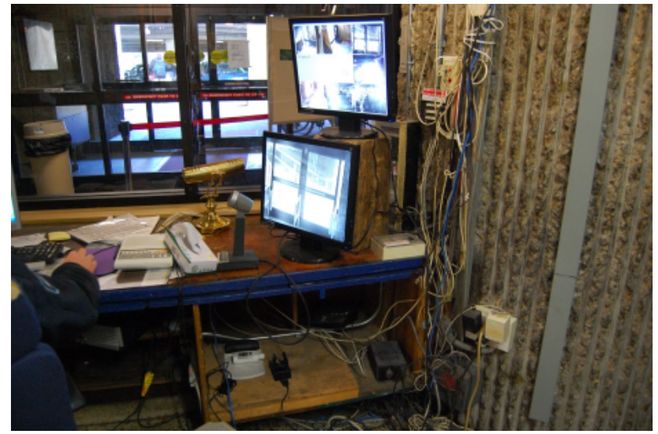
E.013 - Kitchen storage shelve blocks access to electrical panelboards

E.014 - Working clearance is less than code requirement in mechanical room #5



E.015 - Working clearance is less than code requirement in mechanical room #4

E.016 - Exit sign at exterior door



E.017 - Security monitors and wiring at security desk

E.018 - New patch panel installation at the existing telephone terminal block

E.019 - Water damage to elevator machine room equipment on roof

Plumbing and Fire Protection
Existing Condition Photos

P.001 – Gas meter

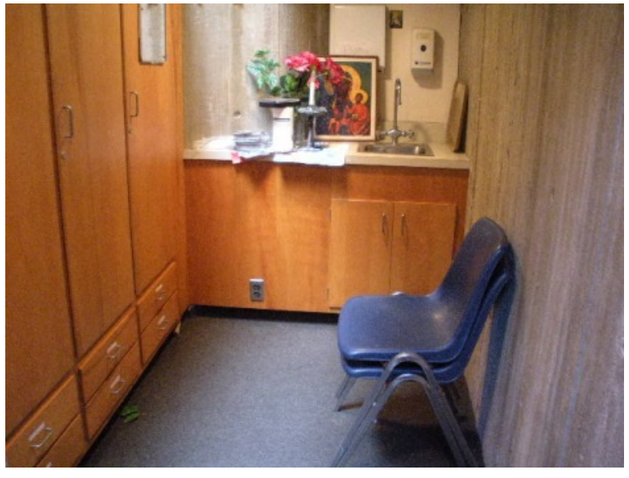
P.002 – Gas meter Continued

P.003 – Typical single toilet room

P.004 – Typical old lab sink used as kitchenette. Lab gasses no longer used

P.005 – Typical restroom fixtures and condition

P.006 – Typical basement floor shower



P.007 – Chapel sink Typical for condition throughout

P.008 – Leaking shower located above gym causing water to leak through ceiling (see plastic sheet on ceiling to catch water)

P.009 – Bottled water typical for all offices

P.010 – Disconnected compressors

P.011 – Typical Kitchen prep sink

P.012 – Kitchen hood and cooking appliances

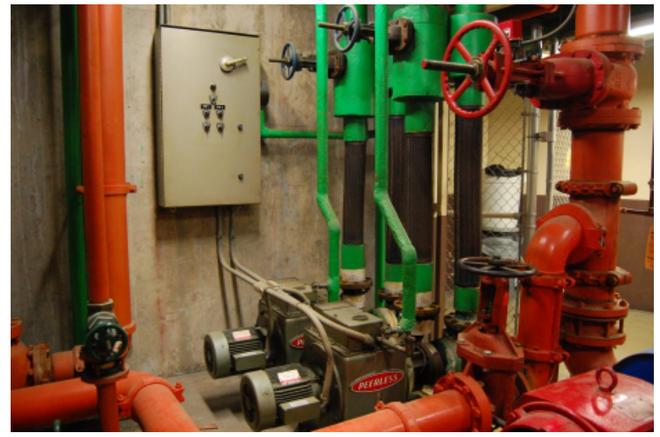
P.013 – Kitchen hood and cooking appliances continued

P.014 – Kitchen mop receptor

P.015 – Typical roof drain and strainer

P.016 – Typical vent through roof

FP.001 – Fire pump cage in basement

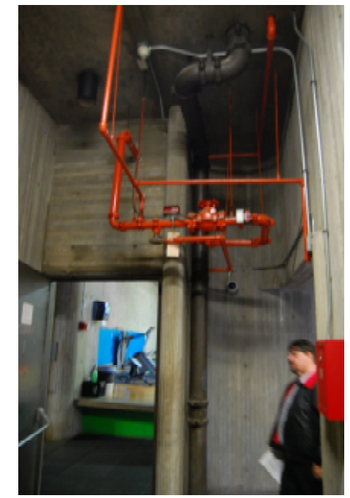


FP.002 – Fire pump general condition

FP.003 – 6TH Floor fire hose cabinet in mech room

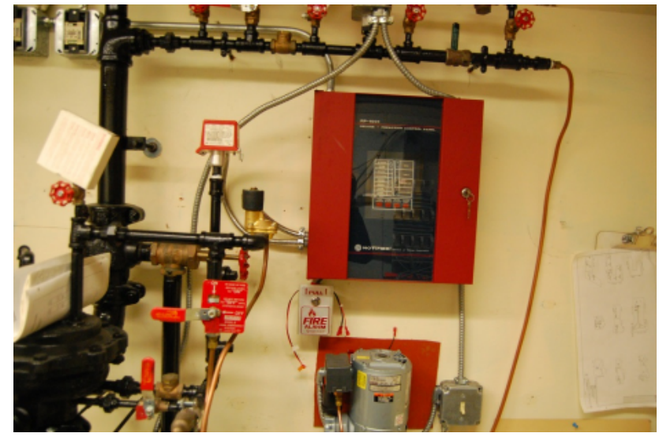
FP.004 – Basement fire hose cabinet (typical)

FP.005 – Kitchen fire suppression

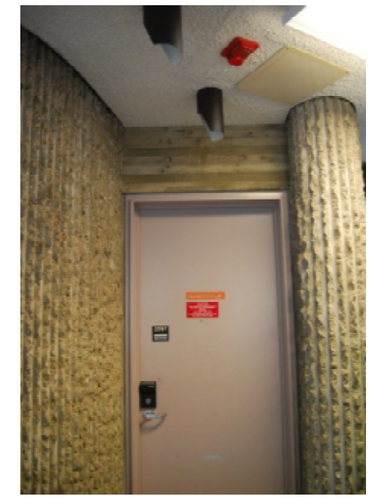


FP.006 – Gym floor control valve assembly

FP.007 – Typical Institutional style sprinkler



FP.008 – Computer room pre-action system



FP.009 – Computer room 2097 was not accessible during site visit

JACOBS

Appendix C

Hurley deficiency photos and descriptions

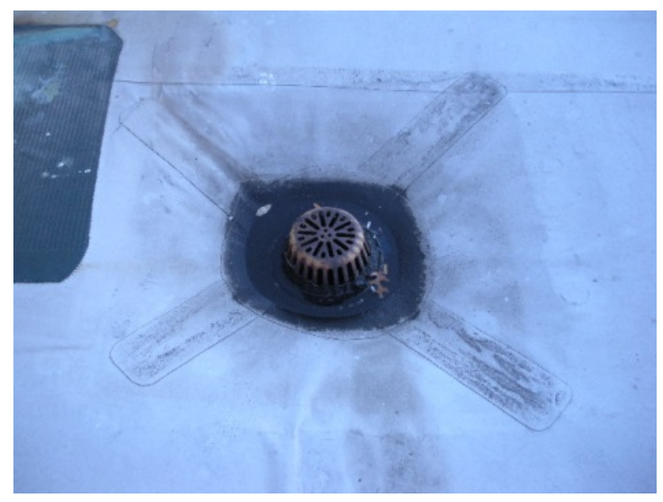
Architectural Existing Condition Photos

A.001 – Exterior closure concrete spalling

A.002 – Water intrusion from leaking skylights

A.003 – Ponding observed on low slope roofing

A.004 – Existing condition of flashing and trim



A.005 – Inadequate drainage from roof drains

A.006 – Typical gypsum wall damage throughout the building

A.007 – Typical ceiling tile water damage throughout building

Structural Existing Condition Photos

S.001 – Prevalent cracking on plaza level

S.002 – Spalling concrete in parking garage

S.003 – Plaza level east entrance trench with water penetration requiring additional gutter system

S.004 – Water damage leaching concrete and leaving deposits

Mechanical Existing Condition Photos

M.001 – New thermostat (pneumatic controls) sitting atop induction unit

M.002 – Induction unit with original pneumatic controls from 1970 and missing grille

M.003 – Residential window units and abandoned steam unit heater

M.004 – Damaged insulation, corroded piping, and damaged controls

M.005 – Corroded piping, failed pneumatic valve, and a mix of abandoned and functional pneumatic control lines

M.006 – Abandoned steam equipment

M.007 – AHU S-7 with both abandoned and functional controls

M.008 – Damaged insulation in mechanical room 1

M.009 – Existing condition of fan motor

M.010 – Paraflow chiller and boiler

M.011 – Abandoned exhaust fan

M.012 – Compressed air oil filters leaking onto floor

M.013 – Good condition & maintenance of 1993 cooling towers

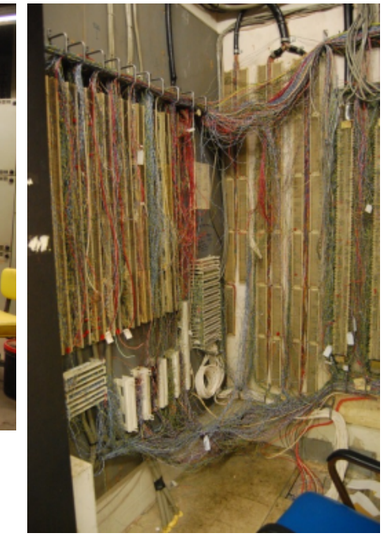
M.014 – Dry cooler with excessive noise

M.0015 – Improper venting of radiant heater in loading dock

Electrical Existing Condition Photos

E.001 - Double end switchgear located in basement room 069T

E.002 - Main distribution panels located in electrical room 069T



E.003 - Main telecom entrance room 154T

E.004 - Typical electrical room

E.005 - Ground bus bar does not reside within enclosure

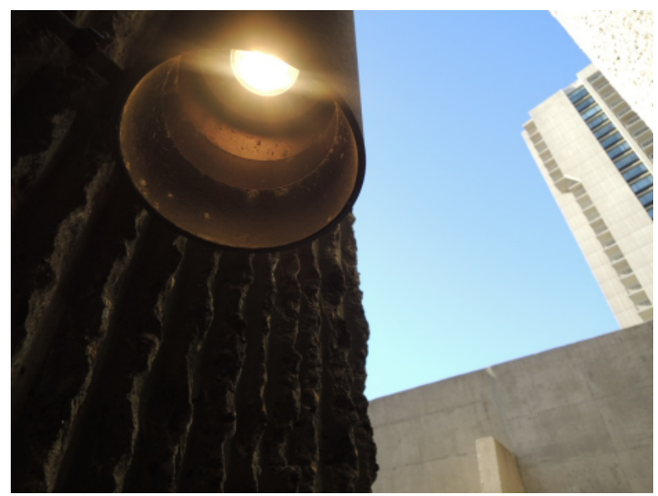
E.006 - Typical panelboards and their capacity

E.007 - Panelboards serving mechanical equipment in mechanical room #1

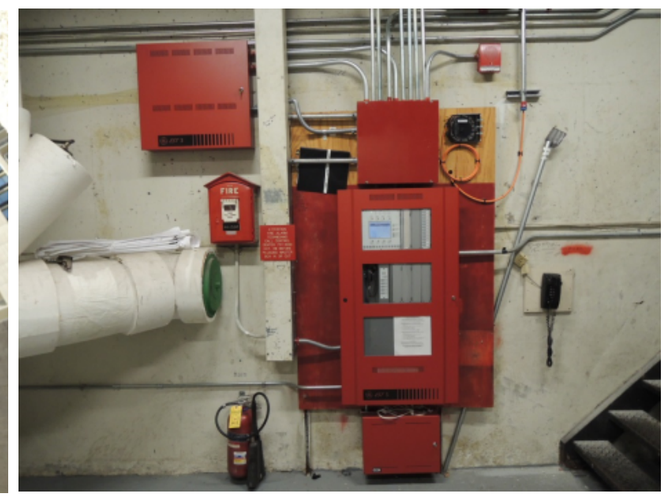
E.008 - Motor control center (MCC) in mechanical room #1

E.009 - Potential water damage at MCC in mechanical room #2

E.010 - Interior light fixture or lamp failure



E.011 - Exterior light on roof is on during day time.



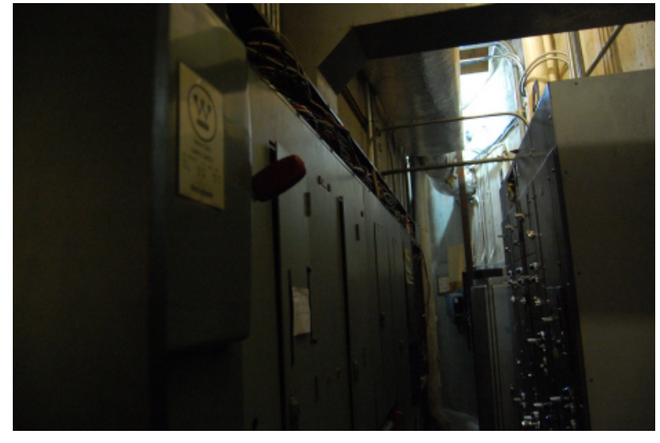
E.012 - Main fire alarm control panel located in mechanical room #3

E.013 - No sprinkler head and fire alarm initiating device installed inside electrical and telecom room.

E.014 - Typical abandoned wall box from clock centralized system?

E.015 - Non-illuminated exit sign

E.016 - Panelboards serving data center



E.017 - Limited working clearance of panelboards inside lecture hall 607A

E.018 - Junction box with no cover over main distribution panels in basement

Plumbing and Fire Protection
Existing Condition Photos

P.001 – Computer room leak detection system

P.002 – Gas meter 1 general condition

P.003 – Gas meter 2 general condition

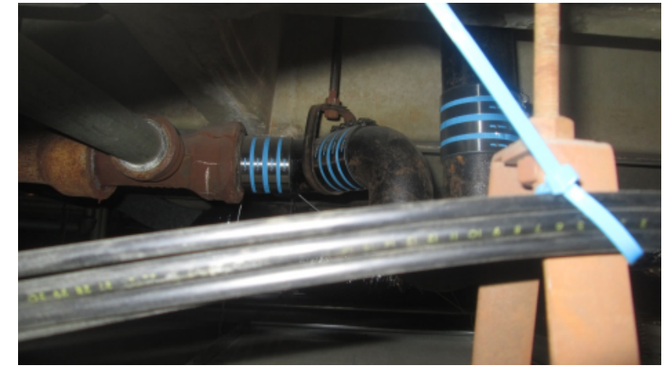
P.004 – Gas piping to boiler general condition

P.005 – Water heater general condition

P.006 – Typical building roof vents

P.007 – showers in basement

P.008 – Typical urinal



P.009 – Cracked fitting

P.010 – Typical toilet

P.011 – Typical; Lavatories

Appendix D

Utility Bills

Appendix D.1

2011 Electric Bills

BSOB July 2010 to June 2011 Electric Cost Estimate

Total Electric Cost (6 accts) $ 4,213,103.00 **Total Delivery Cost (6 accts)** $ 1,685,663.97 **Total Supply Cost (6 accts)** $ 2,527,439.04

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 25964501008 Hurley Bldg	**Jul-10**	**Aug-10**	**Sep-10**	**Oct-10**	**Nov-10**	**Dec-10**	**Jan-11**	**Feb-11**	**Mar-11**	**Apr-11**	**May-11**	**Jun-11**	**Total kwh (July to June)**
Kwh Usage - On peak	255,411	232,786	236,465	276,787	293,582	269,037	267,133	285,949	282,620	296,149	280,899	225,980	3,202,798
Kwh Usage - Off peak	550,389	470,514	429,535	330,913	325,318	315,263	351,167	333,551	329,780	366,551	257,301	356,120	4,416,402
KW Demand	1,419.8	1,413.1	1,379	1,332	1,103	1,087	1,093	1,103.0	1,130	1,247	1,261.4	1,354	
Delivery Charges													
Customer Charge	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	
Demand (kW) Charges													
Distribution Charge	$ 28,126.24	$ 27,993.51	$ 27,310.07	$ 15,464.54	$ 12,519.05	$ 12,334.05	$ 12,325.45	$ 12,430.81	$ 12,733.97	$ 14,053.69	$ 14,215.98	$ 26,706.53	
Transition Charge	$ 2,356.87	$ 2,345.75	$ 2,288.48	$ 2,210.29	$ 1,830.98	$ 1,803.92	$ 1,815.04	$ 1,830.98	$ 1,875.63	$ 2,070.02	$ 2,093.92	$ 2,246.98	
Transmission Charge	$ 8,476.21	$ 8,436.21	$ 8,230.24	$ 7,949.06	$ 6,584.91	$ 6,487.60	$ 6,643.99	$ 6,706.24	$ 6,869.79	$ 7,581.76	$ 7,669.31	$ 8,229.89	
Total Demand Charge	**$ 38,959.31**	**$ 38,775.46**	**$ 37,828.78**	**$ 25,623.89**	**$ 20,934.94**	**$ 20,625.57**	**$ 20,784.48**	**$ 20,968.03**	**$ 21,479.40**	**$ 23,705.47**	**$ 23,979.21**	**$ 37,183.39**	
On Peak Charges													
Distribution Charge	$ 1,054.85	$ 961.41	$ 976.60	$ 1,143.13	$ 1,212.49	$ 1,111.12	$ 1,542.74	$ 1,667.08	$ 1,647.67	$ 1,726.55	$ 1,637.64	$ 1,317.46	
Transition Charge	$ 730.48	$ 665.77	$ 676.29	$ 791.61	$ 839.64	$ 769.45	$ 1,402.53	$ 1,524.11	$ 1,506.36	$ 1,578.47	$ 1,497.19	$ 1,204.47	
Renewable Energy	$ 127.71	$ 116.39	$ 118.23	$ 138.39	$ 146.79	$ 134.52	$ 133.57	$ 142.97	$ 141.31	$ 148.07	$ 140.45	$ 112.99	
Energy Conservation	$ 638.53	$ 581.97	$ 591.16	$ 691.97	$ 733.96	$ 672.59	$ 667.83	$ 714.87	$ 706.55	$ 740.37	$ 702.25	$ 564.95	
Off Peak Charges													
Distribution Charge	$ 2,273.11	$ 1,943.22	$ 1,773.98	$ 1,366.67	$ 1,343.56	$ 1,302.04	$ 2,028.04	$ 1,944.60	$ 1,922.62	$ 2,136.99	$ 1,500.06	$ 2,076.18	
Transition Charge	$ 1,574.11	$ 1,345.67	$ 1,228.47	$ 946.41	$ 930.41	$ 901.65	$ 1,843.74	$ 1,777.83	$ 1,757.73	$ 1,953.72	$ 1,371.41	$ 1,898.12	
Renewable Energy	$ 275.19	$ 235.26	$ 214.77	$ 165.46	$ 162.66	$ 157.63	$ 175.58	$ 166.78	$ 164.89	$ 183.28	$ 128.65	$ 178.06	
Energy Conservation	$ 1,375.97	$ 1,176.29	$ 1,073.84	$ 827.28	$ 813.30	$ 788.16	$ 877.92	$ 833.88	$ 824.45	$ 916.38	$ 643.25	$ 890.30	
Total KWH Charges (on and off peak)	**$ 8,049.94**	**$ 7,025.97**	**$ 6,653.34**	**$ 6,070.92**	**$ 6,182.81**	**$ 5,837.16**	**$ 8,671.95**	**$ 8,772.12**	**$ 8,671.58**	**$ 9,383.83**	**$ 7,620.91**	**$ 8,242.54**	
Total Delivery	**$ 47,383.84**	**$ 46,176.02**	**$ 44,856.69**	**$ 32,069.38**	**$ 27,492.32**	**$ 26,837.30**	**$ 29,831.01**	**$ 30,114.72**	**$ 30,525.54**	**$ 33,463.87**	**$ 31,974.68**	**$ 45,800.50**	**$ 426,525.88**
Supply Charges													
Electricity contract rate	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	
Total Supply	**$ 72,739.57**	**$ 63,486.89**	**$ 60,119.82**	**$ 54,857.08**	**$ 55,868.10**	**$ 52,744.76**	**$ 55,813.94**	**$ 55,922.27**	**$ 55,281.35**	**$ 59,821.93**	**$ 48,583.31**	**$ 52,546.17**	**$ 687,785.18**
Electric Charges (Delivery and Supply)	**$ 120,123.41**	**$ 109,662.91**	**$ 104,976.51**	**$ 86,926.46**	**$ 83,360.42**	**$ 79,582.06**	**$ 85,644.95**	**$ 86,036.99**	**$ 85,806.89**	**$ 93,285.80**	**$ 80,557.99**	**$ 98,346.67**	**$ 1,114,311.06**
Direct Energy Actual Amt	**$ 72,739.57**	**$ 63,486.89**	**$ 60,119.82**	**$ 54,857.08**	**$ 55,868.10**	**$ 52,744.76**	**$ 55,813.94**	**$ 55,922.27**	**$ 55,281.35**	**$ 59,821.93**	**$ 48,583.31**	**$ 52,546.17**	

new account #1055045

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 25964541004 Lindeman	**Jul-10**	**Aug-10**	**Sep-10**	**Oct-10**	**Nov-10**	**Dec-10**	**Jan-11**	**Feb-11**	**Mar-11**	**Apr-11**	**May-11**	**Jun-11**	**Total kwh (July to June)**
Kwh Usage - On peak	112,141	100,800	98,605	106,954	112,824	110,167	112,433	115,552	106,733	106,172	111,002	90,081	1,283,464
Kwh Usage - Off peak	291,659	239,800	212,895	157,846	150,776	149,533	167,567	154,248	142,867	151,628	139,198	205,819	2,163,836
KW Demand	673.2	658.4	671.9	615.7	480.2	504.9	517.4	509.0	509.6	588.0	647.6	605.3	
Delivery Charges													
Customer Charge	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	
Demand (kW) Charges													
Distribution Charge	$ 13,336.09	$ 13,042.90	$ 13,310.34	$ 7,150.98	$ 5,450.27	$ 5,730.62	$ 5,832.44	$ 5,736.43	$ 5,743.19	$ 6,626.76	$ 7,298.45	$ 11,942.57	
Transition Charge	$ 1,117.51	$ 1,092.94	$ 1,115.35	$ 1,022.06	$ 797.13	$ 838.13	$ 858.88	$ 844.94	$ 845.94	$ 976.08	$ 1,075.02	$ 1,004.80	
Transmission Charge	$ 4,019.00	$ 3,930.65	$ 4,011.24	$ 3,675.73	$ 2,866.79	$ 3,014.25	$ 3,143.95	$ 3,094.72	$ 3,098.37	$ 3,575.04	$ 3,937.41	$ 3,680.22	
Total Demand Charge	**$ 18,472.61**	**$ 18,066.50**	**$ 18,436.94**	**$ 11,848.77**	**$ 9,114.20**	**$ 9,583.00**	**$ 9,835.27**	**$ 9,676.09**	**$ 9,687.50**	**$ 11,177.88**	**$ 12,310.88**	**$ 16,627.59**	
On Peak Charges													
Distribution Charge	$ 463.14	$ 416.30	$ 407.24	$ 441.72	$ 465.96	$ 454.99	$ 649.32	$ 673.67	$ 622.25	$ 618.98	$ 647.14	$ 525.17	
Transition Charge	$ 320.72	$ 288.29	$ 282.01	$ 305.89	$ 322.68	$ 315.08	$ 590.31	$ 615.89	$ 568.89	$ 565.90	$ 591.64	$ 480.13	
Renewable Energy	$ 56.07	$ 50.40	$ 49.30	$ 53.48	$ 56.41	$ 55.08	$ 56.22	$ 57.78	$ 53.37	$ 53.09	$ 55.50	$ 45.04	
Energy Conservation	$ 280.35	$ 252.00	$ 246.51	$ 267.39	$ 282.06	$ 275.42	$ 281.08	$ 288.88	$ 266.83	$ 265.43	$ 277.51	$ 225.20	
Off Peak Charges													
Distribution Charge	$ 1,204.55	$ 990.37	$ 879.26	$ 651.90	$ 622.70	$ 617.57	$ 967.73	$ 899.27	$ 832.91	$ 883.99	$ 811.52	$ 1,199.92	
Transition Charge	$ 834.14	$ 685.83	$ 608.88	$ 451.44	$ 431.22	$ 427.66	$ 879.78	$ 822.14	$ 761.48	$ 808.18	$ 741.93	$ 1,097.02	
Renewable Energy	$ 145.83	$ 119.90	$ 106.45	$ 78.92	$ 75.39	$ 74.77	$ 83.78	$ 77.12	$ 71.43	$ 75.81	$ 69.60	$ 102.91	
Energy Conservation	$ 729.15	$ 599.50	$ 532.24	$ 394.62	$ 376.94	$ 373.83	$ 418.92	$ 385.62	$ 357.17	$ 379.07	$ 348.00	$ 514.55	
Total KWH Charges (on and off peak)	**$ 4,033.96**	**$ 3,402.59**	**$ 3,111.89**	**$ 2,645.35**	**$ 2,633.36**	**$ 2,594.40**	**$ 3,927.14**	**$ 3,820.37**	**$ 3,534.34**	**$ 3,650.45**	**$ 3,542.83**	**$ 4,189.94**	
Total Delivery	**$ 22,673.22**	**$ 21,635.75**	**$ 21,715.49**	**$ 14,660.80**	**$ 11,914.22**	**$ 12,344.07**	**$ 13,929.08**	**$ 13,663.13**	**$ 13,388.50**	**$ 14,995.00**	**$ 16,020.39**	**$ 20,984.21**	**$ 197,923.85**
Supply Charges													
Electricity contract rate	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	
Total Supply	**$ 36,451.03**	**$ 30,745.96**	**$ 28,119.11**	**$ 23,903.50**	**$ 23,795.17**	**$ 23,443.12**	**$ 25,275.60**	**$ 24,354.85**	**$ 22,531.39**	**$ 23,271.61**	**$ 22,585.55**	**$ 26,710.89**	**$ 311,187.77**
Electric Charges (Delivery and Supply)	**$ 59,124.25**	**$ 52,381.71**	**$ 49,834.60**	**$ 38,564.30**	**$ 35,709.39**	**$ 35,787.18**	**$ 39,204.68**	**$ 38,017.97**	**$ 35,919.89**	**$ 38,266.60**	**$ 38,605.94**	**$ 47,695.10**	**$ 509,111.62**
Direct Energy Actual Amt	**$ 36,451.03**	**$ 30,745.96**	**$ 28,119.11**	**$ 23,903.50**	**$ 23,795.17**	**$ 23,443.12**	**$ 25,275.60**	**$ 24,354.85**	**$ 22,531.39**	**$ 23,271.61**	**$ 22,585.55**	**$ 26,710.89**	

new account #1055046

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 26154601004 McCormack	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Total kwh (July to June)
Kwh Usage - On peak	629,972	598,688	604,164	721,674	692,596	637,406	636,169	665,352	652,844	664,223	655,804	583,004	7,741,896
Kwh Usage - Off peak	1,186,828	1,031,392	953,196	778,566	621,884	630,674	713,911	669,848	649,236	691,617	488,036	775,076	9,190,264
KW Demand	3,582.5	3,556.4	3,563.1	3,466.1	2,991.6	2,780.2	2,809.9	2,780.9	2,788.8	3,349.7	3,402.4	3,548.2	
Delivery Charges													
Customer Charge	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	
Demand (kW) Charges													
Distribution Charge	$ 70,969.33	$ 70,452.28	$ 70,585.01	$ 40,256.59	$ 33,954.66	$ 31,555.27	$ 31,674.83	$ 31,340.74	$ 31,429.78	$ 37,751.12	$ 38,345.05	$ 70,005.99	
Transition Charge	$ 5,946.95	$ 5,903.62	$ 5,914.75	$ 5,753.73	$ 4,966.06	$ 4,615.13	$ 4,664.43	$ 4,616.29	$ 4,629.41	$ 5,560.50	$ 5,647.98	$ 5,890.01	
Transmission Charge	$ 21,387.53	$ 21,231.71	$ 21,271.71	$ 20,692.62	$ 17,859.85	$ 16,597.79	$ 17,074.22	$ 16,907.87	$ 16,955.90	$ 20,366.18	$ 20,686.59	$ 21,573.06	
Total Demand Charge	**$ 98,303.80**	**$ 97,587.62**	**$ 97,771.47**	**$ 66,702.94**	**$ 56,780.57**	**$ 52,768.20**	**$ 53,413.48**	**$ 52,864.91**	**$ 53,015.09**	**$ 63,677.80**	**$ 64,679.62**	**$ 97,469.05**	
On Peak Charges													
Distribution Charge	$ 2,601.78	$ 2,472.58	$ 2,495.20	$ 2,980.51	$ 2,860.42	$ 2,632.49	$ 3,673.98	$ 3,879.00	$ 3,806.08	$ 3,872.42	$ 3,823.34	$ 3,398.91	
Transition Charge	$ 1,801.72	$ 1,712.25	$ 1,727.91	$ 2,063.99	$ 1,980.82	$ 1,822.98	$ 3,340.09	$ 3,546.33	$ 3,479.66	$ 3,540.31	$ 3,495.44	$ 3,107.41	
Renewable Energy	$ 314.99	$ 299.34	$ 302.08	$ 360.84	$ 346.30	$ 318.70	$ 318.08	$ 332.68	$ 326.42	$ 332.11	$ 327.90	$ 291.50	
Energy Conservation	$ 1,574.93	$ 1,496.72	$ 1,510.41	$ 1,804.19	$ 1,731.49	$ 1,593.52	$ 1,590.42	$ 1,663.38	$ 1,632.11	$ 1,660.56	$ 1,639.51	$ 1,457.51	
Off Peak Charges													
Distribution Charge	$ 4,901.60	$ 4,259.65	$ 3,936.70	$ 3,215.48	$ 2,568.38	$ 2,604.68	$ 4,122.95	$ 3,905.21	$ 3,785.05	$ 4,032.13	$ 2,845.25	$ 4,518.69	
Transition Charge	$ 3,394.33	$ 2,949.78	$ 2,726.14	$ 2,226.70	$ 1,778.59	$ 1,803.73	$ 3,748.26	$ 3,570.29	$ 3,460.43	$ 3,686.32	$ 2,601.23	$ 4,131.16	
Renewable Energy	$ 593.41	$ 515.70	$ 476.60	$ 389.28	$ 310.94	$ 315.34	$ 356.96	$ 334.92	$ 324.62	$ 345.81	$ 244.02	$ 387.54	
Energy Conservation	$ 2,967.07	$ 2,578.48	$ 2,382.99	$ 1,946.42	$ 1,554.71	$ 1,576.69	$ 1,784.78	$ 1,674.62	$ 1,623.09	$ 1,729.04	$ 1,220.09	$ 1,937.69	
Total KWH Charges (on and off peak)	**$ 18,149.83**	**$ 16,284.50**	**$ 15,558.03**	**$ 14,987.40**	**$ 13,131.66**	**$ 12,668.12**	**$ 18,935.52**	**$ 18,906.43**	**$ 18,437.45**	**$ 19,198.69**	**$ 16,196.77**	**$ 19,230.41**	
Total Delivery	**$ 116,828.21**	**$ 114,246.68**	**$ 113,704.07**	**$ 82,064.93**	**$ 70,286.79**	**$ 65,810.89**	**$ 72,723.57**	**$ 72,145.90**	**$ 71,827.12**	**$ 83,251.07**	**$ 81,250.97**	**$ 117,074.04**	**$ 1,061,214.23**
Supply Charges													
Electricity contract rate	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	**$ 0.09027**	
Total Supply	**$ 164,002.54**	**$ 147,147.32**	**$ 140,582.89**	**$ 135,426.66**	**$ 118,658.11**	**$ 114,469.58**	**$ 121,871.72**	**$ 120,528.50**	**$ 117,538.76**	**$ 122,391.68**	**$ 103,254.44**	**$ 122,593.88**	**$ 1,528,466.08**
Electric Charges (Delivery and Supply)	**$ 280,830.75**	**$ 261,394.00**	**$ 254,286.96**	**$ 217,491.60**	**$ 188,944.90**	**$ 180,280.47**	**$ 194,595.29**	**$ 192,674.41**	**$ 189,365.88**	**$ 205,642.75**	**$ 184,505.41**	**$ 239,667.92**	**$ 2,589,680.32**
Direct Energy Actual Amt	**$ 164,002.54**	**$ 147,147.32**	**$ 140,582.89**	**$ 135,426.66**	**$ 118,658.11**	**$ 114,469.58**	**$ 121,871.72**	**$ 120,528.50**	**$ 117,538.76**	**$ 122,391.68**	**$ 103,254.44**	**$ 122,593.88**	

new account #1055060

JACOBS

Appendix D.2

2012 Electric Bills

BSOB July 2011 to June 2012 Electric Cost Estimate

Total Electric Cost (6 accts)	**#REF!**		**Total Delivery Cost (6 accts)**		**#REF!**		**Total Supply Cost (6 accts)**		**#REF!**				
					Usage Info. (taken from previous year historicals)								
NStar NEMA B7 Account# 25964501008 Hurley Bldg	**Jul-11**	**Aug-11**	**Sep-11**	**Oct-11**	**Nov-11**	**Dec-11**	**Jan-12**	**Feb-12**	**Mar-12**	**Apr-12**	**May-12**	**Jun-12**	**Total kwh (July to June)**
Kwh Usage - On peak	260,528	233,382	226,806	271,337	291,628	282,826	272,078	287,543	279,728	292,053	292,371	225,866	**3,216,146**
Kwh Usage - Off peak	530,272	397,318	346,694	278,163	294,572	338,274	297,222	307,757	327,772	298,847	301,429	445,734	**4,164,054**
KW Demand	1,428.5	1,382.4	1,402	1,217	1,108	1,111	1,095	1,104.0	1,193	1,246	1,362.2	1,362	
					Delivery Charges								
Customer Charge	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	
Demand (kW) Charges													
Distribution Charge	$ 28,184.31	$ 27,274.75	$ 27,653.57	$ 14,040.79	$ 12,484.91	$ 12,537.72	$ 12,662.82	$ 12,762.24	$ 13,794.55	$ 14,401.60	$ 15,638.06	$ 27,148.65	
Transition Charge	$ 2,371.31	$ 2,294.78	$ 2,326.66	$ 2,020.72	$ 1,838.95	$ 1,843.76	$ 1,818.36	$ 1,832.64	$ 1,980.88	$ 2,068.53	$ 2,261.25	$ 2,261.25	
Transmission Charge	$ 8,685.28	$ 8,404.99	$ 8,521.73	$ 7,401.18	$ 6,735.42	$ 6,731.54	$ 6,320.46	$ 6,370.08	$ 6,885.34	$ 7,190.00	$ 7,859.89	$ 7,859.89	
Total Demand Charge	**$ 39,240.90**	**$ 37,974.53**	**$ 38,501.95**	**$ 23,462.69**	**$ 21,059.28**	**$ 21,113.02**	**$ 20,801.65**	**$ 20,964.96**	**$ 22,660.77**	**$ 23,660.12**	**$ 25,759.20**	**$ 37,269.79**	
On Peak Charges													
Distribution Charge	$ 2,231.31	$ 2,018.75	$ 1,961.87	$ 2,347.07	$ 2,522.58	$ 2,425.23	$ 2,026.98	$ 2,142.20	$ 2,083.97	$ 2,175.79	$ 2,178.16	$ 1,688.46	
Transition Charge	$ 1,388.61	$ 1,243.93	$ 1,208.88	$ 1,446.23	$ 1,554.38	$ 1,513.29	$ 1,539.96	$ 1,627.49	$ 1,583.26	$ 1,653.22	$ 1,660.67	$ 1,282.92	
Renewable Energy	$ 130.26	$ 116.69	$ 113.40	$ 135.67	$ 145.81	$ 141.41	$ 136.04	$ 143.77	$ 139.86	$ 146.03	$ 146.19	$ 112.93	
Energy Conservation	$ 651.32	$ 583.46	$ 567.02	$ 678.34	$ 729.07	$ 707.07	$ 680.20	$ 718.86	$ 699.32	$ 730.13	$ 730.93	$ 564.67	
Off Peak Charges													
Distribution Charge	$ 4,541.53	$ 3,436.80	$ 2,998.90	$ 2,406.11	$ 2,548.05	$ 2,900.70	$ 2,214.30	$ 2,292.79	$ 2,441.90	$ 2,226.41	$ 2,245.65	$ 3,332.08	
Transition Charge	$ 2,826.35	$ 2,117.70	$ 1,847.88	$ 1,482.61	$ 1,570.07	$ 1,809.97	$ 1,682.28	$ 1,741.90	$ 1,855.19	$ 1,691.67	$ 1,712.12	$ 2,531.77	
Renewable Energy	$ 265.14	$ 198.66	$ 173.35	$ 139.08	$ 147.29	$ 169.14	$ 148.61	$ 153.88	$ 163.89	$ 149.42	$ 150.71	$ 222.87	
Energy Conservation	$ 1,325.68	$ 993.30	$ 866.74	$ 695.41	$ 736.43	$ 845.69	$ 743.06	$ 769.39	$ 819.43	$ 747.12	$ 753.57	$ 1,114.34	
Total KWH Charges (on and off peak)	**$ 13,360.20**	**$ 10,709.29**	**$ 9,738.03**	**$ 9,330.51**	**$ 9,953.68**	**$ 10,512.49**	**$ 9,171.42**	**$ 9,590.28**	**$ 9,786.83**	**$ 9,519.79**	**$ 9,577.99**	**$ 10,850.02**	**Hurley**
Total Delivery (Nstar)	**$ 52,975.67**	**$ 49,058.38**	**$ 48,614.57**	**$ 33,167.78**	**$ 31,387.53**	**$ 32,000.10**	**$ 30,347.64**	**$ 30,929.81**	**$ 32,822.16**	**$ 33,554.49**	**$ 35,711.77**	**$ 48,494.40**	**$ 459,064.33**
					Supply Charges								
Electricity contract rate	**$ 0.09027**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**** rate last FY was 0.09027**
Total Supply (Direct Energy)	**$ 71,385.52**	**$ 50,203.72**	**$ 45,650.60**	**$ 43,740.20**	**$ 46,661.52**	**$ 49,439.56**	**$ 45,316.28**	**$ 47,385.88**	**$ 48,357.00**	**$ 47,035.64**	**$ 47,266.48**	**$ 53,459.36**	**$ 595,901.76**
Electric Charges (Delivery and Supply)	**$ 124,361.19**	**$ 99,262.10**	**$ 94,265.17**	**$ 76,907.98**	**$ 78,049.05**	**$ 81,439.66**	**$ 75,663.92**	**$ 78,315.69**	**$ 81,179.16**	**$ 80,590.13**	**$ 82,978.25**	**$ 101,953.76**	**$ 1,054,966.08**
Direct Energy Actual Amt	**$ 71,385.52**	**$ 50,203.72**	**$ 45,650.60**	**$ 43,740.20**	**$ 46,661.52**	**$ 49,439.56**	**$ 45,316.28**	**$ 47,385.88**	**$ 48,357.00**	**$ 47,035.64**	**$ 47,266.48**	**$ 53,459.36**	

new account #1055045

					Usage Info. (taken from previous year historicals)								
NStar NEMA B7 Account# 25964541004 Lindeman	**Jul-11**	**Aug-11**	**Sep-11**	**Oct-11**	**Nov-11**	**Dec-11**	**Jan-12**	**Feb-12**	**Mar-12**	**Apr-12**	**May-12**	**Jun-12**	**Total kwh (July to June)**
Kwh Usage - On peak	108,542	97,076	93,190	98,627	105,907	107,596	108,408	111,146	104,294	105,975	110,717	88,651	**1,240,129**
Kwh Usage - Off peak	271,258	227,524	215,010	149,373	141,593	162,504	147,492	148,854	154,206	136,825	154,183	213,349	**2,122,171**
KW Demand	665.5	631.0	644.9	629.6	475.9	487.4	496.4	495.5	641.3	616.6	599.7	648.0	
					Delivery Charges								
Customer Charge	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	
Demand (kW) Charges													
Distribution Charge	$ 13,130.32	$ 12,449.63	$ 12,723.88	$ 7,262.04	$ 5,363.39	$ 5,501.84	$ 5,738.38	$ 5,727.98	$ 7,413.43	$ 7,126.25	$ 6,884.56	$ 12,914.64	
Transition Charge	$ 1,104.73	$ 1,047.46	$ 1,070.53	$ 1,045.14	$ 789.99	$ 809.08	$ 824.02	$ 822.53	$ 1,064.56	$ 1,023.56	$ 995.50	$ 1,075.68	
Transmission Charge	$ 4,046.24	$ 3,836.48	$ 3,920.99	$ 3,827.97	$ 2,893.47	$ 2,953.95	$ 2,864.23	$ 2,859.04	$ 3,700.30	$ 3,557.78	$ 3,460.27	$ 3,738.96	
Total Demand Charge	**$ 18,281.29**	**$ 17,333.57**	**$ 17,715.40**	**$ 12,135.14**	**$ 9,046.86**	**$ 9,264.87**	**$ 9,426.64**	**$ 9,409.55**	**$ 12,178.29**	**$ 11,707.59**	**$ 11,340.33**	**$ 17,729.28**	
On Peak Charges													
Distribution Charge	$ 929.62	$ 839.71	$ 806.09	$ 853.12	$ 916.10	$ 922.64	$ 807.64	$ 828.04	$ 776.99	$ 789.51	$ 824.84	$ 662.71	
Transition Charge	$ 578.53	$ 517.42	$ 496.70	$ 525.68	$ 564.48	$ 575.71	$ 613.59	$ 629.09	$ 590.30	$ 599.89	$ 628.87	$ 503.54	
Renewable Energy	$ 54.27	$ 48.54	$ 46.60	$ 49.31	$ 52.95	$ 53.80	$ 54.20	$ 55.57	$ 52.15	$ 52.99	$ 55.36	$ 44.33	
Energy Conservation	$ 271.36	$ 242.69	$ 232.98	$ 246.57	$ 264.77	$ 268.99	$ 271.02	$ 277.87	$ 260.74	$ 264.94	$ 276.79	$ 221.63	
Off Peak Charges													
Distribution Charge	$ 2,323.20	$ 1,968.08	$ 1,859.84	$ 1,292.08	$ 1,224.78	$ 1,393.48	$ 1,098.82	$ 1,108.96	$ 1,148.83	$ 1,019.35	$ 1,148.66	$ 1,594.89	
Transition Charge	$ 1,445.81	$ 1,212.70	$ 1,146.00	$ 796.16	$ 754.69	$ 869.51	$ 834.80	$ 842.51	$ 872.81	$ 774.53	$ 875.76	$ 1,211.82	
Renewable Energy	$ 135.63	$ 113.76	$ 107.51	$ 74.69	$ 70.80	$ 81.25	$ 73.75	$ 74.43	$ 77.10	$ 68.41	$ 77.09	$ 106.67	
Energy Conservation	$ 678.15	$ 568.81	$ 537.53	$ 373.43	$ 353.98	$ 406.26	$ 368.73	$ 372.14	$ 385.52	$ 342.06	$ 385.46	$ 533.37	
Total KWH Charges (on and off peak)	**$ 6,416.56**	**$ 5,511.71**	**$ 5,233.24**	**$ 4,211.04**	**$ 4,202.55**	**$ 4,571.63**	**$ 4,122.55**	**$ 4,188.60**	**$ 4,164.44**	**$ 3,911.67**	**$ 4,272.84**	**$ 4,878.96**	**Lindemann**
Total Delivery (Nstar)	**$ 24,864.53**	**$ 23,011.95**	**$ 23,115.32**	**$ 16,512.86**	**$ 13,416.07**	**$ 14,003.18**	**$ 13,715.86**	**$ 13,764.83**	**$ 16,509.40**	**$ 15,785.94**	**$ 15,779.83**	**$ 22,774.91**	**$ 213,254.68**
					Supply Charges								
Electricity contract rate	**$ 0.09027**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**** rate last FY was 0.09027**
Total Supply (Direct Energy)	**$ 34,284.55**	**$ 25,838.16**	**$ 24,532.72**	**$ 19,740.80**	**$ 19,701.00**	**$ 21,499.96**	**$ 20,369.64**	**$ 20,696.00**	**$ 20,576.60**	**$ 19,326.88**	**$ 21,086.04**	**$ 24,039.20**	**$ 271,691.55**
Electric Charges (Delivery and Supply)	**$ 59,149.08**	**$ 48,850.11**	**$ 47,648.04**	**$ 36,253.66**	**$ 33,117.07**	**$ 35,503.14**	**$ 34,085.50**	**$ 34,460.83**	**$ 37,086.00**	**$ 35,112.82**	**$ 36,865.87**	**$ 46,814.11**	**$ 484,946.23**
Direct Energy Actual Amt	**$ 34,284.55**	**$ 25,838.16**	**$ 24,532.72**	**$ 19,740.80**	**$ 19,701.00**	**$ 21,499.96**	**$ 20,369.64**	**$ 20,696.00**	**$ 20,576.60**	**$ 19,326.88**	**$ 21,086.04**	**$ 24,039.20**	

new account #1055046

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 26154601004 McCormack	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total kwh (July to June)
Kwh Usage - On peak	687,038	607,138	576,944	646,908	623,585	616,310	614,963	631,416	625,178	630,481	632,227	544,588	**7,436,776**
Kwh Usage - Off peak	1,019,282	849,742	738,496	519,572	514,575	629,450	630,477	622,744	649,462	569,839	555,053	936,772	**8,235,464**
KW Demand	3,733.2	3,557.5	3,566.6	3,296.9	2,656.1	2,656.1	2,655.8	2,636.9	3,077.3	3,130.3	3,020.4	3,578.4	
					Delivery Charges								
Customer Charge	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	
Demand (kW) Charges													
Distribution Charge	$ 73,656.04	$ 70,189.48	$ 70,369.02	$ 38,027.66	$ 29,934.25	$ 29,982.39	$ 30,701.05	$ 30,482.56	$ 35,573.59	$ 36,177.92	$ 34,674.19	$ 71,317.51	
Transition Charge	$ 6,197.11	$ 5,905.45	$ 5,920.56	$ 5,472.85	$ 4,409.13	$ 4,409.13	$ 4,408.63	$ 4,377.25	$ 5,108.32	$ 5,196.30	$ 5,013.86	$ 5,940.14	
Transmission Charge	$ 22,697.86	$ 21,629.60	$ 21,684.93	$ 20,045.15	$ 16,149.09	$ 16,097.63	$ 15,323.97	$ 15,214.91	$ 17,756.02	$ 18,061.83	$ 17,427.71	$ 20,647.37	
Total Demand Charge	**$ 102,551.00**	**$ 97,724.53**	**$ 97,974.50**	**$ 63,545.67**	**$ 50,492.46**	**$ 50,489.14**	**$ 50,433.64**	**$ 50,074.73**	**$ 58,437.93**	**$ 59,436.05**	**$ 57,115.76**	**$ 97,905.02**	
On Peak Charges													
Distribution Charge	$ 5,884.17	$ 5,251.74	$ 4,990.57	$ 5,595.75	$ 5,394.01	$ 5,284.86	$ 4,581.47	$ 4,704.05	$ 4,657.58	$ 4,697.08	$ 4,710.09	$ 4,071.06	
Transition Charge	$ 3,661.91	$ 3,236.05	$ 3,075.11	$ 3,448.02	$ 3,323.71	$ 3,297.64	$ 3,480.69	$ 3,573.81	$ 3,538.51	$ 3,568.94	$ 3,591.05	$ 3,093.26	
Renewable Energy	$ 343.52	$ 303.57	$ 288.47	$ 323.45	$ 311.79	$ 308.16	$ 307.48	$ 315.71	$ 312.59	$ 315.24	$ 316.11	$ 272.29	
Energy Conservation	$ 1,717.60	$ 1,517.85	$ 1,442.36	$ 1,617.27	$ 1,558.96	$ 1,540.78	$ 1,537.41	$ 1,578.54	$ 1,562.95	$ 1,576.20	$ 1,580.57	$ 1,361.47	
Off Peak Charges													
Distribution Charge	$ 8,729.68	$ 7,350.27	$ 6,387.99	$ 4,494.30	$ 4,451.07	$ 5,397.53	$ 4,697.05	$ 4,639.44	$ 4,838.49	$ 4,245.30	$ 4,135.14	$ 7,002.82	
Transition Charge	$ 5,432.77	$ 4,529.12	$ 3,936.18	$ 2,769.32	$ 2,742.68	$ 3,367.95	$ 3,568.50	$ 3,524.73	$ 3,675.95	$ 3,225.67	$ 3,152.70	$ 5,320.86	
Renewable Energy	$ 509.64	$ 424.87	$ 369.25	$ 259.79	$ 257.29	$ 314.73	$ 315.24	$ 311.37	$ 324.73	$ 284.92	$ 277.53	$ 468.39	
Energy Conservation	$ 2,548.21	$ 2,124.36	$ 1,846.24	$ 1,298.93	$ 1,286.44	$ 1,573.63	$ 1,576.19	$ 1,556.86	$ 1,623.66	$ 1,424.60	$ 1,387.63	$ 2,341.93	
Total KWH Charges (on and off peak)	**$ 28,827.50**	**$ 24,737.83**	**$ 22,336.17**	**$ 19,806.83**	**$ 19,325.96**	**$ 21,085.26**	**$ 20,064.04**	**$ 20,204.52**	**$ 20,534.45**	**$ 19,337.95**	**$ 19,150.83**	**$ 23,932.08**	**McCormack**
Total Delivery (Nstar)	**$ 131,753.08**	**$ 122,836.93**	**$ 120,685.25**	**$ 83,727.08**	**$ 70,192.99**	**$ 71,949.00**	**$ 70,872.25**	**$ 70,653.82**	**$ 79,346.95**	**$ 79,148.57**	**$ 76,641.15**	**$ 122,211.67**	**$ 1,100,018.74**
					Supply Charges								
Electricity contract rate	**$ 0.09027**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**$ 0.07960**	**** rate last FY was 0.09027**
Total Supply (Direct Energy)	**$ 154,029.51**	**$ 115,967.65**	**$ 104,709.02**	**$ 92,851.81**	**$ 90,597.54**	**$ 99,162.50**	**$ 99,137.02**	**$ 99,831.14**	**$ 101,461.34**	**$ 95,545.47**	**$ 94,507.49**	**$ 117,916.26**	**$ 1,265,716.74**
Electric Charges (Delivery and Supply)	**$ 285,782.59**	**$ 238,804.58**	**$ 225,394.28**	**$ 176,578.89**	**$ 160,790.52**	**$ 171,111.50**	**$ 170,009.27**	**$ 170,484.95**	**$ 180,808.29**	**$ 174,694.04**	**$ 171,148.64**	**$ 240,127.92**	**$ 2,365,735.48**
Direct Energy Actual Amt	**$ 154,029.51**	**$ 115,967.65**	**$ 104,709.02**	**$ 92,851.81**	**$ 90,597.54**	**$ 99,162.50**	**$ 99,137.02**	**$ 99,831.14**	**$ 101,461.34**	**$ 95,545.47**	**$ 94,507.49**	**$ 117,916.26**	

new account #1055060

Appendix D.3

2013 Electric Bills

BSOB July 2012 to June 2013 Electric Cost Estimate

Total Electric Cost (6 accts) $ 3,533,472.27 **Total Delivery Cost (6 accts)** $ 1,789,635.19 **Total Supply Cost (6 accts)** $ 1,743,837.08

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 25964501008 Hurley Bldg	**Jul-12**	**Aug-12**	**Sep-12**	**Oct-12**	**Nov-12**	**Dec-12**	**Jan-13**	**Feb-13**	**Mar-13**	**Apr-13**	**May-13**	**Jun-13**	**Total kwh (July to June)**	
Kwh Usage - On peak	232,213	229,751	224,085	267,928	269,128	260,589	262,767	274,583	277,234	278,632	303,195	227,221	**3,107,326**	**7,693,800**
Kwh Usage - Off peak	472,587	456,749	441,115	295,072	340,172	360,611	319,333	382,717	331,666	349,368	378,305	458,779	**4,586,474**	
KW Demand	1,375.7	1,374.7	1,241	1,215	1,090	1,100	1,105	1,098.2	1,099	1,187	1,326.7	1,325		
Delivery Charges														
Customer Charge	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.58	$ 374.57	$ 374.57	$ 374.57	$ 374.57		
Demand (kW) Charges														
Distribution Charge	$ 27,417.70	$ 27,397.77	$ 24,739.11	$ 13,952.79	$ 12,508.61	$ 12,628.58	$ 12,630.15	$ 12,552.43	$ 12,563.86	$ 13,562.84	$ 15,864.85	$ 26,337.02		
Transition Charge	$ 2,283.66	$ 2,282.00	$ 2,060.56	$ 2,017.56	$ 1,808.74	$ 1,826.33	$ 1,834.30	$ 1,823.01	$ 1,824.67	$ 1,969.76	$ 2,202.32	$ 2,199.17		
Transmission Charge	$ 7,937.79	$ 7,932.02	$ 7,162.30	$ 7,012.86	$ 6,286.99	$ 6,393.19	$ 7,823.40	$ 7,775.26	$ 7,782.34	$ 8,401.13	$ 9,393.04	$ 9,379.58		
Total Demand Charge	**$ 37,639.15**	**$ 37,611.79**	**$ 33,961.97**	**$ 22,983.21**	**$ 20,604.34**	**$ 20,848.10**	**$ 22,287.85**	**$ 22,150.69**	**$ 22,170.86**	**$ 23,933.72**	**$ 27,460.21**	**$ 37,915.78**		
On Peak Charges														
Distribution Charge	$ 1,913.44	$ 1,900.04	$ 1,853.18	$ 2,215.76	$ 2,225.69	$ 2,159.38	$ 2,312.35	$ 2,416.33	$ 2,439.66	$ 2,452.70	$ 2,692.37	$ 1,993.43		
Transition Charge	$ 1,318.97	$ 1,304.99	$ 1,272.80	$ 1,521.83	$ 1,528.65	$ 1,471.77	$ 1,221.87	$ 817.92	$ 1,289.14	$ 1,295.64	$ 1,409.86	$ 1,056.58		
Renewable Energy	$ 116.11	$ 114.88	$ 112.04	$ 133.96	$ 134.56	$ 130.29	$ 131.38	$ 137.29	$ 138.62	$ 139.32	$ 151.60	$ 113.61		
Energy Conservation	$ 580.53	$ 574.38	$ 560.21	$ 669.82	$ 672.82	$ 651.47	$ 656.92	$ 686.46	$ 693.09	$ 696.58	$ 757.99	$ 568.05		
Off Peak Charges														
Distribution Charge	$ 3,894.12	$ 3,777.31	$ 3,648.02	$ 2,440.25	$ 2,813.22	$ 2,988.22	$ 2,810.13	$ 3,367.91	$ 2,918.66	$ 3,075.37	$ 3,359.35	$ 4,024.91		
Transition Charge	$ 2,684.29	$ 2,594.33	$ 2,505.53	$ 1,676.01	$ 1,932.18	$ 2,036.66	$ 1,484.90	$ 1,140.01	$ 1,542.25	$ 1,624.56	$ 1,759.12	$ 2,133.32		
Renewable Energy	$ 236.29	$ 228.37	$ 220.56	$ 147.54	$ 170.09	$ 180.31	$ 159.67	$ 191.36	$ 165.83	$ 174.68	$ 189.15	$ 229.39		
Energy Conservation	$ 1,181.47	$ 1,141.87	$ 1,102.79	$ 737.68	$ 850.43	$ 901.53	$ 798.33	$ 956.79	$ 829.17	$ 873.42	$ 945.76	$ 1,146.95		
Total KWH Charges (on and off peak)	**$ 11,925.22**	**$ 11,636.18**	**$ 11,275.14**	**$ 9,542.85**	**$ 10,327.64**	**$ 10,519.63**	**$ 9,575.55**	**$ 9,714.07**	**$ 10,016.41**	**$ 10,332.28**	**$ 11,265.20**	**$ 11,266.24**		
Total Delivery	**$ 49,938.94**	**$ 49,622.54**	**$ 45,611.67**	**$ 32,900.63**	**$ 31,306.55**	**$ 31,742.30**	**$ 32,237.97**	**$ 32,239.35**	**$ 32,561.86**	**$ 34,640.58**	**$ 39,100.02**	**$ 49,556.59**	**$ 461,458.99**	
Supply Charges														
Electricity contract rate	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**		
Total Supply	**$ 44,331.92**	**$ 43,180.85**	**$ 41,841.08**	**$ 35,412.70**	**$ 38,324.97**	**$ 39,073.48**	**$ 36,614.09**	**$ 41,344.17**	**$ 38,299.81**	**$ 39,501.20**	**$ 42,866.35**	**$ 43,149.40**	**$ 483,940.02**	
Electric Charges (Delivery and Supply)	**$ 94,270.86**	**$ 92,803.39**	**$ 87,452.75**	**$ 68,313.33**	**$ 69,631.52**	**$ 70,815.78**	**$ 68,852.06**	**$ 73,583.52**	**$ 70,861.67**	**$ 74,141.78**	**$ 81,966.37**	**$ 92,705.99**	**$ 945,399.01**	

Direct Energy acct #1055045

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 25964541004 Lindeman	**Jul-12**	**Aug-12**	**Sep-12**	**Oct-12**	**Nov-12**	**Dec-12**	**Jan-13**	**Feb-13**	**Mar-13**	**Apr-13**	**May-13**	**Jun-13**	**Total kwh (July to June)**	
Kwh Usage - On peak	102,683	109,775	84,624	95,588	106,379	101,271	104,731	107,618	106,196	97,258	111,437	91,983	**1,219,543**	
Kwh Usage - Off peak	262,917	268,525	217,076	137,212	159,021	174,829	150,569	169,682	144,104	143,542	163,263	204,917	**2,195,657**	
KW Demand	686.8	668.3	677.1	633.2	522.7	493.2	514.4	514.2	495.1	474.0	639.1	653.0		
Delivery Charges														
Customer Charge	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.67	$ 166.68	$ 166.67	$ 166.67	$ 166.67	$ 166.67		
Demand (kW) Charges														
Distribution Charge	$ 13,687.92	$ 13,319.22	$ 13,494.60	$ 7,269.14	$ 6,000.60	$ 5,661.17	$ 5,879.59	$ 5,877.32	$ 5,658.99	$ 5,417.82	$ 7,642.43	$ 12,981.64		
Transition Charge	$ 1,140.09	$ 1,109.38	$ 1,123.99	$ 1,051.11	$ 867.68	$ 818.71	$ 853.90	$ 853.57	$ 821.87	$ 786.84	$ 1,060.91	$ 1,083.98		
Transmission Charge	$ 3,962.84	$ 3,856.09	$ 3,906.87	$ 3,653.56	$ 3,015.98	$ 2,865.95	$ 3,641.95	$ 3,640.54	$ 3,505.31	$ 3,355.92	$ 4,524.83	$ 4,623.24		
Total Demand Charge	**$ 18,790.85**	**$ 18,284.69**	**$ 18,525.46**	**$ 11,973.81**	**$ 9,884.26**	**$ 9,345.83**	**$ 10,375.45**	**$ 10,371.43**	**$ 9,986.17**	**$ 9,560.58**	**$ 13,228.16**	**$ 18,688.86**		
On Peak Charges														
Distribution Charge	$ 846.11	$ 907.84	$ 699.84	$ 790.51	$ 879.75	$ 839.19	$ 921.63	$ 947.04	$ 934.52	$ 856.13	$ 989.56	$ 806.97		
Transition Charge	$ 583.24	$ 623.52	$ 480.66	$ 542.94	$ 604.23	$ 571.96	$ 487.00	$ 320.56	$ 493.81	$ 452.25	$ 518.18	$ 427.72		
Renewable Energy	$ 51.34	$ 54.89	$ 42.31	$ 47.79	$ 53.19	$ 50.64	$ 52.37	$ 53.81	$ 53.10	$ 48.63	$ 55.72	$ 45.99		
Energy Conservation	$ 256.71	$ 274.44	$ 211.56	$ 238.97	$ 265.95	$ 253.18	$ 261.83	$ 269.05	$ 265.49	$ 243.15	$ 278.59	$ 229.96		
Off Peak Charges														
Distribution Charge	$ 2,166.44	$ 2,220.70	$ 1,795.22	$ 1,134.74	$ 1,315.10	$ 1,448.74	$ 1,325.01	$ 1,493.20	$ 1,268.12	$ 1,263.55	$ 1,449.78	$ 1,797.75		
Transition Charge	$ 1,493.37	$ 1,525.22	$ 1,232.99	$ 779.36	$ 903.24	$ 987.40	$ 700.15	$ 505.44	$ 670.08	$ 667.47	$ 759.17	$ 952.86		
Renewable Energy	$ 131.46	$ 134.26	$ 108.54	$ 68.61	$ 79.51	$ 87.41	$ 75.28	$ 84.84	$ 72.05	$ 71.77	$ 81.63	$ 102.46		
Energy Conservation	$ 657.29	$ 671.31	$ 542.69	$ 343.03	$ 397.55	$ 437.07	$ 376.42	$ 424.21	$ 360.26	$ 358.86	$ 408.16	$ 512.29		
Total KWH Charges (on and off peak)	**$ 6,185.95**	**$ 6,412.19**	**$ 5,113.82**	**$ 3,945.96**	**$ 4,498.53**	**$ 4,675.59**	**$ 4,199.69**	**$ 4,098.14**	**$ 4,117.44**	**$ 3,961.80**	**$ 4,540.79**	**$ 4,876.00**		
Total Delivery	**$ 25,143.48**	**$ 24,863.54**	**$ 23,805.94**	**$ 16,086.44**	**$ 14,549.45**	**$ 14,188.09**	**$ 14,741.80**	**$ 14,636.25**	**$ 14,270.27**	**$ 13,689.08**	**$ 17,935.63**	**$ 23,731.53**	**$ 217,641.51**	
Supply Charges														
Electricity contract rate	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**		
Total Supply	**$ 22,996.24**	**$ 23,795.07**	**$ 18,976.93**	**$ 14,643.12**	**$ 16,693.66**	**$ 17,366.69**	**$ 16,058.37**	**$ 17,442.17**	**$ 15,743.87**	**$ 15,146.32**	**$ 17,278.63**	**$ 18,675.01**	**$ 214,816.08**	
Electric Charges (Delivery and Supply)	**$ 48,139.72**	**$ 48,658.61**	**$ 42,782.87**	**$ 30,729.56**	**$ 31,243.11**	**$ 31,554.78**	**$ 30,800.17**	**$ 32,078.42**	**$ 30,014.14**	**$ 28,835.40**	**$ 35,214.26**	**$ 42,406.54**	**$ 432,457.59**	

Direct Energy acct #1055046

Usage Info. (taken from previous year historicals)

NStar NEMA B7 Account# 26154601004 McCormack	**Jul-12**	**Aug-12**	**Sep-12**	**Oct-12**	**Nov-12**	**Dec-12**	**Jan-13**	**Feb-13**	**Mar-13**	**Apr-13**	**May-13**	**Jun-13**	**Total kwh (July to June)**
Kwh Usage - On peak	581,014	588,897	522,046	608,780	612,122	589,443	604,754	649,485	909,596	625,708	675,945	552,396	**7,520,186**
Kwh Usage - Off peak	1,094,986	1,113,103	1,031,314	629,060	655,558	706,637	632,526	718,435	277,044	619,332	703,015	913,764	**9,094,774**
KW Demand	3,562.6	3,444.2	3,260.2	2,895.4	2,658.2	2,635.4	2,749.7	2,691.1	2,680.6	2,911.0	3,413.3	3,547.7	
					Delivery Charges								
Customer Charge	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	$ 374.57	
Demand (kW) Charges													
Distribution Charge	$ 71,002.62	$ 68,642.91	$ 64,975.79	$ 33,239.19	$ 30,516.14	$ 30,250.27	$ 31,429.07	$ 30,759.27	$ 30,639.26	$ 33,272.73	$ 40,816.67	$ 70,528.28	
Transition Charge	$ 5,913.92	$ 5,717.37	$ 5,411.93	$ 4,806.36	$ 4,412.61	$ 4,374.76	$ 4,564.50	$ 4,467.23	$ 4,449.80	$ 4,832.26	$ 5,666.08	$ 5,889.18	
Transmission Charge	$ 20,556.20	$ 19,873.03	$ 18,811.35	$ 16,706.46	$ 15,337.81	$ 15,314.14	$ 19,467.88	$ 19,052.99	$ 18,978.65	$ 20,609.88	$ 24,166.16	$ 25,117.72	
Total Demand Charge	**$ 97,472.74**	**$ 94,233.31**	**$ 89,199.07**	**$ 54,752.01**	**$ 50,266.56**	**$ 49,939.17**	**$ 55,461.45**	**$ 54,279.49**	**$ 54,067.70**	**$ 58,714.87**	**$ 70,648.91**	**$ 101,535.17**	
On Peak Charges													
Distribution Charge	$ 4,787.56	$ 4,870.18	$ 4,317.32	$ 5,034.61	$ 5,062.25	$ 4,884.46	$ 5,321.84	$ 5,715.47	$ 8,004.44	$ 5,507.90	$ 6,002.39	$ 4,846.23	
Transition Charge	$ 3,300.16	$ 3,344.93	$ 2,965.22	$ 3,457.87	$ 3,476.85	$ 3,329.06	$ 2,812.11	$ 1,967.55	$ 4,229.62	$ 2,909.54	$ 3,143.14	$ 2,568.64	
Renewable Energy	$ 290.51	$ 294.45	$ 261.02	$ 304.39	$ 306.06	$ 294.72	$ 302.38	$ 324.74	$ 454.80	$ 312.85	$ 337.97	$ 276.20	
Energy Conservation	$ 1,452.54	$ 1,472.24	$ 1,305.12	$ 1,521.95	$ 1,530.31	$ 1,473.61	$ 1,511.89	$ 1,623.71	$ 2,273.99	$ 1,564.27	$ 1,689.86	$ 1,380.99	
Off Peak Charges													
Distribution Charge	$ 9,022.68	$ 9,205.36	$ 8,528.97	$ 5,202.33	$ 5,421.46	$ 5,855.60	$ 5,566.23	$ 6,322.23	$ 2,437.99	$ 5,451.77	$ 6,242.77	$ 8,016.54	
Transition Charge	$ 6,219.52	$ 6,322.43	$ 5,857.86	$ 3,573.06	$ 3,723.57	$ 3,990.95	$ 2,941.25	$ 2,176.43	$ 1,288.25	$ 2,879.89	$ 3,269.02	$ 4,249.00	
Renewable Energy	$ 547.49	$ 556.55	$ 515.66	$ 314.53	$ 327.78	$ 353.32	$ 316.26	$ 359.22	$ 138.52	$ 309.67	$ 351.51	$ 456.88	
Energy Conservation	$ 2,737.47	$ 2,782.76	$ 2,578.29	$ 1,572.65	$ 1,638.90	$ 1,766.59	$ 1,581.32	$ 1,796.09	$ 692.61	$ 1,548.33	$ 1,757.54	$ 2,284.41	
Total KWH Charges (on and off peak)	**$ 28,357.92**	**$ 28,848.90**	**$ 26,329.45**	**$ 20,981.39**	**$ 21,487.18**	**$ 21,948.30**	**$ 20,353.26**	**$ 20,285.43**	**$ 19,520.23**	**$ 20,484.23**	**$ 22,794.21**	**$ 24,078.89**	
Total Delivery	**$ 126,205.24**	**$ 123,456.78**	**$ 115,903.10**	**$ 76,107.97**	**$ 72,128.31**	**$ 72,262.05**	**$ 76,189.28**	**$ 74,939.48**	**$ 73,962.50**	**$ 79,573.66**	**$ 93,817.69**	**$ 125,988.64**	**$ 1,110,534.69**
					Supply Charges								
Electricity contract rate	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	**$ 0.06290**	
Total Supply	**$ 105,420.40**	**$ 107,055.80**	**$ 97,706.34**	**$ 77,860.14**	**$ 79,737.07**	**$ 81,523.43**	**$ 77,824.91**	**$ 86,042.17**	**$ 74,639.66**	**$ 78,313.02**	**$ 86,736.58**	**$ 92,221.46**	**$ 1,045,080.98**
Electric Charges (Delivery and Supply)	**$ 231,625.64**	**$ 230,512.58**	**$ 213,609.45**	**$ 153,968.11**	**$ 151,865.38**	**$ 153,785.48**	**$ 154,014.19**	**$ 160,981.65**	**$ 148,602.16**	**$ 157,886.68**	**$ 180,554.27**	**$ 218,210.10**	**$ 2,155,615.67**

Direct Energy acct #1055060

JACOBS

Appendix D.4

2011 Gas Bills

Commonwealth of Massachusetts, Bureau of State Office Buildings

National Grid (formerly Keyspan) Natural Gas Accounts Cost Estimate for 7-2010 TO 6-2011 with Blend and Extend rate $9.449

Total All Accts	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Totals
Estimated therms	**48,656**	**49,022**	**32,479**	**28,385**	**81,341**	**137,620**	**113,655**	**142,958**	**96,633**	**56,498**	**25,416**	**36,187**	**848,850.00**
Hess Contract Supply Cost	$ 53,409.76	$ 46,320.83	$ 30,689.41	$ 26,820.99	$ 76,859.11	$ 130,037.14	$ 107,392.42	$ 135,081.20	$ 91,308.52	$ 53,384.96	$ 24,015.58	$ 34,193.10	**809,513.01**
National Grid Delivery Cost	$ 13,502.38	$ 13,834.29	$ 9,561.97	$ 9,190.32	$ 32,201.30	$ 54,054.69	$ 43,012.17	$ 56,633.45	$ 38,102.14	$ 23,081.51	$ 10,662.01	$ 13,818.04	**317,654.27**
Total Cost	$ 66,912.14	$ 60,155.12	$ 40,251.37	$ 36,011.31	$ 109,060.41	$ 184,091.83	$ 150,404.59	$ 191,714.65	$ 129,410.66	$ 76,466.47	$ 34,677.59	$ 48,011.14	1,127,167.29

Acct. 5133014641 G42T — **John W. McCormack**

Month	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Totals
Min. Customer Charge	$ 47.16	$ 61.13	$ 48.91	$ 49.34	$ 36.65	$ 45.81	$ 36.71	$ 35.40	$ 45.88	$ 39.33	$ 41.95	$ 39.33	
Therms Charge	$ 579.59	$ 766.13	$ 2,685.62	$ 3,566.46	$ 15,487.61	$ 26,571.64	$ 20,190.71	$ 29,091.71	$ 17,438.99	$ 9,955.53	$ 4,870.37	$ 3,025.22	
Distribution Adjustment	$ 193.11	$ 255.27	$ 894.82	$ 1,131.28	$ 4,176.24	$ 7,163.14	$ 5,443.19	$ 7,840.84	$ 4,702.94	$ 2,907.19	$ 2,376.10	$ 1,476.45	
National Grid Delivery Total	**$ 819.86**	**$ 1,082.53**	**$ 3,629.35**	**$ 4,747.09**	**$ 19,700.50**	**$ 33,780.59**	**$ 25,670.61**	**$ 36,967.95**	**$ 22,187.81**	**$ 12,902.05**	**$ 7,288.42**	**$ 4,541.01**	**173,317.75**
# of days	27	35	28	29	28	35	28	27	35	30	32	30	
Estimated therms	*2,495*	*3,298*	*11,561*	*14,001*	*41,596*	*71,346*	*54,215*	78,096	46,842	28,116	19,621	12,192	383,379.00
Hess Basis Rate	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	
Hess NYMEX Rate	0.8450	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	
Hess Total Supply rate	$ 1.0977	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	
Hess Contract Supply Total	**$ 2,738.76**	**$ 3,116.28**	**$ 10,923.99**	**$ 13,229.54**	**$ 39,304.06**	**$ 67,414.84**	**$ 51,227.75**	**$ 73,792.91**	**$ 44,261.01**	**$ 26,566.81**	**$ 18,539.88**	**$ 11,520.22**	**362,636.05**
Total Cost	**$ 3,558.62**	**$ 4,198.81**	**$ 14,553.34**	**$ 17,976.64**	**$ 59,004.56**	**$ 101,195.43**	**$ 76,898.36**	**$ 110,760.86**	**$ 66,448.82**	**$ 39,468.86**	**$ 25,828.30**	**$ 16,061.23**	**535,953.81**
Hess Actual	**$ 2,716.26**	**$ 3,155.78**	**$ 11,062.23**	**$ 13,396.98**	**$ 39,801.64**	**$ 68,268.27**	**$ 51,876.24**	**$ 74,726.94**	**$ 44,821.24**	**$ 26,903.10**	**$ 18,774.50**	**$ 11,666.02**	

Acct. 5133023060 G44T — **25 Staniford Street, Erich Lindimann Mental Healt**

Month	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Totals
Min. Customer Charge	$ 571.41	$ 650.27	$ 453.18	$ 655.22	$ 413.74	$ 517.12	$ 413.80	$ 399.00	$ 517.19	$ 443.28	$ 472.86	$ 428.52	
MDCQ Charge	$ 427.84	$ 487.57	$ 339.89	$ 785.83	$ 2,494.84	$ 3,121.30	$ 2,494.84	$ 2,406.92	$ 3,121.30	$ 2,264.03	$ 659.42	$ 598.36	
Distribution Adjustment	$ 118.89	$ 135.29	$ 168.58	$ 487.22	$ 1,836.92	$ 2,775.06	$ 2,663.11	$ 2,487.51	$ 2,197.15	$ 1,126.32	$ -	$ 188.92	
National Grid Delivery Total	**$ 1,118.14**	**$ 1,273.12**	**$ 961.65**	**$ 1,928.27**	**$ 4,745.50**	**$ 6,413.48**	**$ 5,571.75**	**$ 5,293.43**	**$ 5,835.64**	**$ 3,833.63**	**$ 1,132.28**	**$ 1,215.80**	**39,322.70**
# of days	29	33	23	34	28	35	28	27	35	30	32	29	
Estimated therms	1,536	1,748	2,178	6,015	18,296	27,640	26,525	24,776	21,884	10,914	0	1,560	143,072.00
Hess Basis Rate	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	
Hess NYMEX Rate	0.8450	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	
Hess Total Supply rate	$ 1.0977	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	
Hess Contract Supply Total	**$ 1,686.14**	**$ 1,651.62**	**$ 2,057.99**	**$ 5,683.57**	**$ 17,287.89**	**$ 26,117.04**	**$ 25,063.47**	**$ 23,410.84**	**$ 20,678.19**	**$ 10,312.64**	**$ -**	**$ 1,474.04**	**135,423.44**
Total Cost	**$ 2,804.28**	**$ 2,924.75**	**$ 3,019.64**	**$ 7,611.85**	**$ 22,033.39**	**$ 32,530.51**	**$ 30,635.22**	**$ 28,704.27**	**$ 26,513.84**	**$ 14,146.27**	**$ 1,132.28**	**$ 2,689.84**	**174,746.15**
Hess Actual	**$ 1,607.83**	**$ 1,829.59**	**$ 2,084.07**	**$ 5,755.48**	**$ 17,506.73**	**$ 26,447.66**	**$ 25,380.68**	**$ 23,707.16**	**$ 20,939.93**	**$ 10,443.22**	**$ -**	**$ 1,492.66**	

Acct. 5133024070 G53T — **19 Staniford Street Hurley 1**

Month	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Totals		
Min. Customer Charge	$ 132.66	$ 171.96	$ 113.00	$ 162.35	$ 93.58	$ 116.98	$ 93.65	$ 90.30	$ 117.04	$ 93.65	$ 113.71	$ 96.98			
Therms Charge	$ 6,619.22	$ 6,322.12	$ 2,933.57	$ 1,462.71	$ 5,374.49	$ 9,498.39	$ 7,866.84	$ 9,709.35	$ 6,974.49	$ 4,337.56	$ 1,288.96	$ 4,777.76			
Distribution Adjustment	$ 2,914.26	$ 2,783.46	$ 1,291.57	$ 636.47	$ 2,133.80	$ 3,764.50	$ 3,117.42	$ 3,844.12	$ 2,768.43	$ 1,798.64	$ 686.76	$ 2,511.61		Hurley 1 delivery	
National Grid Delivery Total	**$ 9,666.15**	**$ 9,277.54**	**$ 4,338.15**	**$ 2,261.53**	**$ 7,601.87**	**$ 13,379.86**	**$ 11,077.92**	**$ 13,643.77**	**$ 9,859.95**	**$ 6,229.85**	**$ 2,089.43**	**$ 7,386.35**	**96,812.36**	EOL	$ 79,328.05
# of days	27	35	23	34	28	35	28	27	35	28	34	29		BSB	$ 17,484.31
Estimated therms	37,652	35,962	16,687	8,016	21,253	37,495	31,050	38,288	27,574	17,395	5,671	20,740	297,783.00		
Hess Basis Rate	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527			
Hess NYMEX Rate	0.8450	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922			
Hess Total Supply rate	$ 1.0977	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449		Hurley 1 supply	
Hess Contract Supply Total	**$ 41,330.60**	**$ 33,980.49**	**$ 15,767.55**	**$ 7,574.32**	**$ 20,081.96**	**$ 35,429.03**	**$ 29,339.15**	**$ 36,178.33**	**$ 26,054.67**	**$ 16,436.54**	**$ 5,358.53**	**$ 19,597.23**	**287,128.38**	EOL	$ 235,273.00
Total Cost	**$ 50,996.75**	**$ 43,258.03**	**$ 20,105.69**	**$ 9,835.84**	**$ 27,683.82**	**$ 48,808.89**	**$ 40,417.07**	**$ 49,822.10**	**$ 35,914.62**	**$ 22,666.38**	**$ 7,447.96**	**$ 26,983.58**	**383,940.74**	BSB	$ 51,855.39
Hess Actual	**$ 40,990.65**	**$ 34,410.61**	**$ 15,967.11**	**$ 7,670.14**	**$ 20,336.14**	**$ 35,877.48**	**$ 29,710.49**	**$ 36,636.23**	**$ 26,384.44**	**$ 16,644.60**	**$ 5,426.28**	**$ 19,845.36**			

Acct. 5133024550 G53T	19 Staniford Street Hurley 2												
Month	**Jul-10**	**Aug-10**	**Sep-10**	**Oct-10**	**Nov-10**	**Dec-10**	**Jan-11**	**Feb-11**	**Mar-11**	**Apr-11**	**May-11**	**Jun-11**	**Totals**
Min. Customer Charge	$ 132.66	$ 171.96	$ 113.00	$ 162.35	$ 93.58	$ 116.98	$ 93.65	$ 90.30	$ 117.04	$ 93.65	$ 113.71	$ 96.98	
Therms Charge	$ 1,225.85	$ 1,408.86	$ 360.92	$ 63.05	$ 40.18	$ 249.42	$ 411.02	$ 457.46	$ 68.27	$ 14.78	$ 23.15	$ 372.65	
Distribution Adjustment	$ 539.71	$ 620.28	$ 158.90	$ 28.03	$ 19.68	$ 114.36	$ 187.23	$ 180.54	$ 33.43	$ 7.55	$ 15.02	$ 205.26	
National Grid Delivery Total	**$ 1,898.22**	**$ 2,201.10**	**$ 632.82**	**$ 253.43**	**$ 153.44**	**$ 480.76**	**$ 691.89**	**$ 728.30**	**$ 218.74**	**$ 115.98**	**$ 151.88**	**$ 674.89**	**8,201.46**
# of days	27	35	23	34	28	35	28	27	35	28	34	29	
Estimated therms	6,973	8,014	2,053	353	196	1,139	1,865	1,798	333	73	124	1,695	24,616.00
Hess Basis Rate	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	
Hess NYMEX Rate	0.8450	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	
Hess Total Supply rate	$ 1.0977	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	$ 0.9449	
Hess Contract Supply Total	**$ 7,654.26**	**$ 7,572.43**	**$ 1,939.88**	**$ 333.55**	**$ 185.20**	**$ 1,076.24**	**$ 1,762.05**	**$ 1,699.12**	**$ 314.65**	**$ 68.98**	**$ 117.17**	**$ 1,601.61**	**24,325.13**
Total Cost	**$ 9,552.48**	**$ 9,773.53**	**$ 2,572.70**	**$ 586.98**	**$ 338.64**	**$ 1,557.01**	**$ 2,453.94**	**$ 2,427.42**	**$ 533.39**	**$ 184.96**	**$ 269.05**	**$ 2,276.49**	**32,526.59**
Hess Actual	**$ 7,591.35**	**$ 7,668.34**	**$ 1,964.45**	**$ 337.71**	**$ 187.56**	**$ 1,089.85**	**$ 1,784.37**	**$ 1,720.64**	**$ 318.62**	**$ 69.82**	**$ 118.68**	**$ 1,621.83**	

Hurley 2 delivery			Total delivery
EOL	$ 6,720.27	EOL 1& 2	$ 86,048.32
BSB	$ 1,481.18	BSB	$ 18,965.50
			$ 105,013.82

Hurley 2 supply			Total supply
EOL	$ 19,932.01	EOL Hur 1& 2	$ 255,205.01
BSB	$ 4,393.12	BSB	$ 56,248.50
			$ 311,453.52

Confidential, revised by W. O'Malley - PowerOptions, 7-21-10

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Appendix D.5

2012 Gas Bills

Commonwealth of Massachusetts, Bureau of State Office Buildings

National Grid (formerly Keyspan) Natural Gas Accounts Cost Estimate for 7-2011 TO 6-2012

Total All Accts	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Totals
Estimated therms	**43,989**	**37,748**	**17,764**	**24,227**	**39,363**	**84,420**	**112,646**	**86,182**	**73,203**	**31,648**	**18,147**	**27,756**	**597,093**
Hess Contract Supply Cost	$ 41,565.21	$ 35,668.09	$ 16,785.20	$ 22,892.09	$ 37,194.10	$ 79,768.46	$ 106,439.21	$ 81,433.37	$ 69,169.51	$ 29,904.20	$ 17,146.83	$ 26,226.91	**$ 564,193.18**
National Grid Delivery Cost	$ 16,770.45	$ 14,337.98	$ 7,003.20	$ 9,054.52	$ 19,963.88	$ 37,434.66	$ 48,278.17	$ 38,708.81	$ 34,330.53	$ 15,399.34	$ 7,605.21	$ 10,636.20	**$ 259,522.93**
Total Cost	**$ 58,335.65**	**$ 50,006.06**	**$ 23,788.40**	**$ 31,946.61**	**$ 57,157.98**	**$ 117,203.12**	**$ 154,717.37**	**$ 120,142.18**	**$ 103,500.04**	**$ 45,303.53**	**$ 24,752.05**	**$ 36,863.11**	**$ 823,716.11**

Acct. 5133014641 G42T **John W. McCormack** — **McCormack**

Month	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Totals
Min. Customer Charge	$ 41.95	$ 39.33	$ 34.08	$ 39.33	$ 44.58	$ 40.64	$ 36.68	$ 40.61	$ 40.61	$ 37.99	$ 41.92	$ 39.30	
Therms Charge	$ 1,850.57	$ 1,999.83	$ 1,861.41	$ 3,131.47	$ 4,605.56	$ 13,386.90	$ 18,133.33	$ 12,887.77	$ 15,011.67	$ 3,286.22	$ 2,147.48	$ 1,432.91	
Distribution Adjustment	$ 903.89	$ 976.55	$ 908.86	$ 1,466.46	$ 1,656.86	$ 4,802.63	$ 6,502.69	$ 4,623.79	$ 5,384.78	$ 1,236.90	$ 1,055.69	$ 704.88	
National Grid Delivery Total	**$ 2,796.41**	**$ 3,015.71**	**$ 2,804.34**	**$ 4,637.26**	**$ 6,307.00**	**$ 18,230.17**	**$ 24,672.70**	**$ 17,552.17**	**$ 20,437.06**	**$ 4,561.11**	**$ 3,245.09**	**$ 2,177.09**	**$ 110,436**
# of days	32	30	26	30	34	31	28	31	31	29	32	30	
Estimated therms	*7,464*	*8,064*	*7,505*	*12,030*	*12,924*	*37,462*	*50,723*	*36,067*	*42,003*	*9,686*	*8,432*	*5,630*	*237,990*
Hess Basis Rate	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	
Hess NYMEX Rate	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	
Hess Total Supply rate	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	
Hess Contract Supply Total	**$ 7,052.73**	**$ 7,619.67**	**$ 7,091.47**	**$ 11,367.15**	**$ 12,211.89**	**$ 35,397.84**	**$ 47,928.16**	**$ 34,079.71**	**$ 39,688.63**	**$ 9,152.30**	**$ 7,967.40**	**$ 5,319.79**	**$ 224,877**
Total Cost	**$ 9,849.14**	**$ 10,635.38**	**$ 9,895.81**	**$ 16,004.40**	**$ 18,518.89**	**$ 53,628.01**	**$ 72,600.86**	**$ 51,631.88**	**$ 60,125.69**	**$ 13,713.41**	**$ 11,212.49**	**$ 7,496.87**	**$ 335,313**
Hess Actual	**$ 7,142.03**	**$ 7,716.15**	**$ 7,181.24**	**$ 11,538.55**	**$ 12,628.59**	**$ 36,605.80**	**$ 49,563.78**	**$ 35,242.79**	**$ 41,043.05**	**$ 9,464.59**	**$ 8,239.34**	**$ 5,501.40**	

Acct. 5133023060 G44T **25 Staniford Street, Erich Lindimann Mental Health** — **Lindemann**

Month	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Totals
Min. Customer Charge	$ 487.66	$ 443.33	$ 384.19	$ 443.33	$ 502.47	$ 458.13	$ 384.16	$ 487.63	$ 458.11	$ 428.49	$ 472.82	$ 443.30	
MDCQ Charge	$ 678.96	$ 617.90	$ 534.86	$ 910.70	$ 5,710.40	$ 5,206.99	$ 4,365.42	$ 5,541.32	$ 5,206.99	$ 4,251.54	$ 413.58	$ 387.18	
Distribution Adjustment	$ 125.94	$ 188.55	$ 138.42	$ 676.92	$ 1,672.88	$ 2,782.58	$ 3,186.03	$ 2,647.33	$ 2,175.68	$ 1,322.84	$ -	$ -	
National Grid Delivery Total	**$ 1,292.56**	**$ 1,249.78**	**$ 1,057.47**	**$ 2,030.95**	**$ 7,885.75**	**$ 8,447.70**	**$ 7,935.61**	**$ 8,676.28**	**$ 7,840.78**	**$ 6,002.88**	**$ 886.40**	**$ 830.48**	**$ 54,137**
# of days	*33*	*30*	*26*	*30*	*34*	*31*	*26*	*33*	31	*29*	*32*	*30*	
Estimated therms	*1,040*	*1,557*	*1,143*	*5,544*	*13,049*	*21,705*	*24,852*	*20,650*	*16,971*	*10,359*	*0*	***0***	116,870
Hess Basis Rate	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	
Hess NYMEX Rate	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	
Hess Total Supply rate	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	
Hess Contract Supply Total	**$ 982.70**	**$ 1,471.21**	**$ 1,080.02**	**$ 5,238.53**	**$ 12,330.00**	**$ 20,509.05**	**$ 23,482.65**	**$ 19,512.19**	**$ 16,035.90**	**$ 9,788.22**	**$ -**	**$ -**	**$ 110,430**
Total Cost	**$ 2,275.26**	**$ 2,720.99**	**$ 2,137.49**	**$ 7,269.47**	**$ 20,215.75**	**$ 28,956.76**	**$ 31,418.26**	**$ 28,188.47**	**$ 23,876.68**	**$ 15,791.10**	**$ 886.40**	**$ 830.48**	**$ 164,567**
Hess Actual	**$ 995.17**	**$ 1,489.82**	**$ 1,093.72**	**$ 5,319.98**	**$ 12,750.76**	**$ 21,208.94**	**$ 24,284.02**	**$ 20,178.06**	**$ 16,583.18**	**$ 10,122.24**	**$ -**	**$ -**	

Acct. 5133024070 G53T — 19 Staniford Street , Bureau of State Bldg — **19 Staniford St Hurley 1**

Month	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Totals
Min. Customer Charge	$ 110.36	$ 100.33	$ 86.95	$ 100.33	$ 113.71	$ 103.68	$ 106.98	$ 90.27	$ 103.65	$ 96.95	$ 106.98	$ 100.30	
Therms Charge	$ 6,692.10	$ 5,837.60	$ 1,647.79	$ 1,316.23	$ 3,794.53	$ 7,308.11	$ 10,656.42	$ 8,417.70	$ 3,890.84	$ 3,076.48	$ 2,026.43	$ 4,648.67	
Distribution Adjustment	$ 3,515.29	$ 3,066.86	$ 981.88	$ 769.61	$ 1,694.03	$ 3,234.74	$ 4,706.09	$ 3,718.83	$ 1,733.91	$ 1,421.90	$ 1,209.43	$ 2,764.17	
National Grid Delivery Total	**$ 10,317.75**	**$ 9,004.80**	**$ 2,716.62**	**$ 2,186.17**	**$ 5,602.27**	**$ 10,646.53**	**$ 15,469.49**	**$ 12,226.81**	**$ 5,728.40**	**$ 4,595.32**	**$ 3,342.83**	**$ 7,513.14**	**$ 89,350**
# of days	*33*	*30*	*26*	*30*	*34*	*31*	*32*	*27*	*31*	*29*	*32*	*30*	
Estimated therms	*29,028*	*25,325*	*8,108*	*6,329*	*13,214*	*25,232*	*36,709*	*29,008*	*13,525*	*11,126*	*9,660*	*22,078*	229,342
Hess Basis Rate	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	
Hess NYMEX Rate	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	
Hess Total Supply rate	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	
Hess Contract Supply Total	**$ 27,428.56**	**$ 23,929.59**	**$ 7,661.25**	**$ 5,980.27**	**$ 12,485.91**	**$ 23,841.72**	**$ 34,686.33**	**$ 27,409.66**	**$ 12,779.77**	**$ 10,512.96**	**$ 9,127.73**	**$ 20,861.50**	**$ 216,705**
Total Cost	**$ 37,746.31**	**$ 32,934.39**	**$ 10,377.87**	**$ 8,166.44**	**$ 18,088.18**	**$ 34,488.25**	**$ 50,155.83**	**$ 39,636.47**	**$ 18,508.18**	**$ 15,108.28**	**$ 12,470.56**	**$ 28,374.64**	**$ 306,055**
Hess Actual	**$ 27,775.81**	**$ 24,232.53**	**$ 7,758.29**	**$ 6,064.55**	**$ 12,912.06**	**$ 24,655.37**	**$ 35,870.01**	**$ 28,345.11**	**$ 13,215.94**	**$ 10,871.73**	**$ 9,439.27**	**$ 21,573.39**	

Acct. 5133024550 G53T — 19 Staniford Street Hurley 2 — **19 Staniford St Hurley 2**

Month	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Totals
Min. Customer Charge	$ 110.36	$ 100.33	$ 86.95	$ 100.33	$ 113.71	$ 103.68	$ 86.92	$ 110.33	$ 103.65	$ 90.27	$ 113.68	$ 100.30	
Therms Charge	$ 1,471.43	$ 628.03	$ 215.76	$ 60.52	$ 33.19	$ 3.96	$ 68.27	$ 86.19	$ 132.77	$ 90.34	$ 10.55	$ 9.31	
Distribution Adjustment	$ 781.94	$ 339.32	$ 122.07	$ 39.30	$ 21.96	$ 2.62	$ 45.18	$ 57.03	$ 87.86	$ 59.43	$ 6.66	$ 5.88	
National Grid Delivery Total	**$ 2,363.73**	**$ 1,067.69**	**$ 424.77**	**$ 200.15**	**$ 168.86**	**$ 110.26**	**$ 200.37**	**$ 253.55**	**$ 324.28**	**$ 240.04**	**$ 130.89**	**$ 115.49**	**$ 5,600**
# of days	*33*	*30*	*26*	*30*	*34*	*31*	*26*	*33*	*31*	*27*	*34*	*30*	
Estimated therms	*6,457*	*2,802*	*1,008*	*324*	*176*	*21*	*362*	*457*	*704*	*477*	*55*	*48*	12,891
Hess Basis Rate	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	
Hess NYMEX Rate	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	
Hess Total Supply rate	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	**0.945**	
Hess Contract Supply Total	**$ 6,101.22**	**$ 2,647.61**	**$ 952.46**	**$ 306.15**	**$ 166.30**	**$ 19.84**	**$ 342.05**	**$ 431.82**	**$ 665.21**	**$ 450.72**	**$ 51.70**	**$ 45.62**	**$ 12,181**
Total Cost	**$ 8,464.95**	**$ 3,715.30**	**$ 1,377.23**	**$ 506.29**	**$ 335.16**	**$ 130.10**	**$ 542.42**	**$ 685.37**	**$ 989.49**	**$ 690.75**	**$ 182.60**	**$ 161.11**	**$ 17,781**
Hess Actual	**$ 6,178.42**	**$ 2,681.15**	**$ 964.55**	**$ 310.49**	**$ 171.97**	**$ 20.50**	**$ 353.77**	**$ 446.56**	**$ 687.89**	**$ 466.12**	**$ 140.70**	**$ (40.07)**	

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Appendix D.6

2013 Gas Bills

Commonwealth of Massachusetts, Bureau of State Office Buildings

National Grid (formerly Keyspan) Natural Gas Accounts Cost Estimate for 7-2012 TO 6-2013

Total All Accts	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Totals
Estimated therms	48,480	59,269	37,996	24,337	58,804	97,937	98,456	120,952	91,345	44,063	27,181	28,424	737,244
Hess Contract Supply Cost	$ 45,808.75	$ 56,003.28	$ 35,902.42	$ 22,996.03	$ 55,563.90	$ 92,540.67	$ 93,031.07	$ 114,287.54	$ 86,311.89	$ 41,635.13	$ 25,683.33	$ 26,857.84	$ 696,621.86
National Grid Delivery Cost	$ 17,910.32	$ 21,524.23	$ 14,828.04	$ 10,440.97	$ 37,801.60	$ 49,571.62	$ 49,488.88	$ 58,089.40	$ 44,601.56	$ 22,325.30	$ 7,544.45	$ 8,816.23	$ 342,942.59
Total Cost	$ 63,719.07	$ 77,527.51	$ 50,730.46	$ 33,437.00	$ 93,365.50	$ 142,112.29	$ 142,519.95	$ 172,376.94	$ 130,913.45	$ 63,960.43	$ 33,227.77	$ 35,674.07	$ 1,039,564.45

Acct. 5133014641 G42T — 100 R Cambridge Street Bldg, Erich Lindimann Mental Health (formerly John W. McCormack)

Month	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Totals
Min. Customer Charge	$ 43.23	$ 37.99	$ 36.78	$ 40.25	$ 44.28	$ 40.12	$ 40.61	$ 36.68	$ 37.99	$ 43.18	$ 39.00	$ 37.70	
Therms Charge	$ 2,965.47	$ 1,225.37	$ 5,907.33	$ 4,737.21	$ 14,601.27	$ 16,601.37	$ 18,080.22	$ 21,339.07	$ 16,200.52	$ 4,496.86	$ 996.67	$ 670.73	
Distribution Adjustment	$ 1,457.20	$ 602.96	$ 2,900.76	$ 2,242.08	$ 4,970.08	$ 5,649.49	$ 6,152.43	$ 7,259.77	$ 5,513.03	$ 1,524.50	$ 313.31	$ 211.15	
National Grid Delivery Total	$ 4,465.91	$ 1,866.31	$ 8,844.87	$ 7,019.54	$ 19,615.64	$ 22,290.99	$ 24,273.26	$ 28,635.52	$ 21,751.54	$ 6,064.54	$ 1,348.97	$ 919.58	$ 147,097
# of days	33	29	28	30	33	30	31	28	29	33	30	29	
Estimated therms	11,639	4,816	23,169	17,752	35,911	40,820	44,454	52,455	39,834	11,602	3,849	2,594	288,895
Hess Basis Rate	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	
Hess NYMEX Rate	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	
Hess Total Supply rate	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	
Hess Contract Supply Total	$ 10,997.69	$ 4,550.64	$ 21,892.39	$ 16,773.86	$ 33,932.30	$ 38,570.82	$ 42,004.58	$ 49,564.73	$ 37,639.15	$ 10,962.73	$ 3,636.92	$ 2,451.07	$ 272,977
Total Cost	$ 15,463.60	$ 6,416.95	$ 30,737.25	$ 23,793.40	$ 53,547.95	$ 60,861.81	$ 66,277.85	$ 78,200.25	$ 59,390.69	$ 17,027.27	$ 4,985.89	$ 3,370.65	$ 420,074
Hess Actual	$ 11,373.01	$ 4,705.98	$ 22,639.52	$ 17,360.84	$ 35,531.17	$ 40,388.24	$ 43,983.87	$ 51,900.24	$ 39,412.72	$ 11,479.31	$ 3,808.32	$ 2,566.54	$ 285,150

Acct. 5133023060 G44T — 25 Staniford Street, Erich Lindimann Mental Health

Month	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Totals
Min. Customer Charge	$ 428.49	$ 487.63	$ 413.87	$ 429.41	$ 473.84	$ 473.71	$ 458.11	$ 413.78	$ 428.49	$ 487.58	$ 443.00	$ 428.20	
MDCQ Charge	$ 373.98	$ 425.31	$ 360.78	$ 572.00	$ 6,685.52	$ 6,685.52	$ 6,478.89	$ 5,849.83	$ 6,061.04	$ 5,849.83	$ -	$ -	
Distribution Adjustment	$ -	$ -	$ -	$ -	$ -	$ 2,902.25	$ 3,066.11	$ 3,962.53	$ 3,434.81	$ 2,019.81	$ 522.26	$ 150.83	
National Grid Delivery Total	$ 802.47	$ 912.94	$ 774.65	$ 1,001.41	$ 7,159.36	$ 10,061.48	$ 10,003.11	$ 10,226.13	$ 9,924.34	$ 8,357.22	$ 965.26	$ 579.03	$ 60,767
# of days	29	33	28	29	32	32	31	28	29	33	30	29	
Estimated therms	0	0	0	0	0	20,970	22,154	28,631	24,818	15,290	6,416	1,853	120,132
Hess Basis Rate	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	
Hess NYMEX Rate	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	
Hess Total Supply rate	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	
Hess Contract Supply Total	$ -	$ -	$ -	$ -	$ -	$ 19,814.55	$ 20,933.31	$ 27,053.43	$ 23,450.53	$ 14,447.52	$ 6,062.48	$ 1,750.90	$ 113,513
Total Cost	$ 802.47	$ 912.94	$ 774.65	$ 1,001.41	$ 7,159.36	$ 29,876.04	$ 30,936.43	$ 37,279.57	$ 33,374.87	$ 22,804.74	$ 7,027.74	$ 2,329.93	$ 174,280
Hess Actual	$ -	$ -	$ -	$ -	$ -	$ 20,748.30	$ 21,919.70	$ 28,328.20	$ 24,555.49	$ 15,128.23	$ 6,348.12	$ 1,833.39	$ 118,861

Acct. 5133024070 G53T — 19 Staniford Street , Bureau of State Bldg

Month	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Totals
Min. Customer Charge	$ 96.95	$ 110.33	$ 93.72	$ 97.87	$ 107.99	$ 107.87	$ 103.65	$ 96.96	$ 93.62	$ 110.28	$ 103.34	$ 93.34	
Therms Charge	$ 6,953.86	$ 9,241.64	$ 2,531.08	$ 1,306.21	$ 7,300.40	$ 10,804.53	$ 9,716.22	$ 13,443.09	$ 9,017.17	$ 5,392.23	$ 3,363.36	$ 4,885.30	
Distribution Adjustment	$ 4,131.10	$ 5,488.89	$ 1,507.78	$ 769.16	$ 2,985.15	$ 4,406.52	$ 3,964.33	$ 5,474.55	$ 3,678.53	$ 2,193.88	$ 1,273.34	$ 1,846.97	
National Grid Delivery Total	$ 11,181.90	$ 14,840.85	$ 4,132.58	$ 2,173.23	$ 10,393.54	$ 15,318.92	$ 13,784.20	$ 19,014.60	$ 12,789.32	$ 7,696.40	$ 4,740.04	$ 6,825.61	$ 122,891
# of days	29	33	28	29	32	32	31	29	28	33	31	28	
Estimated therms	32,996	43,841	12,043	6,119	21,569	31,839	28,644	39,556	26,579	16,902	15,643	22,690	298,421
Hess Basis Rate	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	0.253	
Hess NYMEX Rate	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	0.692	
Hess Total Supply rate	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	
Hess Contract Supply Total	$ 31,177.92	$ 41,425.36	$ 11,379.43	$ 5,781.84	$ 20,380.55	$ 30,084.67	$ 27,065.72	$ 37,376.46	$ 25,114.50	$ 15,970.70	$ 14,781.07	$ 21,439.78	$ 281,978
Total Cost	$ 42,359.83	$ 56,266.21	$ 15,512.01	$ 7,955.08	$ 30,774.09	$ 45,403.59	$ 40,849.92	$ 56,391.07	$ 37,903.82	$ 23,667.10	$ 19,521.11	$ 28,265.39	$ 404,869
Hess Actual	$ 32,241.97	$ 42,839.12	$ 11,767.78	$ 5,981.69	$ 21,340.94	$ 31,502.30	$ 28,341.14	$ 39,137.66	$ 26,297.98	$ 16,723.22	$ 15,477.65	$ 22,449.97	$ 294,101

Acct. 5133024550 G53T — 19 Staniford Street Hurley 2

Month	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Totals
Min. Customer Charge	$ 96.95	$ 110.33	$ 93.72	$ 97.87	$ 107.99	$ 107.87	$ 103.65	$ 96.96	$ 93.62	$ 110.28	$ 100.00	$ 96.66	
Therms Charge	$ 894.77	$ 2,501.26	$ 643.14	$ 91.94	$ 343.79	$ 1,202.59	$ 886.01	$ 73.75	$ 27.12	$ 62.35	$ 288.45	$ 292.52	
Distribution Adjustment	$ 468.32	$ 1,292.54	$ 339.09	$ 56.99	$ 181.26	$ 589.77	$ 438.63	$ 42.44	$ 15.61	$ 34.51	$ 101.71	$ 102.83	
National Grid Delivery Total	$ 1,460.04	$ 3,904.13	$ 1,075.95	$ 246.79	$ 633.05	$ 1,900.23	$ 1,428.30	$ 213.14	$ 136.35	$ 207.14	$ 490.17	$ 492.01	$ 12,187
# of days	29	33	28	29	32	32	31	29	28	33	30	29	
Estimated therms	3,845	10,612	2,784	466	1,324	4,308	3,204	310	114	269	1,273	1,287	29,796
Hess Basis Rate	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	0.2527	
Hess NYMEX Rate	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	0.6922	
Hess Total Supply rate	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	0.9449	
Hess Contract Supply Total	$ 3,633.14	$ 10,027.28	$ 2,630.60	$ 440.32	$ 1,251.05	$ 4,070.63	$ 3,027.46	$ 292.92	$ 107.72	$ 254.18	$ 1,202.86	$ 1,216.09	$ 28,154
Total Cost	$ 5,093.18	$ 13,931.41	$ 3,706.55	$ 687.11	$ 1,884.10	$ 5,970.86	$ 4,455.76	$ 506.06	$ 244.06	$ 461.31	$ 1,693.03	$ 1,708.10	$ 40,342
Hess Actual	$ 3,757.11	$ 10,369.52	$ 2,720.37	$ 455.54	$ 1,310.01	$ 4,262.44	$ 3,170.14	$ 306.71	$ 112.73	$ 266.18	$ 1,259.55	$ 1,273.35	$ 29,264

JACOBS

Appendix D.7

2011 Water & Sewer Bills

July 10 - June 2011 Water and Sewert Estimate

Hurley Bldg - Acct # 101506000	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Hurley 101506000
Water	$ 7,164.30	$ 5,916.73	$ 4,366.75	$ 2,608.31	$ 1,594.47	$ 1,388.06	$ 1,099.23	$ 1,341.58	$ 1,354.82	$ 1,689.40	$ 2,547.56	$ 2,928.61	
Sewer	$ 8,970.28	$ 7,407.89	$ 5,466.70	$ 3,264.44	$ 1,994.34	$ 1,735.90	$ 1,373.98	$ 1,677.67	$ 1,694.41	$ 2,113.22	$ 3,188.35	$ 3,665.59	
Fire Pipe	$ 235.52	$ 228.16	$ 228.16	$ 228.16	$ 235.52	$ 220.80	$ 213.44	$ 213.44	$ 206.08	$ 235.52	$ 228.16	$ 228.16	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 16,370.10**	**$ 13,552.78**	**$ 10,061.61**	**$ 6,100.91**	**$ 3,824.33**	**$ 3,344.76**	**$ 2,686.65**	**$ 3,232.69**	**$ 3,255.31**	**$ 4,038.14**	**$ 5,964.07**	**$ 6,822.36**	**$ 79,253.71**
Total Cubic Feet	148150	122650	91050	55200	34350	29950	23400	28150	28400	35350	52500	60050	
Gallons	1108162	917422	681054	412896	256938	224026	175032	210562	212432	264418	392700	449174	

Hurley Bldg - Acct # 101506002	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Hurley 101506002
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Cubic Feet	0	0	0	0	0	0	0	0	0	0	0	0	
Gallons	0	0	0	0	0	0	0	0	0	0	0	0	

Lindemann - Acct # 101520000	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Lindemann 10152000
Water	$ 3,041.16	$ 3,742.34	$ 3,683.97	$ 2,849.14	$ 2,246.06	$ 1,533.52	$ 1,400.97	$ 1,638.95	$ 1,508.39	$ 1,704.02	$ 1,972.20	$ 2,289.65	
Sewer	$ 3,806.47	$ 4,684.70	$ 4,611.60	$ 3,566.06	$ 2,810.69	$ 1,918.20	$ 1,752.15	$ 2,050.38	$ 1,886.87	$ 2,131.55	$ 2,467.76	$ 2,865.35	
Fire Pipe	$ 184.00	$ 178.25	$ 178.25	$ 178.25	$ 184.00	$ 172.50	$ 166.75	$ 166.75	$ 161.00	$ 184.00	$ 178.25	$ 178.25	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	
Total Water & Sewer Charge	**$ 7,031.63**	**$ 8,605.29**	**$ 8,473.82**	**$ 6,593.45**	**$ 5,240.75**	**$ 3,624.22**	**$ 3,319.87**	**$ 3,856.08**	**$ 3,556.26**	**$ 4,019.57**	**$ 4,618.21**	**$ 5,333.25**	**$ 64,272.40**
Sewer Abatement Credit	$ (12,439.44)	$ (1,142.24)	$ (1,768.69)	$ (980.22)	$ (361.41)	$ (66.84)	0	0	0	0	-60.95	-124.04	$ (16,943.83)
Net Payment:	**$ (5,407.81)**	**$ 7,463.05**	**$ 6,705.13**	**$ 5,613.23**	**$ 4,879.34**	**$ 3,557.38**	**$ 3,319.87**	**$ 3,856.08**	**$ 3,556.26**	**$ 4,019.57**	**$ 4,557.26**	**$ 5,209.21**	
Total Cubic Feet	64090	78320	77130	60110	47880	33020	29650	34250	31550	35650	41100	47390	
Gallons	479393.2	585833.6	576932.4	449622.8	358142.4	246989.6	221782	256190	235994	266662	307428	354477.2	

Lindemann - Acct # 101513000	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Lindemann 101513000
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Fire Pipe	$ 132.48	$ 128.34	$ 128.34	$ 128.34	$ 132.48	$ 124.20	$ 120.06	$ 120.06	$ 115.92	$ 132.48	$ 128.34	$ 128.34	
Other Fee	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 220.00	$ -	$ -	
Total Water & Sewer Charge	**$ 132.48**	**$ 128.34**	**$ 128.34**	**$ 128.34**	**$ 132.48**	**$ 124.20**	**$ 120.06**	**$ 120.06**	**$ 115.92**	**$ 352.48**	**$ 128.34**	**$ 128.34**	**$ 1,739.38**
Total Cubic Feet	0	0	0	0	0	0	0	0	0	0	0	0	
Gallons	0	0	0	0	0	0	0	0	0	0	0	0	

Lindemann - Acct # 101513002	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Lindemann 101513002
Water	$ 19.59	$ 25.98	$ 23.93	$ 15.67	$ 11.36	$ 7.05	$ 5.59	$ 7.26	$ 6.45	$ 7.26	$ 8.47	$ 10.08	
Sewer	$ 25.36	$ 33.59	$ 30.97	$ 20.29	$ 14.71	$ 9.13	$ 7.24	$ 9.39	$ 8.35	$ 9.39	$ 10.96	$ 13.05	
Fire Pipe	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge/Credit	**$ 44.95**	**$ 59.57**	**$ 54.90**	**$ 35.96**	**$ 26.07**	**$ 16.18**	**$ 12.83**	**$ 16.65**	**$ 14.80**	**$ 16.65**	**$ 19.43**	**$ 23.13**	**$ 341.12**
Total Cubic Feet	500	660	610	400	290	180	140	180	160	180	210	250	
Gallons	3740	4936.8	4562.8	2992	2169.2	1346.4	1047.2	1346.4	1196.8	1346.4	1570.8	1870	

McCormack - Acct # 101499001	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	McCormack 101499001
Water	$ 3,036.74	$ 2,328.72	$ 1,721.06	$ 2,206.10	$ 1,222.53	$ 892.94	$ 645.42	$ 846.76	$ 847.82	$ 989.83	$ 1,405.27	$ 1,917.14	
Sewer	$ 3,800.94	$ 2,914.29	$ 2,153.11	$ 2,760.71	$ 1,528.21	$ 1,115.38	$ 805.21	$ 1,057.51	$ 1,058.97	$ 1,236.43	$ 1,757.24	$ 2,398.79	
Fire Pipe	$ 235.52	$ 228.16	$ 228.16	$ 228.16	$ 235.52	$ 220.80	$ 213.44	$ 213.44	$ 206.08	$ 235.52	$ 228.16	$ 228.16	
Other Fee	$ -	$ -	$ -	$ -	$ 330.00	$ -	$ -	$ -	$ -	$ 440.00	$ -	$ -	
Total Water & Sewer Charge	**$ 7,073.20**	**$ 5,471.17**	**$ 4,102.33**	**$ 5,194.97**	**$ 3,316.26**	**$ 2,229.12**	**$ 1,664.07**	**$ 2,117.71**	**$ 2,112.87**	**$ 2,901.78**	**$ 3,390.67**	**$ 4,544.09**	**$ 44,118.24**
Total Cubic Feet	64000	49500	37000	47000	26500	19500	14000	18000	18000	21000	29500	40000	
Gallons	478720	370260	276760	351560	198220	145860	104720	134640	134640	157080	220660	299200	

McCormack - Acct # 101499002	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	McCormack 101499002
Water	$ 1,222.53	$ 1,105.12	$ 868.22	$ 1,081.43	$ 653.97	$ 490.21	$ 383.16	$ 505.51	$ 482.20	$ 599.83	$ 795.89	$ 966.52	
Sewer	$ 1,528.21	$ 1,381.17	$ 1,084.27	$ 1,351.48	$ 815.65	$ 610.65	$ 477.56	$ 629.81	$ 600.72	$ 747.63	$ 993.49	$ 1,207.34	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 2,750.74**	**$ 2,486.29**	**$ 1,952.49**	**$ 2,432.91**	**$ 1,469.62**	**$ 1,100.86**	**$ 860.72**	**$ 1,135.32**	**$ 1,082.92**	**$ 1,347.46**	**$ 1,789.38**	**$ 2,173.86**	**$ 20,582.57**
Total Cubic Feet	26500	24000	19000	23500	14500	11000	8500	11000	10500	13000	17000	20500	
Gallons	198220	179520	142120	175780	108460	82280	63580	82280	78540	97240	127160	153340	

McCormack - Acct # 101499004	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	McCormack 101499004
Water	$ 4,894.76	$ 3,964.78	$ 3,417.39	$ 3,097.09	$ 2,384.87	$ 1,927.75	$ 1,579.11	$ 1,754.00	$ 1,760.01	$ 2,038.81	$ 2,295.21	$ 2,806.22	
Sewer	$ 6,127.91	$ 4,963.28	$ 4,277.73	$ 3,876.59	$ 2,984.54	$ 2,412.18	$ 1,975.42	$ 2,194.58	$ 2,202.23	$ 2,551.10	$ 2,872.30	$ 3,512.30	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 11,022.67**	**$ 8,928.06**	**$ 7,695.12**	**$ 6,973.68**	**$ 5,369.41**	**$ 4,339.93**	**$ 3,554.53**	**$ 3,948.58**	**$ 3,962.24**	**$ 4,589.91**	**$ 5,167.51**	**$ 6,318.52**	**$ 71,870.16**
Sewer Abatement Credit	$ (6,514.08)	$ (11,765.34)	$ (7,615.74)	$ (6,242.74)	$ (5,289.57)	$ (3,576.81)	$ (1,088.66)	$ (795.51)	$ (896.91)	(1,068.13)	$ (1,254.63)	$ (2,509.88)	$ (48,618.00)
Net payment:	**$ 4,508.59**	**$ (2,837.28)**	**$ 79.38**	**$ 730.94**	**$ 79.84**	**$ 763.12**	**$ 2,465.87**	**$ 3,153.07**	**$ 3,065.33**	**$ 3,521.78**	**$ 3,912.88**	**$ 3,808.64**	
Total Cubic Feet	58590	82855	71695	65165	50710	41260	33340	36610	36700	42485	47500	57625	
Gallons	438253.2	619755.4	536278.6	487434.2	379310.8	308624.8	249383.2	273842.8	274516	317787.8	355300	431035	

McCormack - Acct # 101499005	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	McCormack 101499005
Water	$ 4,351.28	$ 3,446.33	$ 2,943.81	$ 2,727.99	$ 2,113.62	$ 1,713.80	$ 1,346.66	$ 1,485.15	$ 1,513.02	$ 1,728.64	$ 1,994.15	$ 2,491.53	
Sewer	$ 5,447.27	$ 4,313.97	$ 3,684.62	$ 3,414.33	$ 2,644.83	$ 2,144.14	$ 1,684.08	$ 1,857.61	$ 1,892.68	$ 2,162.41	$ 2,495.25	$ 3,118.19	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 9,798.55**	**$ 7,760.30**	**$ 6,628.43**	**$ 6,142.32**	**$ 4,758.45**	**$ 3,857.94**	**$ 3,030.74**	**$ 3,342.76**	**$ 3,405.70**	**$ 3,891.05**	**$ 4,489.40**	**$ 5,609.72**	**$ 62,715.36**
Total Cubic Feet	90800	72285	62040	57640	45180	36825	28525	31095	31645	36155	41535	51390	
Gallons	679184	540691.8	464059.2	431147.2	337946.4	275451	213367	232590.6	236704.6	270439.4	310681.8	384397.2	

JACOBS

Appendix D.8

2012 Water & Sewer Bills

Boston & Sewer

July 11 - June 2012 Water and Sewert Estimate

Hurley Bldg - Acct # 101506000	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Hurley 101506000
Water	$ 4,980.98	$ 5,372.89	$ 3,591.52	$ 2,109.24	$ 1,389.27	$ 1,310.21	$ 1,294.64	$ 1,591.25	$ 1,560.51	$ 2,173.31	$ 2,006.02	$ 2,907.90	
Sewer	$ 6,236.11	$ 6,727.03	$ 4,495.76	$ 2,639.46	$ 1,737.32	$ 1,638.10	$ 1,618.41	$ 1,990.30	$ 1,951.50	$ 2,719.42	$ 2,510.07	$ 3,639.51	
Fire Pipe	$ 220.80	$ 213.44	$ 235.52	$ 220.80	$ 220.80	$ 228.16	$ 228.16	$ 213.44	$ 228.16	$ 228.16	$ 106.72	$ 114.08	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 11,437.89**	**$ 12,313.36**	**$ 8,322.80**	**$ 4,969.50**	**$ 3,347.39**	**$ 3,176.47**	**$ 3,141.21**	**$ 3,794.99**	**$ 3,740.17**	**$ 5,120.89**	**$ 4,622.81**	**$ 6,661.49**	**$ 70,648.97**
Total Cubic Feet	100650	108350	73250	43750	29150	27550	26300	31350	30800	42550	39300	56250	
Gallons	752862	810458	547910	327250	218042	206074	196720	234498	230384	318274	293964	420750	

Hurley Bldg - Acct # 101506002	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Hurley 101506002
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
											$ 106.72	$ 114.08	
Total Water & Sewer Charge	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 106.72**	**$ 114.08**	**$ 220.80**
Total Cubic Feet	0	0	0	0	0	0	0	0	0	0	0	0	
Gallons	0	0	0	0	0	0	0	0	0	0	0	0	

Lindemann - Acct # 101520000	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Lindemann 10152000
Water	$ 2,830.96	$ 2,693.95	$ 3,467.36	$ 2,068.36	$ 1,737.43	$ 1,894.15	$ 1,936.76	$ 5,352.45	$ 1,932.95	$ 2,107.89	$ 2,187.26	$ 2,425.86	
Sewer	$ 3,543.37	$ 3,371.84	$ 4,340.26	$ 2,588.26	$ 2,173.81	$ 2,369.84	$ 2,423.19	$ 6,701.52	$ 2,418.27	$ 2,637.48	$ 2,737.07	$ 3,035.74	
Fire Pipe	$ 172.50	$ 166.75	$ 184.00	$ 172.50	$ 166.75	$ 184.00	$ 178.25	$ 166.75	$ 178.25	$ 178.25	$ 106.72	$ 114.08	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -	
Total Water & Sewer Charge	**$ 6,546.83**	**$ 6,232.54**	**$ 7,991.62**	**$ 4,829.12**	**$ 4,077.99**	**$ 4,447.99**	**$ 4,538.20**	**$ 12,220.72**	**$ 4,529.47**	**$ 4,923.62**	**$ 5,031.05**	**$ 5,575.68**	**$ 70,944.83**
Sewer Abatement Credit	$ (799.57)	$ (1,428.76)	$ (1,208.66)	$ (1,787.93)	$ (400.85)	$ -	0	0	0	0	-179	-126.12	$ (5,930.89)
Net Payment:	**$ 5,747.26**	**$ 4,803.78**	**$ 6,782.96**	**$ 3,041.19**	**$ 3,677.14**	**$ 4,447.99**	**$ 4,538.20**	**$ 12,220.72**	**$ 4,529.47**	**$ 4,923.62**	**$ 4,852.05**	**$ 5,449.56**	
Total Cubic Feet	58050	55270	7070.9	42940	36270	39550	39010	101710	37990	41330	42680	47260	
Gallons	434214	413419.6	29509.2	321191.2	271299.6	295834	291794.8	760790.8	284165.2	309148.4	319246.4	353504.8	

Lindemann - Acct # 101513000	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Lindemann 101513000
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Fire Pipe	$ 124.20	$ 120.06	$ 132.48	$ 124.20	$ 124.20	$ 128.34	$ 128.34	$ 120.06	$ 128.34	$ 128.34	$ 120.06	$ 128.34	
Other Fee	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 220.00	$ -	$ -	
Total Water & Sewer Charge	**$ 124.20**	**$ 120.06**	**$ 132.48**	**$ 124.20**	**$ 124.20**	**$ 128.34**	**$ 128.34**	**$ 120.06**	**$ 128.34**	**$ 348.34**	**$ 120.06**	**$ 128.34**	**$ 1,726.96**
Total Cubic Feet	0	0	0	0	0	0	0	0	0	0	0	0	
Gallons	0	0	0	0	0	0	0	0	0	0	0	0	

Lindemann - Acct # 101513002	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Lindemann 101513002
Water	$ 12.50	$ 12.90	$ 16.93	$ 10.08	$ 7.66	$ 8.47	$ 7.94	$ 22.70	$ 7.71	$ 8.14	$ 8.14	$ 10.28	
Sewer	$ 16.18	$ 16.70	$ 21.92	$ 13.05	$ 9.92	$ 10.96	$ 10.28	$ 29.39	$ 9.98	$ 10.54	$ 10.54	$ 13.31	
Fire Pipe	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60.03	$ 64.17	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge/Credit	**$ 28.68**	**$ 29.60**	**$ 38.85**	**$ 23.13**	**$ 17.58**	**$ 19.43**	**$ 18.22**	**$ 52.09**	**$ 17.69**	**$ 18.68**	**$ 78.71**	**$ 87.76**	**$ 430.42**
Total Cubic Feet	310	320	420	250	190	210	190	530	180	190	190	240	
Gallons	2318.8	2393.6	3141.6	1870	1421.2	1570.8	1421.2	3964.4	1346.4	1421.2	1421.2	1795	

McCormack - Acct # 101499001	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	McCormack 101499001
Water	$ 2,096.62	$ 2,150.38	$ 1,379.83	$ 1,333.20	$ 943.20	$ 820.27	$ 749.01	$ 951.52	$ 923.37	$ 1,493.17	$ 1,262.32	$ 1,596.77	
Sewer	$ 2,623.66	$ 2,691.07	$ 1,725.23	$ 1,667.05	$ 1,178.25	$ 1,024.04	$ 934.58	$ 1,188.54	$ 1,152.98	$ 1,867.10	$ 1,578.06	$ 1,996.94	
Fire Pipe	$ 220.80	$ 213.44	$ 235.52	$ 220.80	$ 220.80	$ 228.16	$ 228.16	$ 213.44	$ 228.16	$ 228.16	$ 213.44	$ 228.16	
Other Fee	$ 330.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 550.00	$ -	$ -	
Total Water & Sewer Charge	**$ 5,271.08**	**$ 5,054.89**	**$ 3,340.58**	**$ 3,221.05**	**$ 2,342.25**	**$ 2,072.47**	**$ 1,911.75**	**$ 2,353.50**	**$ 2,304.51**	**$ 4,138.43**	**$ 3,053.82**	**$ 3,821.87**	**$ 38,886.20**
Total Cubic Feet	43500	44500	29000	28000	20000	17500	15500	19000	18500	29500	25000	31500	
Gallons	325380	332860	216920	209440	149600	130900	115940	142120	138380	220660	187000	235620	

McCormack - Acct # 101499002	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	McCormack 101499002
Water	$ 1,113.83	$ 1,114.89	$ 746.08	$ 723.83	$ 529.89	$ 526.71	$ 448.66	$ 563.02	$ 586.67	$ 871.57	$ 718.42	$ 923.37	
Sewer	$ 1,392.10	$ 1,393.56	$ 930.93	$ 903.30	$ 660.36	$ 655.98	$ 559.04	$ 701.64	$ 731.00	$ 1,088.06	$ 896.40	$ 1,152.98	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 2,505.93**	**$ 2,508.45**	**$ 1,677.01**	**$ 1,627.13**	**$ 1,190.25**	**$ 1,182.69**	**$ 1,007.70**	**$ 1,264.66**	**$ 1,317.67**	**$ 1,959.63**	**$ 1,614.82**	**$ 2,076.35**	**$ 19,932.29**
Total Cubic Feet	23500	23500	16000	15500	11500	11500	9500	11500	12000	17500	14500	18500	
Gallons	175780	175780	119680	115940	86020	86020	71060	86020	89760	130900	108460	138380	

McCormack - Acct # 101499004	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	McCormack 101499004
Water	$ 3,522.65	$ 3,616.03	$ 2,900.58	$ 2,581.13	$ 1,974.23	$ 1,660.23	$ 1,627.07	$ 1,834.97	$ 1,960.14	$ 2,485.64	$ 2,087.26	$ 2,659.10	
Sewer	$ 4,409.66	$ 4,526.69	$ 3,630.41	$ 3,230.48	$ 2,470.38	$ 2,076.80	$ 2,035.05	$ 2,295.75	$ 2,452.36	$ 3,110.62	$ 2,611.81	$ 3,327.89	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 7,932.31**	**$ 8,142.72**	**$ 6,530.99**	**$ 5,811.61**	**$ 4,444.61**	**$ 3,737.03**	**$ 3,662.12**	**$ 4,130.72**	**$ 4,412.50**	**$ 5,596.26**	**$ 4,699.07**	**$ 5,986.99**	**$ 65,086.93**
Sewer Abatement Credit	$ (5,598.77)	$ (7,465.55)	$ (6,712.26)	$ (4,475.76)	$ (3,274.72)	$ (872.89)	$ (593.15)	$ (567.20)	$ (714.92)	(988.69)	$ (2,342.71)	$ (1,527.67)	$ (35,134.29)
Net payment:	**$ 2,333.54**	**$ 677.17**	**$ (181.27)**	**$ 1,335.85**	**$ 1,169.89**	**$ 2,864.14**	**$ 3,068.97**	**$ 3,563.52**	**$ 3,697.58**	**$ 4,607.57**	**$ 2,356.36**	**$ 4,459.32**	
Total Cubic Feet	71755	73540	59560	53100	41075	34730	32880	36055	38515	48375	40815	51610	
Gallons	536727.4	550079.2	445508.8	397188	307241	259780.4	245942.4	269691.4	288092.2	361845	305296.2	386042.8	

McCormack - Acct # 101499005	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	McCormack 101499005
Water	$ 3,153.97	$ 3,228.68	$ 2,538.46	$ 2,164.76	$ 1,560.71	$ 1,463.68	$ 1,365.62	$ 1,562.76	$ 1,652.19	$ 2,082.69	$ 1,752.87	$ 2,258.56	
Sewer	$ 3,947.91	$ 4,041.55	$ 3,176.88	$ 2,708.99	$ 1,952.32	$ 1,830.33	$ 1,707.38	$ 1,954.60	$ 2,066.41	$ 2,605.92	$ 2,192.85	$ 2,826.20	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 7,101.88**	**$ 7,270.23**	**$ 5,715.34**	**$ 4,873.75**	**$ 3,513.03**	**$ 3,294.01**	**$ 3,073.00**	**$ 3,517.36**	**$ 3,718.60**	**$ 4,688.61**	**$ 3,945.72**	**$ 5,084.76**	**$ 55,796.29**
Total Cubic Feet	64450	65865	52385	44850	32645	30720	27705	30800	32570	40860	34470	44140	
Gallons	482086	492670.2	391839.8	335478	244184.6	229785.6	207233.4	230384	243623.6	305632.8	257835.6	330167.2	

JACOBS

Appendix D.9

2013 Water & Sewer Bills

Boston & Sewer

July 12 - June 2013 Water and Sewert Estimate

Hurley Bldg - Acct # 101506000	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Hurley 101506000
Water	$ 5,715.72	$ 6,563.72	$ 5,620.26	$ 2,637.12	$ 1,526.50	$ 1,521.66	$ 1,547.01	$ 1,631.81	$ 1,817.84	$ 1,893.18	$ 2,360.05	$ 3,865.32	
Sewer	$ 7,156.44	$ 8,218.67	$ 7,036.70	$ 3,300.35	$ 1,909.15	$ 1,902.81	$ 1,934.47	$ 2,040.90	$ 2,273.76	$ 2,368.19	$ 2,953.32	$ 4,838.57	
Fire Pipe	$ 110.40	$ 106.72	$ 117.76	$ 114.08	$ 106.72	$ 114.08	$ 114.08	$ 106.72	$ 114.08	$ 114.08	$ 106.72	$ 114.08	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 12,982.56**	**$ 14,889.11**	**$ 12,774.72**	**$ 6,051.55**	**$ 3,542.37**	**$ 3,538.55**	**$ 3,595.56**	**$ 3,779.43**	**$ 4,205.68**	**$ 4,375.45**	**$ 5,420.09**	**$ 8,817.97**	**$ 83,973.04**
Total Cubic Feet	108550	124300	106900	51200	30100	30050	29950	30950	34450	35850	44250	71400	
Gallons	811954	929764	799612	382976	225148	224774	224026	231506	257686	268158	330990	534072	

Hurley Bldg - Acct # 101506002	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Hurley 101506002
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Fire Pipe	$ 110.40	$ 106.72	$ 117.76	$ 114.08	$ 106.72	$ 114.08	$ 114.08	$ 106.72	$ 114.08	$ 114.08	$ 106.72	$ 114.08	
Total Water & Sewer Charge	**$ 110.40**	**$ 106.72**	**$ 117.76**	**$ 114.08**	**$ 106.72**	**$ 114.08**	**$ 114.08**	**$ 106.72**	**$ 114.08**	**$ 114.08**	**$ 106.72**	**$ 114.08**	**$ 1,339.52**
Total Cubic Feet	0	0	0	0	0	0	0	0	0	0	0	0	
Gallons	0	0	0	0	0	0	0	0	0	0	0	0	

Lindemann - Acct # 101520000	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Lindemann 10152000
Water	$ 3,433.11	$ 3,505.24	$ 3,308.17	$ 2,126.12	$ 1,947.58	$ 2,415.67	$ 2,979.02	$ 2,063.11	$ 2,177.31	$ 2,453.63	$ 2,414.08	$ 3,344.43	
Sewer	$ 4,297.44	$ 4,387.86	$ 4,140.76	$ 2,660.32	$ 2,436.86	$ 3,022.98	$ 3,728.50	$ 2,581.39	$ 2,724.24	$ 3,070.35	$ 3,021.00	$ 4,186.13	
Fire Pipe	$ 110.40	$ 106.72	$ 117.76	$ 114.08	$ 106.72	$ 114.08	$ 114.08	$ 106.72	$ 114.08	$ 114.08	$ 106.72	$ 114.08	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 110.00		$ -	
Total Water & Sewer Charge	**$ 7,840.95**	**$ 7,999.82**	**$ 7,566.69**	**$ 4,900.52**	**$ 4,491.16**	**$ 5,552.73**	**$ 6,821.60**	**$ 4,751.22**	**$ 5,015.63**	**$ 5,748.06**	**$ 5,541.80**	**$ 7,644.64**	**$ 73,874.82**
Sewer Abatement Credit	$ (578.61)	$ (2,100.67)	$ (2,381.67)	$ (1,282.67)	$ (87.98)	$ -	0	0	0	0	-5.76	-70.61	$ (6,507.97)
Net Payment:	**$ 7,262.34**	**$ 5,899.15**	**$ 5,185.02**	**$ 3,617.85**	**$ 4,403.18**	**$ 5,552.73**	**$ 6,821.60**	**$ 4,751.22**	**$ 5,015.63**	**$ 5,748.06**	**$ 5,536.04**	**$ 7,574.03**	
Total Cubic Feet	65980	67260	63780	41670	38210	47070	56480	38920	41100	46060	45220	62050	
Gallons	493530.54	503104.8	477074.4	311691.6	285810.8	352083.6	422470.4	291121.6	307428	344528.8	338245.6	464134	

Lindemann - Acct # 101513000	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Lindemann 101513000
Water	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Sewer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Fire Pipe	$ 124.20	$ 120.06	$ 132.48	$ 128.34	$ 120.06	$ 128.34	$ 128.34	$ 149.04	$ 99.36	$ 128.34	$ 120.06	$ 128.34	
Other Fee	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 110.00	$ -	$ -	
Total Water & Sewer Charge	**$ 124.20**	**$ 120.06**	**$ 132.48**	**$ 128.34**	**$ 120.06**	**$ 128.34**	**$ 128.34**	**$ 149.04**	**$ 99.36**	**$ 238.34**	**$ 120.06**	**$ 128.34**	**$ 1,616.96**
Total Cubic Feet	0	0	0	0	0	0	0	0	0	0	0	0	
Gallons	0	0	0	0	0	0	0	0	0	0	0	0	

Lindemann - Acct # 101513002	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Lindemann 101513002
Water	$ 14.99	$ 14.56	$ 12.85	$ 7.28	$ 6.42	$ 8.14	$ 9.18	$ 6.23	$ 5.79	$ 7.57	$ 7.12	$ 9.79	
Sewer	$ 19.41	$ 18.85	$ 16.64	$ 9.43	$ 8.32	$ 10.54	$ 11.88	$ 8.07	$ 7.49	$ 9.79	$ 9.22	$ 12.67	
Fire Pipe	$ 62.10	$ 60.03	$ 66.24	$ 64.17	$ 60.03	$ 64.17	$ 64.17	$ -	$ 62.10	$ 66.24	$ 60.03	$ 64.17	
Other Fee	$ -	$ -	$ -	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ 110.00	$ -	$ -	
Total Water & Sewer Charge/Credit	**$ 96.50**	**$ 93.44**	**$ 95.73**	**$ 80.88**	**$ 274.77**	**$ 82.85**	**$ 85.23**	**$ 14.30**	**$ 75.38**	**$ 193.60**	**$ 76.37**	**$ 86.63**	**$ 1,255.68**
Total Cubic Feet	350	340	300	170	150	190	210	140	130	170	160	220	
Gallons	2618	2543.2	2244	1271.6	1122	1421.2	1570.8	1047.2	972.4	1271.6	1196.8	1645	

McCormack - Acct # 101499001	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	McCormack 101499001
Water	$ 2,629.89	$ 2,552.95	$ 3,266.34	$ 1,674.47	$ 925.62	$ 793.87	$ 783.44	$ 827.20	$ 878.68	$ 1,093.96	$ 1,338.49	$ 1,793.62	
Sewer	$ 3,291.38	$ 3,195.10	$ 4,088.38	$ 2,094.32	$ 1,156.08	$ 990.68	$ 977.50	$ 1,032.53	$ 1,096.76	$ 1,366.56	$ 1,673.30	$ 2,243.41	
Fire Pipe	$ 220.80	$ 213.44	$ 235.52	$ 228.16	$ 213.44	$ 228.16	$ 228.16	$ 213.44	$ 228.16	$ 228.16	$ 213.44	$ 228.16	
Other Fee	$ -	$ -	$ -	$ 330.00	$ 200.00	$ -	$ -	$ -	$ -	$ 550.00	$ -	$ -	
Total Water & Sewer Charge	**$ 6,142.07**	**$ 5,961.49**	**$ 7,590.24**	**$ 4,326.95**	**$ 2,495.14**	**$ 2,012.71**	**$ 1,989.10**	**$ 2,073.17**	**$ 2,203.60**	**$ 3,238.68**	**$ 3,225.23**	**$ 4,265.19**	**$ 45,523.57**
Total Cubic Feet	51000	49500	63000	33000	18500	16000	15500	16000	17000	21000	25500	34000	
Gallons	381480	370260	471240	246840	138380	119680	115940	119680	127160	157080	190740	254320	

McCormack - Acct # 101499002	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	McCormack 101499002
Water	$ 1,261.19	$ 1,314.12	$ 1,725.14	$ 949.27	$ 588.92	$ 484.83	$ 519.93	$ 531.19	$ 582.67	$ 717.22	$ 827.20	$ 1,067.05	
Sewer	$ 1,576.51	$ 1,642.98	$ 2,157.69	$ 1,185.44	$ 734.10	$ 603.95	$ 647.48	$ 661.55	$ 725.78	$ 894.41	$ 1,032.53	$ 1,332.83	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 2,837.70**	**$ 2,957.10**	**$ 3,882.83**	**$ 2,134.71**	**$ 1,323.02**	**$ 1,088.78**	**$ 1,167.41**	**$ 1,192.74**	**$ 1,308.45**	**$ 1,611.63**	**$ 1,859.73**	**$ 2,399.88**	**$ 23,763.98**
Total Cubic Feet	25000	26000	34000	19000	12000	10000	10500	10500	11500	14000	16000	20500	
Gallons	187000	194480	254320	142120	89760	74800	78540	78540	86020	104720	119680	153340	

McCormack - Acct # 101499004	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	McCormack 101499004
Water	$ 4,960.21	$ 4,457.53	$ 4,810.06	$ 3,191.01	$ 2,053.21	$ 1,918.70	$ 2,007.54	$ 1,858.12	$ 1,951.31	$ 2,206.00	$ 2,545.28	$ 2,941.37	
Sewer	$ 6,210.15	$ 5,580.62	$ 6,021.92	$ 3,994.11	$ 2,569.17	$ 2,400.42	$ 2,511.62	$ 2,324.53	$ 2,441.04	$ 2,760.17	$ 3,185.34	$ 3,681.27	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 11,170.36**	**$ 10,038.15**	**$ 10,831.98**	**$ 7,185.12**	**$ 4,622.38**	**$ 4,319.12**	**$ 4,519.16**	**$ 4,182.65**	**$ 4,392.35**	**$ 4,966.17**	**$ 5,730.62**	**$ 6,622.64**	**$ 78,580.70**
Sewer Abatement Credit	$ (3,979.82)	$ (10,907.32)	$ (10,281.63)	$ (9,645.82)	$ (4,342.43)	$ (1,678.98)	$ (740.59)	$ (1,003.15)	$ (815.23)	(818.30)	$ (1,508.51)	$ (2,464.81)	$ (48,186.59)
Net payment:	**$ 7,190.54**	**$ (869.17)**	**$ 550.35**	**$ (2,460.70)**	**$ 279.95**	**$ 2,640.14**	**$ 3,778.57**	**$ 3,179.50**	**$ 3,577.12**	**$ 4,147.87**	**$ 4,222.11**	**$ 4,157.83**	
Total Cubic Feet	94460	85020	91790	61530	40180	37715	38665	35155	36930	41615	47575	54815	
Gallons	706560.8	635949.6	686589.2	460244.4	300546.4	282108.2	289214.2	262959.4	276236.4	311280.2	355861	410016.2	

McCormack - Acct # 101499005	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	McCormack 101499005
Water	$ 4,291.84	$ 3,862.08	$ 4,184.86	$ 2,756.96	$ 1,755.46	$ 1,591.59	$ 1,681.76	$ 1,528.74	$ 1,679.25	$ 1,829.41	$ 2,128.85	$ 2,490.68	
Sewer	$ 5,373.00	$ 4,834.81	$ 5,238.83	$ 3,450.45	$ 2,196.10	$ 1,990.45	$ 2,103.34	$ 1,911.74	$ 2,100.08	$ 2,288.26	$ 2,663.73	$ 3,116.75	
Fire Pipe	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Other Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Total Water & Sewer Charge	**$ 9,664.84**	**$ 8,696.89**	**$ 9,423.69**	**$ 6,207.41**	**$ 3,951.56**	**$ 3,582.04**	**$ 3,785.10**	**$ 3,440.48**	**$ 3,779.33**	**$ 4,117.67**	**$ 4,792.58**	**$ 5,607.43**	**$ 67,049.02**
Total Cubic Feet	81995	73915	80130	53435	34520	31400	32500	29035	31875	34665	40100	46725	
Gallons	613322.6	552884.2	599372.4	399693.8	258209.6	234782	243100	217181	238425	259294.2	299948	349503	

JACOBS

Appendix E

McCormack Assessment Spreadsheets

Facilities Condition Assessment

Facility Assessments -- Site	Field Inspector:	Dodson, Hartmann, Gray, Scheibner, Perrotta	Date of Assessment:	Nov. 18-22, 2013
Site Name: 110BSB01 MCCORMACK BUILDING			**IFM Region**	**METRO**

Location Address	Street Address		City(ies)/Town(s)		Zip Code
	1 ASHBURTON PLACE		BOSTON		02108
Site Information	**Acreage**	**# of Buildings**	**# of Facility Staff**		**Operating Cost**
	1.37	**1**	**N/A**		
User Agencies at this location	See staffing agency list on next page.				
Other Site Users & Agreements (e.g. town license for soccer fields)	NA				
Type (e.g. Impatient Residential Campus)	NA				
	Staff	Accessible	Visitor	Unassigned	Accessible Req by Code
Parking - Number of Parking Capacity-	461	N/A	N/A	N/A	N/A
	Condition	Comments			
Parking Lot (Assess Each Lot Separately)	Fair	Cracking and chipping concrete breaking away from ceiling, exposing reinforcement bars.			
Perimeter Security					
Fencing	0 - Non-Applicable				
Walls	0 - Non-Applicable				
Vehicle Gates	0 - Non-Applicable				
Pedestrian Gates	0 - Non-Applicable				
Perimeter Surveillance					
Security Guard Stations	0 - Non-Applicable				
CCTV (Closed Circuit Television)	3 - Fair				
Illumination					
Operations	Service Type	Vendor	Contract Expiration Date	Service Contact Person	Finance Contact Person
O & M Service Contracts	Janitorial	American Cleaning Co., Inc.	6/30/2014	Daniel Alonzo	Leimei Kwan
	Elevator	Delta Elevator Service Corporation	3/3/2016	Jim Cummings	Leimei Kwan
	HVAC Maintenance	ENE Systems, Inc.	3/31/2014	Mike Derby	Leimei Kwan
	Security	Internal Security Associates	9/30/2014	Steve Harney	Leimei Kwan
	Fire Prot	Electrical Dynamics, Inc.	12/31/2013	Dave Parziale	Leimei Kwan
		Unifirst	6/30/2014	Floyce Smith	Leimei Kwan
	Type	Providers			
Infrastructure	N/A				
Site Accessibility Issues					
Other					

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

Facility Assessment -- Building	Field Inspector:	Dodson, Hartmann, Gray, Scheibner, Perrotta	Date of Assessment:	Nov. 18-22, 2013

Facility Name: 110 BSB01 MCCORMACK BUILDING

General Information:

Building Name:	Building Alias		
551BSB9999 - MCCORMACK BUILDING	Street Address	City/Town	Zip Code
Location Address	1 ASHBURTON PLACE	BOSTON	02108
Gross Square Footage	800000		
Designed Building Usage	Administration		
Current Primary Building Usage	OFFICE		
Building Type	STEEL FRAME-CONC SHR WALLS		
Status	IN USE		
Basement	1-Yes		
Overall Rating	2 - Good		
USGS X Coordinate	710344		
USGS Y Coordinate	422133		
Historic	2-No		

Building History:

Year Built:	1975	
	Project Number	Project Description
Projects 0-15 years	DCP9415 HD3 Task 06 UST Replacement_1998	Task 06
	9th+17th Flr Computer Rm Standby Pwr_1999	Standby power generation
	Cooling Tower Renovations_1999	Cooling tower renovations
	G9801 HC4_New Chiller_2000	New chillers
	G9802 AD3 Reconfiguration of DCAM Office Space_2001	Reconfiguration of DCAM offices
	G989 HC1 Mech-Elec 8th FLR 2001	Mechanical and electrical 8th floor upgrades
	Play Area Relocation_2002	Children play area relocation
	Chiller Replacement_2002	Chiller replacement
	Chiller Replacement_2003	Chiller replacement
	AGO0201 DC1 Renovation of the Office of the AG	Office renovation
	Chilled Water & Heating System Upgrades_2004	Water and heating system upgrades
	Energy Conservation Measures_2004	Energy conservation
	IGO0501 #HC1_McCormack_Wiring+Coring_200	Electrical upgrade
	Repair of Front Stairs+Plaza_2004	Front stairs repair
	Children's Center Renovations_2005	Children's center renovations
	17th Flr Computer Rm Reloc_2005	Computer room relocation
	G0201 DC1 New Fire Detect-Alarm System_2005	Fire detection alarm system upgrade
	Bathroom Modernization 1st+13th Floors_2006	Bathroom modernizing
	Fire Alarm Shop Dwgs_2006	Fire alarm drawings
	DCP0809 HD4_8th Fl IT Rm Infrstr Segregation_2008	8th floor infrastruction renovations
	DCP0607 HC1_Elevator Modernization_2008 Rec	Elevator modernizations
	ITD103 VIOP Power Upgrade_2008	Electrical power upgrade
	AGO0901 HC1_Attorney General 4th Flr Renovat	Attorney general office renovations
	Boiler Room Modifications_2009	Boiler room modifications
	Data Center-8th Floor_2009	Data center renovations
	Electrical System Riser Diagram_2009_As Built	Electrical system renovations
	7th Flr 300 Ton Chiller Replacement_2010	Chiller replacement
	Floor Plans_2013	Updated floor plans
	G9801 HC2_Cooling Towers_No Date	Cooling tower renovations
Recent Studies 0 - 2 years	FM1_Leakage Invstgtn Rpt_2012	Leakage investigation

Master Plan

Identify and Describe Any Master Plan	Project Number	Project Description

Staffing:

	# Staff	# Visitors/Day
Actual Staff / Visitor Counts	N/A	N/A

	Designed Capacity	Current Capacity	Actual # of Occupants
Occupancy - Building	N/A	N/A	N/A

Occupancy sq. ft. per Floor	Gross	Total Assignable	Assigned to (Agency)	Square Footage Assigned	Space Usage
Plaza			Executive Office of Education, Division of Capital Asset Management & Maintenance, Cafeteria, IT, Lottery Commission, Division of Operational Services, Dept of State Police, Secretary of Commonwealth		23867

Facility Assessment -- Building		Field Inspector:	Dodson, Hartmann, Gray, Scheibner, Perrotta	Date of Assessment:	Nov. 18-22, 2013
1st Flr			Mass Commission for the Blind, Child Care, Division of Capital Asset Management		7399
2nd Flr			Human Resources Division, Administration & Finance, Division of Capital Asset Management & Maintenance		10590
3rd Flr			Human Resources Division		22844
4th Flr			Campaign & Political Finance, Division of Capital Asset Management & Maintenance, Attorney General's Office, Trial Court, Treasury		22809
5th Flr			Civil Services Commission, Executive Office of Elder Affairs		22986
6th Flr			Commonission Against Discrimination, Executive Office of Public Safety, State Ethics Commission		22975
7th Flr			Mechanical Floor		25982
8th Flr			IT, Office of State Treasurer		23043
9th Flr			Office of State Comptroller		22954
10th Flr			Human Resources Division, Designer Selection Board, Division of Operational Services, Executive Office of Health & Human Services		22918
11th Flr			Division of Standards, Executive Office of Health & Human Resources, Mass Office of Victim Assistance, State Auditor's Office		22956
12th Flr			Office of State Treasurer		22291
13th Flr			Division of Capital Asset Management & Maintenance, Architectural Access Board, Inspector General, Dept of Public Safety, Mass Office on Disability, OSD - Supplier Diversity Office		22916
14th Flr			Division of Capital Asset Management & Maintenance, Executive office of Education, Inspector General, Department of Higher Education		22311
15th Flr			Division of Capital Asset Management & Maintenance		23663
16th Flr			IT, Division of Capital Asset Management & Maintenance, Secretary of Commonwealth		23587
17th Flr			Secretary of Commonwealth		22755
18th Flr			Attorney General, State Auditor		23805
19th Flr			Attorney General		23681
20th Flr			Attorney General		23770

Facility Assessment -- Building		Field Inspector:	Dodson, Hartmann, Gray, Scheibner, Perrotta	Date of Assessment:	Nov. 18-22, 2013
21st Flr			Executive Office of Housing & Economic Development, Dept of Business Development, Mass Recovery & Reinvestment Office, Dept of Labor & Workforce Development, Exec Office of Public Safety (revised boundary), DCAMM		22212
22nd Flr			Mechanical Floor		

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	2-No	All restrooms do not meet codes for fixture flowrates	
Electrical	1-Yes		
Energy Conservation			
Accessibility	To be filled in by DCAMM Accessibility Consultant		
Hazardous Materials	Yes/No	If yes, location and explanation	
Asbestos	Yes	Multiple areas. Estimated based on age of building.	
Lead Paint	Yes	Multiple areas. Estimated based on age of building.	
Mold	Yes	Children's play area	
PCBs		Testing required for identifying PCBs	
Other			
	Yes/No	Year Tested	Results
Air Quality			
Environmental	Yes/No	If yes, location and explanation	
Wetlands		NA	
Other		NA	
Underground Storage Tank(s)		NA	
Utilities:			
Fuel Distribution	Yes/No	Provider	
Electric	1-Yes	NSTAR	
Gas	1-Yes	National Grid	
Oil	2-No		
Steam	2-No		
Mechanical Systems	Yes/No	Provider	
Steam Distribution	2-No		
Hot Water Distribution	2-No		
Chilled Water Distribution	2-No		
Electrical Systems	Yes/No	Provider	
Primary Power Distribution	1-Yes	NSTAR	
Telecomm Distribution	1-Yes	Verizon	
Security Distribution	1-Yes	N/A	
Other			
Water/Waste Systems	Yes/No	Provider	
Domestic Water Distribution	1-Yes	BWSC	
Fire Protection Water Distribution	1-Yes	BWSC	
Storm Drainage	1-Yes	MWRA	
Sanitary Sewer	1-Yes	MWRA	
Sewage Grinder (ex. Muffin Monster)	2-No		
Other	2-No		

Energy Management System	In Place	Functions Controlled	In Use	Is System Supported	Company Supported By
Legacy Johnson Controls	Yes	AHUs (except AHU 10,16) Pumps Chillers (except Chiller 6)	Yes	No	ENE
Johnson Controls (Metasys 5)	Yes	AHU-10 & 16 Chiller 6	Yes	Yes	ENE

Energy/Water Conservation			
Utility (FY 2013)			
Electricity	KWH	Elect $	Elec Rate
Direct Energy	16614960	2155615.67	0.130
Natural Gas	Therm	Natural Gas $	Natural Gas Rate
National Grid/Hess	288295	420074	1.45
Fuel Oil #2	Gallon	Fuel Oil #2 $	Fuel Oil #2 Rate
Fuel Oil #4	Gallon	Fuel Oil #4 $	Fuel Oil #4 Rate
N/A			
Fuel Oil #5 & #6	Gallon	Fuel Oil #5 & #6 $	Fuel Oil #5 & #6 Rate
N/A			

Facility Assessment -- Building		Field Inspector:	Dodson, Hartmann, Gray, Scheibner, Perrotta	Date of Assessment:	Nov. 18-22, 2013
Water Gallon	Gallon	Water $	Water Rate		
MWRA	13499402	214917.27	0.0159		
Steam	Pound	Steam $	Steam Rate		
N/A					
Other	MMBTU	Other $	Other Rate		
N/A					
Updated Annual Baseline Generation	N/A				
kWH Generation					
Nameplate KW Generation					
Meter	Utility Type	Location	Meter Type	Account	
	Elec			26154601004	
	Gas	Plaza level Sprinkler room		5133014641 G42T	
	Water	Plaza level Sprinkler room		101499001	
	Water			101499002	
	Water			101499004	
	Water			101499005	
Historical Utility Usage - 3 years	Collect separately in the format that is available.				

Legend	
	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

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	3 - High		3 - Inaccessible
	A10 - Foundations			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	3 - High		3 - Inaccessible
		A1010 - Standard Foundations		6 - N/A - Not Applicable											
			A101001 - Wall Foundations	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A101002 - Column Foundations & Pile Caps	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A101003 - Perimeter drainage & Insulation	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A101099 - Other Standard Foundation	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
		A1020 - Special Foundations		6 - N/A - Not Applicable											
			A102001 - Pile Foundations	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A102002 - Grade Beams (Caissons)	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A102003 - Underpinning	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A102004 - Dewatering	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A102005 - Raft Foundations	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A102006 - Pressure injected Grouting	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A102099 - Other Special Conditions	6 - N/A - Not Applicable										Not observed	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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			A103001 - Standard Slab on Grade	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
			A103002 - Structural Slab on Grade	6 - N/A - Not Applicable											
			A103003 - Inclined Slab on Grade	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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		1 - Accessible
			A103004 - Trenches	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium 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										Not observed	
			A103099 - Other Slab On Grade	6 - N/A - Not Applicable											
	A20 - Basement Construction			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
		A2010 - Basement Excavation		6 - N/A - Not Applicable											
			A201001 - Excavation for Basements	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A201002 - Structure Backfill & Compaction	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A201003 - Shoring	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A201099 - Other Basement Excavation	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
		A2020 - Basement Walls		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			A202002 - Moisture Protection	6 - N/A - Not Applicable										Not observed	
			A202003 - Basement Wall Insulation	6 - N/A - Not Applicable										Not observed	
			A202099 - Other Basement Walls	6 - N/A - Not Applicable										Not observed	
B. Shell				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	2 - No	2 - Medium Probability	2 - Medium		1 - Accessible
	B10 - Superstructure			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
		B1010 - Floor Construction		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			B101001 - Structural Frame	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Exposed structure observed in mechanical spaces.	2 - Limited Accessibility
			B101002 - Structural Interior Walls	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			B101003 - Floor Decks and Slabs	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact				Exposed structure observed in mechanical spaces and through open ceiling grids.	2 - Limited Accessibility
			B101004 - Balcony Construction	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			B101005 - Ramps	3 - Fair - Normal wear and tear - still fully functional	3 - Low	4 - Moderate	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
			B101006 - Floor Raceway Systems	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			B101007 - Inclined and Stepped Floors	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			B101099 - Other Floor Construction	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
		B1020 - Roof Construction		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	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			B102001 - Structural Frame	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	Exposed structure observed in roof mechanical space.	2 - Limited Accessibility
			B102002 - Structural Interior Walls	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			B102003 - Roof Decks and Slabs	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Exposed roof decking observed in roof mechanical space.	2 - Limited Accessibility
			B102004 - Canopies	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			B102099 - Other Roof Construction	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
	B20 - Exterior Enclosure			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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
		B2010 - Exterior Walls		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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B201001 - Exterior Closure	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201002 - Exterior Wall Backup Construction	6 - N/A - Not Applicable											3 - Inaccessible
			B201003 - Insulation and Vapor Retarder	6 - N/A - Not Applicable											3 - Inaccessible
			B201004 - Parapets	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			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	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	2 - No	2 - Medium Probability	3 - High		2 - Limited Accessibility
			B201008 - Exterior Soffits	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B201009 - Screen Wall	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B201010 - Exterior Coatings	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B201011 - Joint Sealant	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201099 - Other Exterior Walls	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		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	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			B202001 - Windows	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			B202002 - Storefronts	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202003 - Curtain Walls	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B202004 - Exterior Glazing	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B202099 - Other 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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		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	2 - Medium Potential for serious impact	3 - High Probability of impact	2 - No	1 - Low Probability	3 - High		1 - Accessible
			B203001 - Solid Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203002 - Glazed Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203003 - Revolving Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203004 - Overhead Doors and Roll-Up Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203005 - Hanger Doors	6 - N/A - Not Applicable											
			B203006 - Blast Resistant Doors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		
			B203007 - Gates	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203008 - Exterior Door Hardware	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203098 - Other specialty Doors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203099 - Other Exterior Personnel Doors	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
	B30 - Roofing			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		B3010 - Roof Coverings		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301001 - High Slope Roof Coverings	6 - N/A - Not Applicable											
			B301002 - Low Sploe Membrane Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			B301003 - Roof Insulation & Fill	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		3 - Inaccessible
			B301004 - Flashings & Trim	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301005 - Gutters and Downspouts	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			B301006 - Roof Openings and Supports	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			B301099 - Other Roofing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
C. Interiors				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	2 - Medium		1 - Accessible
	C10 - Interior Construction			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	2 - Medium		1 - Accessible
		C1010 - Partitions		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	2 - Medium		1 - Accessible
			C101001 - Fixed Partitions	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	2 - Medium		1 - Accessible
			C101002 - Demountable Partitions	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	2 - Medium		1 - Accessible
			C101003 - Retractable Partitions	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	2 - Medium		1 - Accessible
			C101004 - Interior Guard Rails and Screens	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	2 - Medium		1 - Accessible
			C101005 - Interior Windows	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	2 - Medium		1 - Accessible
			C101006 - Glazed Partitions and Storefronts	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	2 - Medium		1 - Accessible
			C101007 - Interior Glazing	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	2 - Medium		1 - Accessible
			C101008 - Joint Sealant	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	2 - Medium		1 - Accessible
			C101099 - Other Partitions	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	2 - Medium		1 - Accessible
		C1020 - Interior Doors		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	2 - Medium		1 - Accessible
			C102001 - Standard Interior Doors	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	2 - Medium		1 - Accessible
			C102002 - Glazed Interior Doors	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	2 - Medium		1 - Accessible
			C102003 - Fire Doors	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	2 - Medium		1 - Accessible
			C102004 - Sliding and Folding Doors	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	2 - Medium		1 - Accessible
			C102005 - Interior Overhead Doors	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	2 - Medium		1 - Accessible
			C102006 - Interior Gates	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	2 - Medium		1 - Accessible
			C102007 - Interior Door Hardware	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	2 - Medium		1 - Accessible
			C102098 - Other Interior Specialty Doors	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	2 - Medium		1 - Accessible
			C102099 - Other Interior Personnel Doors	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	2 - Medium		1 - Accessible
		C1030 - Fittings		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	2 - Medium		1 - Accessible
			C103001 - Compartments, Cubicles and Toilet Partitions	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	2 - Medium		1 - Accessible
			C103002 - Toilet and Bath Accessories	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	2 - Medium		1 - Accessible
			C103003 - Marker Boards and Tack Boards	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	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	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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
			C103004 - Identifying Devices	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	2 - Medium		1 - Accessible
			C103005 - Lockers	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	2 - Medium		1 - Accessible
			C103006 - Shelving	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	2 - Medium		1 - Accessible
			C103007 - Fire Extinguisher Cabinets	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	2 - Medium		1 - Accessible
			C103008 - Counters	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	2 - Medium		1 - Accessible
			C103009 - Cabinets	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	2 - Medium		1 - Accessible
			C103010 - Closets	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	2 - Medium		1 - Accessible
			C103011 - Firestopping Penetrations	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	2 - Medium		1 - Accessible
			C103012 - Sprayed Fire Resistive Materials	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	2 - Medium		1 - Accessible
			C103013 - Raised Access Flooring	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	2 - Medium		1 - Accessible
			C103014 - Casework	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	2 - Medium		1 - Accessible
			C103099 - Other Interior Specialties	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	2 - Medium		1 - Accessible
	C20 - Stairs			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	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		C2010 - Stair Construction		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	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			C201001 - Interior Stair Construction	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	2 - No	1 - Low Probability	1 - Low	Significant spalling and exposed reinforcement in stair 3 of garage 2.	1 - Accessible
			C201002 - Exterior Stair Construction	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	2 - Medium		1 - Accessible
			C201099 - Other Stair Construction	6 - N/A - Not Applicable											
		C2020 - Stair Finishes	C202001 - Interior Stair Finish	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	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	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
	C30 - Interior Finishes			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	2 - Medium		1 - Accessible
		C3010 - Wall Finishes		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	2 - Medium		1 - Accessible
			C301001 - Concrete Wall Finishes	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	2 - Medium		1 - Accessible
			C301002 - Plaster Wall Finishes	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	2 - Medium		1 - Accessible
			C301003 - Gymsum Wallbaord Finishes	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	2 - Medium		1 - Accessible
			C301004 - Tile and Terrazzo Wall Finishes	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	2 - Medium		1 - Accessible
			C301005 - Painting to Walls	4 - Poor - Excessive wear and tear - somewhat functional	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	2 - Medium		1 - Accessible
			C301006 - Wall Coverings	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	2 - Medium		1 - Accessible
			C301007 - Acoustical Panels Adhered to 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	2 - Medium		1 - Accessible
			C301008 - Special Coatings to Walls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	2 - Medium		1 - Accessible
			C301099 - Other Wall Finishes	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	2 - Medium		1 - Accessible
		C3020 - Floor Finishes		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	2 - Medium		1 - Accessible
			C302001 - Tile Floor Finishes	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	2 - Medium		1 - Accessible
			C302002 - Terrazzo Floor Finishes	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	2 - Medium		1 - Accessible
			C302003 - Wood Flooring	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	2 - Medium		1 - Accessible
			C302004 - Resilient Floor Finishes	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	2 - Medium		1 - Accessible
			C302005 - Carpeting	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	2 - Medium		1 - Accessible
			C302006 - Masonry and Stone Flooring	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	2 - Medium		1 - Accessible
			C302007 - Painting and Staining Floors	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	2 - Medium		1 - Accessible
			C302008 - Wall Base Finishes	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	2 - Medium		1 - Accessible
			C302009 - Floor Toppings and Traffic Membranes	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	2 - Medium		1 - Accessible
			C302010 - Hardeners and Sealers	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	2 - Medium		1 - Accessible
			C302099 - Other Flooring and Floor Finishes	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	2 - Medium		1 - Accessible
		C3030 - Ceiling Finishes		3 - Fair - Normal wear and tear - still fully 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	1 - Low Probability	2 - Medium		1 - Accessible
			C303001 - Exposed Concrete Finishes	3 - Fair - Normal wear and tear - still fully 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	1 - Low Probability	2 - Medium		1 - Accessible
			C303002 - Plaster Ceiling Finishes	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	2 - Medium		1 - Accessible
			C303003 - Gypsum Wallboard Ceiling Finishes	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	2 - Medium		1 - Accessible
			C303004 - Acoustical Ceiling Tiles and Panels	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	2 - Medium		1 - Accessible
			C303005 - Wood Ceilings	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	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	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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
			C303006 - Painting and Staining Ceilings	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	2 - Medium		1 - Accessible
			C303007 - Suspensions Systems	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	2 - Medium		1 - Accessible
			C303008 - Metal Strip Ceilings	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	2 - Medium		1 - Accessible
			C303099 - Other Ceiling and Ceiling Finishes	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	2 - Medium		1 - Accessible
D. SERVICES				3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
	D10 - Conveying			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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
		D1010 - Elevators & Lifts		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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D101001 - General Construction Items	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D101002 - Passenger Elevators	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D101003 - Freight Elevators	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D101004 - Wheelchair Lift	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D101099 - Other Elevators	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
		D1020 - Escalators & Moving Walks		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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D102001 - Moving Stairs	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D102002 - Moving Walks	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			D102099 - Other Moving Stairs and Walks	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
		D1090 - Other Conveying Systems		6 - N/A - Not Applicable											
			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 Handing Systems	6 - N/A - Not Applicable											
	D20 - Plumbing			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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		D2010 - Plumbing Fixtures		3 - Fair - Normal wear and tear - still fully 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	1 - Low	Building Fixtures are not low flow and do not meet present code requirements.	1 - Accessible
			D201001 - Water Closets	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201002 - Urinals	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201003 - Lavatories	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201004 - Sinks	3 - Fair - Normal wear and tear - still fully functional	3 - Low	4 - Moderate	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
			D201005 - Showers/Tubs	6 - N/A - Not Applicable											
			D201006 - Drinking Fountains and Coolers	5 - Failed - Non-functional; no longer working	3 - Low		1 - Environment with little to no adverse effects	4 - Is Not 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	6 - N/A - Not Applicable											
		D2020 - Domestic Water Distribution		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	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Domestic water piping at life expectency and should be tested to determine if they are appropriate for continued use.	2 - Limited Accessibility
			D202001 - Pipes and Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D202002 - Valves and Hydrants	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D202003 - Domestic Water Equipment	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D203004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D202005 - Specialities	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		2 - Limited Accessibility
			D202099 - Other Domestic Water Supply	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	Electric water booster pumps appear to be original to building.	1 - Accessible
		D2030 - Sanitary Waste		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
			D203001 - Waste Pipe and Fittings	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D203002 - Vent Pipe and Fittings	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		2 - Limited Accessibility
			D203003 - Floor Drains	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D203004 - Sanitary and Vent Equipment	6 - N/A - Not Applicable											
			D203005 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D203099 - Other Sanitary Waste	6 - N/A - Not Applicable											
		D2040 - Rain Water Drainage		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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
			D204001 - Pipe & Fittings	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D204002 - Roof Drains	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D204003 - Rainwater Drainage Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	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 - Low Probability	1 - Low		1 - Accessible
			D204004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		3 - Inaccessible
			D204099 - Other Rain Water Drainage System	6 - N/A - Not Applicable											
		D2090 - Other Plumbing Systems		3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D209001 - Special Piping Sytems	6 - N/A - Not Applicable											
			D209002 - Acid Waste Systems	3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		
			D209003 - Interceptors	6 - N/A - Not Applicable											
			D209004 - Pool Piping and Equipment	6 - N/A - Not Applicable											
			D209005 - Compressed Air System (Non-Breathing)	6 - N/A - Not Applicable											
			D209099 - Other Special Plumbing Systems	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
	D30 - HVAC			3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		
		D3010 - Energy Supply		2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average 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
			D301001 - Oil Supply system	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	1 - Yes	3 - High Probability	3 - High		1 - Accessible
			D301002 - Gas Supply System	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	3 - High	Natural Gas installed in 2004 and is in good condition.	1 - Accessible
			D301003 - Coal Supply System	6 - N/A - Not Applicable											
			D301004 - Steam Supply System (From Central Plant)	6 - N/A - Not Applicable											
			D301005 - Hot Water Supply System (From Central Plant)	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											
			D301099 - Other Energy Supply	6 - N/A - Not Applicable											
		D3020 - Heat Generating Systems		2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D302001 - Steam Boilers	6 - N/A - Not Applicable											
			D302002 - Hot Water Boilers	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low	13 natural gas-fired condensing boilers were installed in 2004 and are in good condition.	1 - Accessible
			D302003 - Furnaces	6 - N/A - Not Applicable											
			D302004 - Fire Fueled Unit Heaters	6 - N/A - Not Applicable											
			D302005 - Auxiliary Equipment	6 - N/A - Not Applicable											
			D302006 - Equipment Thermal Insulation	3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Chiller insulation is in good condition. Chilled water pump insulation is either in poor condition or missing entirely. Other systems (HVAC or otherwise) should have insulation that currently do not, such as the domestic water heat exchangers.	1 - Accessible
			D302099 - Other Heat Generating Systems	6 - N/A - Not Applicable											
	D3030 - Cooling Generating System			3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
			D303001 - Chilled Water Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	There are 5 chillers (2 absorption, 3 centrifugal) on level 22. These are in fair to good condition. There is 1 chiller (centrifugal) on level 7 that is new (2012).	1 - Accessible
			D303002 - Direct Expansion Systems	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
			D303099 - Other Cooling Generating Systems	6 - N/A - Not Applicable											
	D3040 - Distribution Systems			3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	The air handling units and pumps will be replaced as part of a large capital improvement project.	1 - Accessible
			D304001 - Air Distribution, Heating, and Cooling	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			D304002 - Steam Distribution Systems	6 - N/A - Not Applicable											
			D304003 - Hot Water Distribution Systems	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Hot water pumps are in fair condition.	1 - Accessible
			D304004 - Change Over Distribution Systems	6 - N/A - Not Applicable											
			D304005 - Glycol Distribution Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
			D304006 - Chilled Water Distribution Systems	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	1 - Environment with little to no adverse effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Chilled water and condenser water pumps are in fair condition. Sections of pipe insulation are missing and thus piping needs to be replaced.	1 - Accessible
			D304007 - Exhaust Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D304008 - Air Handling Units	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	All AHUs (aside from AHU-10 and AHU-16) are original to the building and in fair to poor condition and should be replaced. AHU-10 is new (2012) and AHU-16 is in good condition (1999).	1 - Accessible
			D304099 - Other Distribution Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Smoke exhaust and ventilation fans are original to the building and should be replaced.	1 - Accessible
	D3050 - Terminal & Package Unites			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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	VAV and CAV boxes will be replaced as part of a large capital improvement project. Induction unit controls will be replaced as part of the same capital improvement project.	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	2 - Good - Some signs of minor wear and tear	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	2 - No	1 - Low Probability	1 - Low	Fan coil units are dated but in fair condition.	1 - Accessible
			D305004 - Fin Tube Distribution	6 - N/A - Not Applicable											
			D305005 - Electric Heating	6 - N/A - Not Applicable											
			D305006 - Package Units	6 - N/A - Not Applicable											
			D305099 - Other Terminal and Package Units	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Induction units are in fair condition but controls are failing. VAV boxes and CAV boxes have frozen actuators and are no longer functional.	1 - Accessible
	D3060 - Controls & Instrumentation		D306001 - HVAC Controls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	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	Controls throughout the building will be upgraded to DDC as part of a large capital improvement project.	2 - Limited Accessibility
			D306002 - Electronic Controls	6 - N/A - Not Applicable											
			D306003 - Pneumatic Controls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	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	The pneumatic controls throughout the building have failed and control valves must be adjusted by site maintenance staff manually.	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	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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
			D306004 - Instrument Air Compressors	6 - N/A - Not Applicable											
			D306005 - Gas Purging Systems	6 - N/A - Not Applicable											
			D306099 - Other Control Instrumentation	6 - N/A - Not Applicable											
		D3070 - Systems Testing & Balancing	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	D309001 - General Construction Items	6 - N/A - Not Applicable											
			D309002 - Refrigeration Systems	6 - N/A - Not Applicable											
			D309099 - Other Special Mechanical Systems	6 - N/A - Not Applicable											
	D40 - Fire Protection			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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		D4010 - Sprinklers		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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D401001 - Sprinklers and Releasing Devices	2 - Good - Some signs of minor wear and tear	3 - Low	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
			D401002 - Sprinkler Water Supply Equipment and Piping	2 - Good - Some signs of minor wear and tear	3 - Low	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
		D4020 - Standpipe Systems		3 - Fair - Normal wear and tear - still fully functional											2 - Limited Accessibility
			D402001 - Standpipe Equipment and Piping	2 - Good - Some signs of minor wear and tear	3 - Low	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
		D4030 - Fire Protection Specialties		2 - Good - Some signs of minor wear and tear	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	1 - Low		2 - Limited Accessibility
			D403001 - Fire Extinguishing Devices	2 - Good - Some signs of minor wear and tear	3 - Low	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
		D4090 - Other Fire Protection Systems		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			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	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	Dry sprinkler valves for parking levels, deisel fire pumps with electric back ups two sytems low and high systems.	1 - Accessible
	D50 - Electrical			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	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D501001 - Main Transformers	6 - N/A - Not Applicable											
			D501002 - Secondary	6 - N/A - Not Applicable											
			D501003 - Main Switchboards	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D501004 - Interior Distribution Transformers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D501005 - Panels	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	1 - Environment with little to no adverse effects	1 - Completely 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	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	1 - Low		1 - Accessible
			D501007 - Motor Control Centers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D501099 - Other Service and Distribution	6 - N/A - Not Applicable											
		D5020 - Lighting & Branch Wiring		3 - Fair - Normal wear and tear - still fully functional	1 - High	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
			D502001 - Branch Wiring	3 - Fair - Normal wear and tear - still fully 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		2 - Limited Accessibility
			D502002 - Lighting Equipment	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		1 - Accessible
			D502099 - Other Lighting and Branch Wiring	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Automatic Lighting Control	1 - Accessible
		D5030 - Communications & Security		3 - Fair - Normal wear and tear - still fully 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		1 - Accessible
			D503001 - Fire Alarm Systems	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D503002 - Telecommunications Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average 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
			D503003 - Nurse Call Systems	6 - N/A - Not Applicable											
			D503004 - Public Address Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	1 - Little usage	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
			D503005 - Intercommunications Systems	6 - N/A - Not Applicable											
			D503006 - Clock and Program Systems	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		1 - Accessible
			D503007 - Television Systems	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		1 - Accessible
			D503008 - Security systems	3 - Fair - Normal wear and tear - still fully 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	1 - Low Probability	1 - Low		1 - Accessible
			D503099 - Other Communications and Alarm Systems	6 - N/A - Not Applicable											
		D5090 - Other Electrical Services		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability			
			D509001 - General Construction Items (Electrical)	6 - N/A - Not Applicable											
			D509002 - Emergency Light & Power	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D509003 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		
			D509004 - Lightning Protection	3 - Fair - Normal wear and tear - still fully functional	1 - High	1 - Little usage	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		
			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

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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				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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
	E10 - Equipment			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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		E1010 - Commercial Equipment		6 - N/A - Not Applicable											
			E101001 - Checkroom Equipment	6 - N/A - Not Applicable											
			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											
		E1020 - Institutional Equipment		6 - N/A - Not Applicable											
			E102001 - Miscellaneous Common Fixed and Movable Equipment	6 - N/A - Not Applicable											
			E102002 - Medical Equipment	6 - N/A - Not Applicable											
			E102003 - Laboratory Equipment	6 - N/A - Not Applicable											
			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											
			E102009 - Audio Visual Equipment	6 - N/A - Not Applicable											
			E102010 - Detention Equipment	6 - N/A - Not Applicable											
		E1030 - Vehicular Equipment		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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103001 - Parking Control Equipment	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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103002 - Loading Dock Equipment	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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103003 - Warehouse Equipment	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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		E1090 - Other Equipment		6 - N/A - Not Applicable											
			E109001 - Built-In Maintenance Equipment	6 - N/A - Not Applicable											
			E109002 - Food Service Equipment	6 - N/A - Not Applicable											
			E109003 - Waste Handling Equipment	6 - N/A - Not Applicable											
			E109004 - Residential Equipment	6 - N/A - Not Applicable											
			E109005 - Unit Kitchens	6 - N/A - Not Applicable											
			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			6 - N/A - Not Applicable											
		E2010 - Fixed Furnishings		6 - N/A - Not Applicable											
			E202001 - Fixed Artwork	6 - N/A - Not Applicable											
			E201002 - Window Treatments	6 - N/A - Not Applicable											
			E201003 - Seating (Fixed)	6 - N/A - Not Applicable											
			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		6 - N/A - Not Applicable											
			E202001 - Movable Art Work	6 - N/A - Not Applicable											
			E202002 - Modular Prefabricated Furniture	6 - N/A - Not Applicable											
			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											
F. SPECIAL CONSTRUCTION & DEMOLITION				6 - N/A - Not Applicable											
	F10 - Special Construction			6 - N/A - Not Applicable											
		F1010 - Special Structures		6 - N/A - Not Applicable											
			F101001 - Metal Building Systems	6 - N/A - Not Applicable											
			F101002 - Exterior Utility Buildings	6 - N/A - Not Applicable											
			F101003 - Air Supported Structures	6 - N/A - Not Applicable											
			F101099 - Other Special Construction	6 - N/A - Not Applicable											
		F1020 - Integrated 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											
		F1030 - Special Construction Systems		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											
		F1040 - Special Facilities		6 - N/A - Not Applicable											
			F104001 - Indoor Swimming Pools	6 - N/A - Not Applicable											
			F104002 - Liquid and Gas Storage Tanks	6 - N/A - Not Applicable											
			F104003 - Kennels and Animal Shelters	6 - N/A - Not Applicable											
			F104004 - Site Constructed Incinerators	6 - N/A - Not Applicable											
			F104005 - Ice Rinks	6 - N/A - Not Applicable											
			F104099 - Other Special Facilities	6 - N/A - Not Applicable											
		F1050 - Special Controls & Instrumentation		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											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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
	F20 - Selective Building Demolition			6 - N/A - Not Applicable											
		F2010 - Building Elements Demolition		6 - N/A - Not Applicable											
			F201001 - Substructure and Superstructure	6 - N/A - Not Applicable											
			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											
		F2020 - Hazardous Components Abatement		6 - N/A - Not Applicable											
			F202001 - Substructure and Superstructure	6 - N/A - Not Applicable											
			F202002 - Exterior Closure	6 - N/A - Not Applicable											
			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				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	1 - Low Probability of impact	2 - No	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
	G10 - Site Preparations			6 - N/A - Not Applicable											
		G1010 - Site Clearing		6 - N/A - Not Applicable											
			G101001 - Clearing	6 - N/A - Not Applicable											
			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 - Debri Dispersal	6 - N/A - Not Applicable											
			G101099 - Other Site Clearing	6 - N/A - Not Applicable											
		G1020 - Site Demolition & Relocations		6 - N/A - Not Applicable											
			G102001 - Building Mass Demolition	6 - N/A - Not Applicable											
			G102002 - Above Ground Sie 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											
		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 Teatment	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			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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
		G2010 - Roadways		6 - N/A - Not Applicable											
			G201001 - Bases and Sub-Bases	6 - N/A - Not Applicable											
			G201002 - Curbs and Gutters	6 - N/A - Not Applicable											
			G201003 - Paved Surfaces	6 - N/A - Not Applicable											
			G201004 - Marking and Signage	6 - N/A - Not Applicable											
			G201005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G201006 - Resurfacing	6 - N/A - Not Applicable											
			G201099 - Other Roadways	6 - N/A - Not Applicable											
		G2020 - Parking Lots		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
			G202001 - Bases and Sub-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	Only level 4 of the parking garage has a sub-base. All other floors are structural concrete slabs.	3 - Inaccessible
			G202002 - Curbs and Gutters	6 - N/A - Not Applicable											
			G202003 - Paved Surfaces	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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
			G202004 - Marking and Signage	3 - Fair - Normal wear and tear - still fully 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		1 - Accessible
			G202005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G202006 - Resurfacing	6 - N/A - Not Applicable											
			G202007 - Miscellaneous Structures and Equipment	6 - N/A - Not Applicable											
			G202099 - Other Parking Lots	6 - N/A - Not Applicable											
		G2030 - Pedestrian Paving		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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			G203001 - Bases and Subbases	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		3 - Inaccessible
			G203002 - Curbs and Gutters	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	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	110 BSB01	MCCORMACK BUILDING			*551BSB9999*	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013
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
			G203003 - Paved Surfaces	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	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium		1 - Accessible
			G203004 - Guardrails and Barriers	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			G203005 - Resurfacing	6 - N/A - Not Applicable											
			G203099 - Other Walks, Steps, and Terraces	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	4 - Moderate	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	1 - Low		1 - Accessible
		G2040 - Site Development		6 - N/A - Not Applicable											
			G204001 - Fences & Gates	6 - N/A - Not Applicable											
			G204002 - Retaining Walls	6 - N/A - Not Applicable											
			G204003 - Exterior Furnishings	6 - N/A - Not Applicable											
			G204004 - Security Structures	6 - N/A - Not Applicable											
			G204005 - Signage	6 - N/A - Not Applicable											
			G204006 - Fountains and Pools	6 - N/A - Not Applicable											
			G204007 - Playing Fields	6 - N/A - Not Applicable											
			G204008 - Terrace and Perimeter Walls	6 - N/A - Not Applicable											
			G204009 - Flagpoles	6 - N/A - Not Applicable											
			G204099 - Other Site Improvements	6 - N/A - Not Applicable											
		G2050 - Landscaping		6 - N/A - Not Applicable											
			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	6 - N/A - Not Applicable											
			G205004 - Seeding, Sprigging, and Sodding	6 - N/A - Not Applicable											
			G205005 - Plantings	6 - N/A - Not Applicable											
			G205006 - Planters	6 - N/A - Not Applicable											
			G205007 - Irrigation Systems	6 - N/A - Not Applicable											
			G205099 - Other Landscaping	6 - N/A - Not Applicable											
	G30 - Site Civil/Mechanical Utilities			3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	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		2 - Limited Accessibility
		G3010 - Water Supply		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	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		
			G301001 - Well Systems	6 - N/A - Not Applicable											
			G301002 - Potable Water Distribution	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	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		2 - Limited Accessibility
			G301003 - Potable Water Storage	6 - N/A - Not Applicable											
			G301004 - Fire Protection Water Distribution	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	1 - Yes	1 - Low Probability	1 - Low	There were no deficiencies reported during inspections majority of piping is in accessible	2 - Limited Accessibility
			G301005 - Fire Protection Water Storage	6 - N/A - Not Applicable											
			G301006 - Non-Potable Water Distribution	6 - N/A - Not Applicable											
			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	3 - Low		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		
			G302001 - Sanitary Sewer Piping	3 - Fair - Normal wear and tear - still fully 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	1 - Yes	1 - Low Probability	1 - Low	There were no deficiencies reported during inspections majority of piping is in accessible	3 - Inaccessible
			G302002 - Sanitary Sewer Manholes & Cleanouts	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections sewers were not inspected during MEP inspections	3 - Inaccessible
			G302003 - Lift Stations and Pumping Stations	6 - N/A - Not Applicable											
			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	3 - Low	3 - Normal		2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		
			G303001 - Storm Sewer Piping	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections majority of piping is in accessible	2 - Limited Accessibility
			G303002 - Storm Sewer Structures	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections sewers were not inspected during MEP inspections	3 - Inaccessible
			G303003 - Lift Stations	6 - N/A - Not Applicable											
			G30300Culverts4 - 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		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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			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											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
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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
			G306006 - Gas Distribution Piping (Natural and Propane)	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	1 - Yes	1 - Low Probability	1 - Low		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	6 - N/A - Not Applicable											
	G40 - Site Electrical Utilities			3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	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
		G4010 - Electrical Distribution		6 - N/A - Not Applicable											
			G401001 - Substations	6 - N/A - Not Applicable											
			G401002 - Transformers	6 - N/A - Not Applicable											
			G401003 - Switches, Controls and Devices	6 - N/A - Not Applicable											
			G401004 - Overhead Electrical Conductors	6 - N/A - Not Applicable											
			G401005 - Towers, Poles, Crossarms and Insulators	6 - N/A - Not Applicable											
			G401006 - Underground Electric Conductors	6 - N/A - Not Applicable											
			G401007 - Ductbanks, Manholes, Handholes, and Raceways	6 - N/A - Not Applicable											
			G401008 - Grounding Systems	6 - N/A - Not Applicable											
			G401009 - Metering	6 - N/A - Not Applicable											
			G401099 - Other Electric Transmission and Distribution	6 - N/A - Not Applicable											
		G4020 - Site Lighting		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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
			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	6 - N/A - Not Applicable											
			G402005 - Ductbanks, Manholes and Handholes	6 - N/A - Not Applicable											
			G402006 - Exterior Lighting Fixtures and Controls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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
			G402007 - Grounding Systems	6 - N/A - Not Applicable											
			G402008 - Special Security Lighting Systems	6 - N/A - Not Applicable											
			G402099 - Other Area Lighting	6 - N/A - Not Applicable			3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		G4030 - Site Communication & Security		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	1 - Low Probability	1 - Low		1 - Accessible
			G403001 - Telecommunications Systems	6 - N/A - Not Applicable											
			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	6 - N/A - Not Applicable											
			G403006 - Ductbanks, Manholes and Handholes	6 - N/A - Not Applicable											
			G403007 - Towers, Poles and Stands	6 - N/A - Not Applicable											
			G403008 - TV Cameras and Monitors	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	1 - Low Probability	1 - Low		1 - Accessible
			G403009 - Grounding Systems	6 - N/A - Not Applicable											
			G403098 - Other Communication and Alarm	6 - N/A - Not Applicable											
			G403099 - Other Security Systems	6 - N/A - Not Applicable											
		G4090 - Other Site Electrical Utilities		2 - Good - Some signs of minor wear and tear	1 - High	2 - Minimum	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		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	2 - Good - Some signs of minor wear and tear	1 - High	2 - Minimum	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	1 - Low		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 -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
110 BSB01	MCCORMACK BUILDING			551BSB9999	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta		Nov. 18-22, 2013
Building System Class	**CAMIS Equip Code**	**Deficiency**	**Detailed Description**	**Deficiency Class**	**Comments**	**Solution**	**780 CMR Implications**	**521 CMR Implicatio**	**Est Immediate Cost**	**Est Years 1 - 3 Cost**	**Est Years 4 - 20 Cost**	**Alternate Solutions**	**Alternate Solution Cost**
B201007 - Balcony Walls and Railings		Damaged missing pieces of railing	Exposed aggregate exterior closure and plaza railings	Age	Original to building should be under preventive maintenance program	Replace and repair damaged areas	Alteration - Level 1	Yes	$ 130,910.47				
B202001 - Windows		Old seams/dented frames-leak into building	Original windows not energy cost saving	Age	Original windows - but still functional. Installation of interior storm windows is included as part of a large capital improvement project.	Provide interior storm windows.	Alteration - Level 1	Yes			$ 3,300,000.00		
B203001 - Solid Doors		Damaged and dented, scrapes, some rust	Several areas on most exterior ground level metal door with dents, scrapes and rust formation	Age	Original doors	Replace and/or provide additional protection to door accessbility from the outside	Alteration - Level 1	Yes		$ 27,908.00			
B301002 - Low Slope Membrane Systems		Damaged and worn membrane	at or close to end of life expected life span	Age	Full replacement needed	Replace single ply membrane with new membrane	Alteration - Level 1	Yes	$ 861,427.60				
B301003 - Roof Insulation & Fill		old rigid insulation panels under roof membrane	at or close to end of expected life span	Age	Likely at least 50% of replacement needed	Replace rigid insulation panels	Alteration - Level 1	Yes	$ 218,877.12				
B301004 - Flashings & Trim		metal pieces missing, worn or excessively weathered	metal pieces on roof used to cover structural elements such as parapet walls	Age	Full replacement needed	Replace flashings and trim pieces along parapet walls and roof equipment curbs, inbedded roof drains.	Alteration - Level 1	Yes	$ 369,410.80				
B301005 - Gutters and Downspouts		Imbedded roof drains	Drains are either clogged and/or roof drain exterior cages missing	Age	Original trim pieces some still functional but are at or close to end of expected life span	Replace drains and exterior cages.	Alteration - Level 1	Yes	$ 139,708.80				
C301005 - Painting to Walls		Paint peeling and chipping	Several areas of paint peeling, chipping and cracking mainly in conference rooms on east side of building around window frames	Evidence of Moisture	Moisture is likely seeping into building from water penetrating the building closure at exterior window ledges	Adjust window ledges and repaint damaged wall areas.	Alteration - Level 1	Yes	$ 25,300.00				
C303001 - Exposed Concrete Finishes		Cracked and missing concrete pieces in ceiling of parking garage	Several areas where reinforcement bars are exposed due to cracked and falling concrete pieces	Age	Damage likely due to expansion and contraction over time due to harsh weather conditions	Replace missing pieces, regularly maintenance parking garage ceiling as needed.	Alteration - Level 1	Yes		$ 58,896.00			
D204003 - Rainwater Drainage Equipment		Embedded rainwater floor drains on outside plaza level	Finished level of drain grates are above finished floor level	Unevenness	Lower drain grates to be slightly lower than finshed floor level of plaza	See Comments	Alteration - Level 1	Yes		$ 22,985.00			
D304008 - Air Handling Units		Old AHUs	AHUs are well beyond their useful lifespan	Age	All AHUs except AHU-10 and AHU-16 are scheduled to be replaced as part of a large capital improvement project. Replace chilled water piping branch connections as well.	Provide new AHUs and return fans in like-kind replacement			$ 4,282,205.00			N/A	
D304099 - Other Distribution Systems		Old smoke exhaust and smoke ventilation fans	Smoke exhaust and smoke ventilation fans are original to the building and should be replaced.	Age		Provide new SE and SV fans in like-kind replacement.			$ 78,037.34			N/A	
D305099 - Other Terminal and Package Units		Old Induction Units	Induction units are thoroughly dirty with bent coil fins.	Age	Induction unit controls are scheduled to be replaced as part of a large capital improvement project.	Recondition induction units to a first-class condition.			$ 596,250.00			N/A	
D305099 - Other Terminal and Package Units		Old VAV & CAV boxes	VAV & CAV boxes have failed actuators	Age	All VAV and CAV boxes are scheduled to be replaced as part of a large capital improvement project.	Replace all VAV and CAV boxes with new digital VAV boxes			$ 2,666,153.00			N/A	
D302006 - Equipment Thermal Insulation		Damaged/missing insulation	Insulation for equipment is damaged or missing	Deterioration	Pump insulation is scheduled to be included in a large capital improvement project.	Provide new insulation for all chilled water and hot water pumps, and other disciplines as required				$ 58,063.00		N/A	
D304006 - Chilled Water Distribution Systems		Old Pumps	Pumps are beyond useful lifespan	Age	Pumps are scheduled to be replaced as part of a large capital improvement project.	Provide new CHWP-7, CHWP-8, CHWP-19, and CHWP-20				$ 277,422.00		N/A	
D304003 - Hot Water Distribution Systems		Old Pumps	Pumps are beyond useful lifespan	Age	Pumps are scheduled to be replaced as part of a large capital improvement project.	Provide new HWP-9, HWP-21, HWP-22, HWP-23, HWP-32, HWP-33				$ 329,563.00		N/A	
D306003 - Pneumatic Controls		Failed controls	Pneumatic controls have failed throughout the building	Age	Site maintenance staff must manually adjust a number of control valves. Controls throughout the building are scheduled to be replaced as part of a large capital improvement project.	Replace all pneumatic controls throughout the building with new DDC controls			$ 1,642,497.00			N/A	
D201001 - Water Closets		Aging fixture	Older fixtures do not meet todays Plumbing codes for new construction	Age	Older fixtures still functional but use water in excess of today's low flow fixtures	Replace fixtures		Yes		$287,294 (price includes replacements of all toilet room fixtures)			
D201002 - Urinals		Aging fixture	Older fixtures do not meet todays Plumbing codes for new construction	Age	Older fixtures still functional but use water in excess of today's low flow fixtures	Replace fixtures		Yes		$287,294 (price includes replacements of all toilet room fixtures)			
D201003 - Lavatories		Aging fixture	Older fixtures do not meet todays Plumbing codes for new construction	Age	Older fixtures still functional but use water in excess of today's low flow fixtures	Replace fixtures		Yes		$287,294 (price includes replacements of all toilet room fixtures)			
D201006 - Drinking Fountains and Coolers		Aging fixture	Older fixtures presently not used	Age	Older fixtures presently not being used tenants use bottled water instead	Fixtures are required by Plumbing code, bottled water is not a reliable source. Drinking fountains are to remain.		Yes		$ 196,324.13			

FACILITY ASSESSMENT -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
110 BSB01	MCCORMACK BUILDING			551BSB9999	MCCORMACK BUILDING						Dodson, Hartmann, Gray, Scheibner, Perrotta		Nov. 18-22, 2013
Building System Class	**CAMIS Equip Code**	**Deficiency**	**Detailed Description**	**Deficiency Class**	**Comments**	**Solution**	**780 CMR Implications**	**521 CMR Implicatio**	**Est Immediate Cost**	**Est Years 1 - 3 Cost**	**Est Years 4 - 20 Cost**	**Alternate Solutions**	**Alternate Solution Cost**
D501003 - Main Switchboards	E000007745	Old Main Switchgear	Main Switchgear is original to the building and is beyond its life expectancy	Age	All Electrical equipment should be a part of an Electrical Preventive Maintenance program	Provide New Switchgear 1 - 4000A 480V 3 SECTION		No	$ 276,789.74				
D501003 - Main Switchboards	E000007744	Old Main Switchgear	Main Switchgear is original to the building and is beyond its life expectancy	Age	All Electrical equipment should be a part of an Electrical Preventive Maintenance program	Provide New Switchgear 1 - 4000A 480V 3 SECTION		No	$ 276,789.74				
D501005 - Panels		Old Panels - No Spare Capacity	The panels throughout the building are beyond their life expectancy and parts availability may become an issue. Additionally there is limited spare breaker space within these panels.	Age	All Electrical equipment should be a part of an Electrical Preventive Maintenance program	Provide New Panels with spare capacity TYPICAL FLOOR: 2 - 100A 480V PANELS 1 - 225A 208V PANEL 4 - 100A 208V PANELS		No	$ 202,627.66				
D501007 - Motor Control Centers		Old MCC - Parts Availability	The MCC throughout the building are beyond their life expectancy and parts availability may become an issue. Additionally there is limited spare breaker space within these panels.	Age	Much of the existing MCC is no longer used based on equipment replacement. All Electrical equipment should be a part of an Electrical Preventive Maintenance program.	Provide New MCC to support current needs 1 - 1200A MCC LEVEL 7 1 - 1000A MCC LEVEL 7 1 - 800A MCC LEVEL 22 1 - 1600A MCC LEVEL 22		No	$ 343,301.11				
D502099 - Other Lighting and Branch Wiring		Lighting Controls	The lighting controls are manual and do not provide reasonable energy conservation.	Age		Provide a building-wide automated control solution		No	$ 2,928,073.00				
C201001 - Interior Stair Construction		Corroded stair supports	Parking garage stairs in the NW corner have significant corrosion to the landing metal pans and structural steel.	Corrosion	Most corrosion is located on garage levels 3 and 4.	Replace corroded structural members and concrete landing, approximately 92 LF steel and 120 SF concrete filled steel pans.	Repairs		$ 38,769.19				
C201001 - Interior Stair Construction		Damaged concrete stairs	Cast in place concrete stairs have a heavily spalled landing with exposed and corroded reinforcement.	Spalling	Stair 3 in Garage 2 between floors 2 and 3.	Remove damaged concrete, install new anchors and/or reinforcement and replace concrete, approximately 6 cubic feet reinforced concrete.	Repairs		$ 23,451.12				
G203003 - Paved Surfaces		Uneven surfaces on SE brick patio	Patio on SE side of building has settling bricks and dislodged granite stair treads posing trip hazards.	Tripping Hazards		Remove bricks, improve subbase, reset granite stair tread and reinstall bricks, approximately 240 SF.			$ 35,026.99				
COLUMN SUBTOTALS									$ 15,135,605.70	$ 1,258,455.13	$ 3,300,000.00		

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

Facility Assessment Walkthrough Checklist -- Site

	By:	Dodson, Hartmann, Gray, Scheibner, Perrotta	Date:	Nov. 18-22, 2013

Site Name: 110 BSB01 MCCORMACK BUILDING

	Street Address	City/Town	Zip Code
Location Address	1 ASHBURTON PLACE	BOSTON	02108

Site Information	Yes/No	Overall Condition, Major Issues and Concerns
Parking - Number of Parking Capacity-Staff , Visitor, other	Yes	461 total parking spots. Parking garage below grade. Cracking and falling pieces of concrete from parking garage ceiling, exposed reinforcement bars.
Parking Lot (Assess Each Lot Separately)	Yes	Four story parking garage below grade. Overall fair condition of concrete parking slabs.
Perimeter Security	No	
Perimeter Surveillance	No	
Service Contract	Yes	**Janitorial Services** - American Cleaning Co., Inc. Expiration 6/30/2014. Contact person Daniel Alonzo. **Elevator Maintenance** - Delta Elevator Service Corporation, Expiration 3/3/2016. Contact person Jim Cummings. **Mechanical** - ENE Systems, Inc., Expiration 3/31/2014. Contact person Mike Derby. **Security Services -** Internal Security Associates, Expiration 9/30/2014. Contact person Steve Harney. **Fire Alarm** - Electrical Dynamics, Inc., Expiration 12/31/2013. Contact person Dave Parziale. **Uniform Rental** - Unifirst, Expiration 6/30/2014. Contact person Floyce Smith.
Infrastructure	NA	
Underground Tank, Permit Documents and other Environmental Issues	NA	
Overall Comments		

Facility Assessment Walkthrough Checklist -- Building

Site:	Building:	By:	Date:
110 BSB01	**MCCORMACK BUILDING**	Dodson, Hartmann, Gray, Scheibner, Perrotta	Nov. 18-22, 2013

	Comments
Occupancy	616,156 GSF
Code Compliance	
Hazardous Materials	Estimates made based on age of buildings. Testing required for accurate determination.
Air Quality	
Meter	

Building System			
Major Group	**Group**	Overall Condition	Major Concerns
A. Substructure	A10 - Foundations		Not observed.
	A20 - Basement Construction	Fair	Minor spalling of concrete walls.
B. Shell	B10 - Superstructure	Good	
	B20 - Exterior Enclosure	Fair	Minor spalling of exposed aggregate concrete on west elevation patio railing. East elevation overhead door has significant spalling with exposed reinforcement.
	B30 - Roofing	Poor	The roof is estimated to be approximately 20 years old with black single ply membrane over rigid insulation. Several soft spots noted throughout roof and possible air pockets concealed under membrane. Standing water occuring new bubbled areas.
C. Interiors	C10 - Interior Construction	Good	Interior construction is a mix of stud walls and masonry walls. All of which are generally in good condition.
	C20 - Stairs	Fair	Significant concrete spalling at garage 2 stair 3 between levels 3 & 4. Exposed reinforcement and cracked/heaving landings.
	C30 - Interior Finishes	Good	Acoustic ceiling tiles throughout the facility are in generally poor condition with discoloration and sagging due to water damage. Very little continuity due to individual tiles being replaced. These issues do not occur where remodeling has occurred in the building. Gypsum ceilings in core stairwells primarily scratched or damaged due to penetration opening door hitting the frame or edge. Wall finishes are primarily vinyl or paint. Several areas of vinyl seperating from backing due to moisture buildup in corners near restrooms. Paint pealing on several conference room walls near windows due to improper drainage of outside window ledge. The primary floor covering is vinyl in the core areas is wharping and seperating from subfloor due regular use and age. Terrazzo floors generally in good condition. Carpeting in the remodeled areas in good condition.
D. SERVICES	D10 - Conveying	Good	
	D20 - Plumbing	Fair	Fixtures do not meet present code requirements for flow. Piping is original to building. Domestic Water heaters are plate heat exchangers and and show signs of corrosion and should be evaluated for continued use. Garage drains are original to building and grates are in poor condition.
	D30 - HVAC	Fair	The majority of the air handling units are original to the building and should be replaced (all AHUs except AHU-10 and AHU-16). The building perimeter is served by induction units that are original to the building and should be replaced. Select hot water and chilled water pumps throughout the building are aging and should be replaced. Many of the pneumatic controls have failed and have to be manually adjusted by site personel.
	D40 - Fire Protection	Good	Building is fully sprinklered. Building is fed from fire pumps, low and High rise units Deisel and elec. back-ups in lower level. Fire hose cabinets exist throughout with 1 1/2" & 2 1/2" hose connections (no hoses), more locations than presently required. Dry pipe valves for parking garage.
	D50 - Electrical	Power distribution • Main switchgear in basement is in fair condition. It has had minor modifications but is largely original and it is the same age as the building. The system is inspected/tested ocasionally by testing companies. • The generator, transfer equipment and distribution panels on the roof and 22nd floor are in good condition. They have been updated in 2009. System is inspected/tested periodically by maintenance staff. • Floor panelboards and their feeders from basement are in fair condition. They are original and are the same age as the building. Lighting • 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.	Power distribution • Electrical closets located on the office floors do not have enough depth to accomodate code required clearances in front of electrical equipment in many locations. Lighting • Incandescent lamps should be replaced with equivalent compact fluorescent or LED lamps. • Instances of T12 fluorescent lamping should be updated to higher efficiency T8 lamp. • Automatic lighting control should be updated with occupancy sensors and daylight sensors.
E. EQUIPMENT & FURNISHING	E10 - Equipment	Good	
	E20 - Furnishings	Good	All furnishings in the remodeled office spaces are in good condition. All other furnishings are aged, but in good to fair condition.
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	Fair	East elevation brick patio has uneven brick paving and a dislodged granite stair tread.
	G30 - Site Civil/Mechanical Utilities	N/A	
	G40 - Site Electrical Utilities	N/A	
	G90 - Other Site Construction	N/A	

Appendix F

Lindemann Assessment Spreadsheets

Facilities Condition Assessment

Facility Assessments -- Site	Field Inspector:	Dodson, Hartmann, Gray, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013
Site Name: 110 BSB06 LINDEMANN BUILDING			**IFM Region**	**METRO**

Location Address	Street Address		City(ies)/Town(s)		Zip Code
	31 STANIFORD STREET		BOSTON		02108
Site Information	**Acreage**	**# of Buildings**	**# of Facility Staff**		
	2.72	**1**	**N/A**		
User Agencies at this location	See staffing agency list on next page.				
Other Site Users & Agreements (e.g. town license for soccer fields)	N/A				
Type (e.g. Impatient Residential Campus)	N/A				
	Staff	Accessible	Visitor	Unassigned	Accessible Req by Code
Parking - Number of Parking Capacity-	260	12	45		10
	Condition	Comments			
Parking Lot (Assess Each Lot Separately)	3 - Fair	Shared with Hurley. First level has spalling concrete and slab cracking.			
	3 - Fair	Shared with Hurley. Basement level has damaged asphalt in locations.			
	4 - Poor	Merrimac St severely degraded. Under renovation during visit.			
Perimeter Security					
Fencing	4 - Poor	Only site fencing is temporary and exists around the entire perimeter.			
Walls	3 - Fair				
Vehicle Gates	0 - Non-Applicable				
Pedestrian Gates	3 - Fair				
Perimeter Surveillance					
Security Guard Stations	0 - Non-Applicable				
CCTV (Closed Circuit Television)	4 - Poor	CCTV monitor shall cover all exterior doors.			
Illumination	3 - Fair	Light outside are also coming from adjacent buildings and streets.			
Operations	Service Type	Vendor	Contract Expiration Date	Service Contact Person	Finance Contact Person
O & M Service Contracts	Janitorial	American Cleaning Co., Inc.	6/30/2014	Daniel Alonzo	Leimei Kwan
	Elevator	Delta Elevator Service Corporation	3/3/2016	Jim Cummings	Leimei Kwan
	HVAC Maintenance	ENE Systems, Inc.	3/31/2014	Mike Derby	Leimei Kwan
	Fire Prot	Electrical Dynamics, Inc.	12/31/2013	Dave Parziale	Leimei Kwan
	Type	Providers			
Infrastructure	NA				
Site Accessibility Issues					
Other					

***** The DCAMM project manager shall be alerted to the existence of any conditions that may pose a threat to public safety,**

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

Facility Assessment -- Building	Field Inspector:	Dodson, Hartmann, Gray, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013

Facility Name: 110 BSB06 LINDEMANN BUILDING

General Information:

Building Name:	Building Alias		
551BSB9000 - LINDEMANN BUILDING	Street Address	City/Town	Zip Code
Location Address	31 STANIFORD STREET	BOSTON	02108
Gross Square Footage	225,875		
Designed Building Usage	Administration, Mental Health, Recreation		
Current Primary Building Usage	MEN HEALTH		
Building Type	CONC-SHW		
Status	IN USE		
Basement	1-Yes		
Overall Rating	3 - Fair		
USGS X Coordinate	710346		
USGS Y Coordinate	422147		
Historic	2-No		

Building History:

Year Built:	1970	
	Project Number	Project Description
Projects 0-15 years	Garage Doors_2000	Garage door update
	Skylight+Roofing Repairs_2000 Bid	Skylight and roofing repairs
	BSB 001 TR3 HD1 Cooling Plant Bid Set_2001	Bid for cooling plant
	DMH0211 ST1_DMH Consolidation_2002	Consolidation of DMH
	Existing Conditions_2002	Existing conditions assessment
	DMH0111 DC1 Plaza Deck Repairs 2003	Plaza repairs
	Shower+Restroom Renovations 2003	Shower and restroom renovations
	Brooke Courthouse-MHC Lindemann Reno_2004	Courthouse renovation
	Heating System Upgrade_2004	Heating upgrade
	Elevator Modernization_2006	Elevator modernizing
	Elevations-Lindemann+Hurley Bldgs_No Date	Elevations
	Mechanical Key Plans_No Date	Mechanical updates
Recent Studies 0 - 2 years	NA	

Master Plan

Identify and Describe Any Master Plan	Project Number	Project Description

Staffing:

	# Staff	*# Visitors/Day*			
Actual Staff / Visitor Counts	NA	NA			
	Designed Capacity	Current Capacity	Actual # of Occupants		
Occupancy - Building	NA	NA	NA		
Occupancy sq. ft. per Floor	Gross	Total Assignable	Assigned to (Agency)	Square Footage Assigned	Space Usage
Ground Flr			DMH, Vacant		5140
Mezzanine			DMH, Vacant		33262
Plaza			DMH, Vacant		53430
2nd Flr			DMH, Vacant		19454
3rd Flr			DMH, Vacant		29230
4th Flr			DMH, Vacant		31492
5th Flr			DMH, Vacant		13181

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	2-No	Kitchen Exhaust Ductwork
Plumbing	2-No	All restrooms do not meet codes for fixture flowrates
Electrical	2-No	5057, P75, 2015: Working Clearance
Energy Conservation		
Accessibility	To be filled in by DCAMM Accessibility Consultant	
Hazardous Materials	Yes/No	If yes, location and explanation
Asbestos	Yes	Multiple areas. Estimated based on age of building.
Lead Paint	Yes	Multiple areas. Estimated based on age of building.
Mold	No	
PCBs		Testing required for identifying PCBs
Other		

Facility Assessment -- Building		Field Inspector:	Dodson, Hartmann, Gray, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013
	Yes/No	Year Tested	Results		
Air Quality					
Environmental	Yes/No	If yes, location and explanation			
Wetlands		NA			
Other		NA			
Underground Storage Tank(s)		NA			
Utilities:					
Fuel Distribution	Yes/No	Provider			
Electric	1-Yes	NSTAR			
Gas	1-Yes	National Grid			
Oil	2-No				
Steam	2-No				
Mechanical Systems	Yes/No	Provider			
Steam Distribution	2-No				
Hot Water Distribution	2-No				
Chilled Water Distribution	2-No				
Electrical Systems	Yes/No	Provider			
Primary Power Distribution	1-Yes	NSTAR			
Telecomm Distribution	1-Yes	Verizon			
Security Distribution	1-Yes	N/A			
Other					
Water/Waste Systems	Yes/No	Provider			
Domestic Water Distribution	1-Yes	BWSC			
Fire Protection Water Distribution	1-Yes	BWSC			
Storm Drainage	1-Yes	MWRA			
Sanitary Sewer	1-Yes	MWRA			
Sewage Grinder (ex. Muffin Monster)	2-No				
Other	2-No				
Energy/Building Management System	In Place	Functions Controlled	In Use	Is System Supported	Company Supported By
No BMS (all pneumatic controls). Alarmed & controlled from McCormack building control center.					
Energy/Water Conservation					
Utility (FY 2013)					
Electricity	KWH	Elect $	Elec Rate		
Direct Energy	3415200	432457.59	0.127		
Natural Gas	Therm	Natural Gas $	Natural Gas Rate		
National Grid/Hess	120132	174280	1.45		
Fuel Oil #2	Gallon	Fuel Oil #2 $	Fuel Oil #2 Rate		
N/A					
Fuel Oil #4	Gallon	Fuel Oil #4 $	Fuel Oil #4 Rate		
N/A					
Fuel Oil #5 & #6	Gallon	Fuel Oil #5 & #6 $	Fuel Oil #5 & #6 Rate		
N/A					
Water Gallon	Gallon	Water $	Water Rate		
MWRA	4610147.9	76747.46	0.0166		
Steam	Pound	Steam $	Steam Rate		
N/A					
Other	MMBTU	Other $	Other Rate		
N/A					
Updated Annual Baseline Generation	N/A				
kWH Generation					
Nameplate KW Generation					
Meter	Utility Type	Location	Meter Type	Account	
	Elec	Room #G64-Main Elec Switchboard Rm		25964541004	
	Gas	Building exterior near loading dock		5133023060 G44T	
	Water	Room #064, near fire pump		101520000	
	Water			101513000	
	Water			101513002	
Historical Utility Usage - 3 years	Collect separately in the format that is available.				

***** The DCAMM project manager shall be alerted to the existence of any conditions that may pose a threat to public safety, human health or the**

Legend	
	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

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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				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
	A10 - Foundations			3 - Fair - Normal wear and tear - still fully 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	1 - Low Probability	1 - Low		2 - Limited Accessibility
		A1010 - Standard Foundations		6 - N/A - Not Applicable											
			A101001 - Wall Foundations	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A101003 - Perimeter drainage & Insulation	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
			A101099 - Other Standard Foundation	6 - N/A - Not Applicable										Not observed	3 - Inaccessible
		A1020 - Special Foundations		6 - N/A - Not Applicable											
			A102001 - Pile Foundations	6 - N/A - Not Applicable											
			A102002 - Grade Beams (Caissons)	6 - N/A - Not Applicable											
			A102003 - Underpinning	6 - N/A - Not Applicable											
			A102005 - Raft Foundations	6 - N/A - Not Applicable											
			A102006 - Pressure injected Grouting	6 - N/A - Not Applicable											
			A102099 - Other Special Conditions	6 - N/A - Not Applicable											
		A1030 - Slab on Grade		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average 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	2 - Average 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	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	1 - Low		2 - Limited Accessibility
			A103004 - Trenches	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			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			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
		A2010 - Basement Excavation		6 - N/A - Not Applicable											
			A201001 - Excavation for Basements	6 - N/A - Not Applicable											
			A201002 - Structure Backfill & Compaction	6 - N/A - Not Applicable											
			A201003 - Shoring	6 - N/A - Not Applicable											
			A201099 - Other Basement Excavation	6 - N/A - Not Applicable											
		A2020 - Basement Walls		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
			A202099 - Other Basement Walls	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
B. Shell				3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
	B10 - Superstructure			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
		B1010 - Floor Construction		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			B101001 - Structural Frame	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Exposed structure observed in mechanical spaces and basement.	2 - Limited Accessibility
			B101002 - Structural Interior Walls	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			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		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Exposed structure observed in mechanical spaces and above ceiling tiles.	2 - Limited Accessibility
			B102001 - Structural Frame	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	Exposed structure observed in mechanical spaces and above ceiling tiles.	2 - Limited Accessibility
			B102002 - Structural Interior Walls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			B102003 - Roof Decks and Slabs	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Exposed structure observed in mechanical spaces and above ceiling tiles.	2 - Limited Accessibility
			B102004 - Canopies	6 - N/A - Not Applicable											
			B102099 - Other Roof Construction	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	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	1 - Low	Concrete roof scuppers and sun shades.	1 - Accessible
	B20 - Exterior Enclosure			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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
		B2010 - Exterior Walls		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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201001 - Exterior Closure	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B201002 - Exterior Wall Backup Construction	6 - N/A - Not Applicable											
			B201003 - Insulation and Vapor Retarder	6 - N/A - Not Applicable											
			B201004 - Parapets	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			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	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			B201008 - Exterior Soffits	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		2 - Limited Accessibility
			B201009 - Screen Wall	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201010 - Exterior Coatings	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201011 - Joint Sealant	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201099 - Other Exterior Walls	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
		B2020 - Exterior Windows		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			B202001 - Windows	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			B202002 - Storefronts	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202003 - Curtain Walls	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202004 - Exterior Glazing	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202099 - Other Exterior Windows	6 - N/A - Not Applicable											1 - Accessible
		B2030 - Exterior Doors		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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203001 - Solid Doors	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203002 - Glazed Doors	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203003 - Revolving Doors	6 - N/A - Not Applicable											1 - Accessible
			B203004 - Overhead Doors and Roll-Up Doors	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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203005 - Hanger Doors	6 - N/A - Not Applicable											1 - Accessible
			B203006 - Blast Resistant Doors	6 - N/A - Not Applicable											1 - Accessible
			B203007 - Gates	6 - N/A - Not Applicable											1 - Accessible
			B203008 - Exterior Door Hardware	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average 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
			B203098 - Other specialty Doors	6 - N/A - Not Applicable											1 - Accessible
			B203099 - Other Exterior Personnel Doors	6 - N/A - Not Applicable											1 - Accessible
	B30 - Roofing			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		B3010 - Roof Coverings		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low 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	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301003 - Roof Insulation & Fill	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301004 - Flashings & Trim	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301005 - Gutters and Downspouts	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301006 - Roof Openings and Supports	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301099 - Other Roofing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Roof equipment curbs have excessive patching material buildup due to several attempts to stop roof leaks.	1 - Accessible
C. Interiors				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	2 - Medium		1 - Accessible
	C10 - Interior Construction			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	2 - Medium		1 - Accessible
		C1010 - Partitions		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	2 - Medium		1 - Accessible
			C101001 - Fixed Partitions	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	2 - Medium		1 - Accessible
			C101002 - Demountable Partitions	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	2 - Medium		1 - Accessible
			C101003 - Retractable Partitions	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	2 - Medium		1 - Accessible
			C101004 - Interior Guard Rails and Screens	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	2 - Medium		1 - Accessible
			C101005 - Interior Windows	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	2 - Medium		1 - Accessible
			C101006 - Glazed Partitions and Storefronts	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	2 - Medium		1 - Accessible
			C101007 - Interior Glazing	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	2 - Medium		1 - Accessible
			C101008 - Joint Sealant	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	2 - Medium		1 - Accessible
			C101099 - Other Partitions	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	2 - Medium		1 - Accessible
		C1020 - Interior Doors		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	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	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			C102001 - Standard Interior Doors	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	2 - Medium		1 - Accessible
			C102002 - Glazed Interior Doors	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	2 - Medium		1 - Accessible
			C102003 - Fire Doors	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	2 - Medium		1 - Accessible
			C102004 - Sliding and Folding Doors	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	2 - Medium		1 - Accessible
			C102005 - Interior Overhead Doors	6 - N/A - Not Applicable											1 - Accessible
			C102006 - Interior Gates	6 - N/A - Not Applicable											1 - Accessible
			C102007 - Interior Door Hardware	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	2 - Medium		1 - Accessible
			C102098 - Other Interior Specialty Doors	6 - N/A - Not Applicable											
			C102099 - Other Interior Personnel Doors	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	2 - Medium		1 - Accessible
		C1030 - Fittings		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	2 - Medium		1 - Accessible
			C103001 - Compartments, Cubicles and Toilet Partitions	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	2 - Medium		1 - Accessible
			C103002 - Toilet and Bath Accessories	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C103003 - Marker Boards and Tack Boaards	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	2 - Medium		1 - Accessible
			C103004 - Identifying Devices	6 - N/A - Not Applicable											1 - Accessible
			C103005 - Lockers	6 - N/A - Not Applicable											1 - Accessible
			C103006 - Shelving	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	2 - Medium		1 - Accessible
			C103007 - Fire Extinguisher Cabinets	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	2 - Medium		1 - Accessible
			C103008 - Counters	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C103009 - Cabinets	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C103010 - Closets	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	2 - Medium		1 - Accessible
			C103011 - Firestopping Penetrations	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	2 - Medium		1 - Accessible
			C103012 - Sprayed Fire Resistive Materials	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	2 - Medium		1 - Accessible
			C103013 - Raised Access Flooring	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	2 - Medium		1 - Accessible
			C103014 - Casework	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	2 - Medium		1 - Accessible
			C103099 - Other Interior Specialties	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	2 - Medium		1 - Accessible
	C20 - Stairs			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
		C2010 - Stair Construction		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
			C201001 - Interior Stair Construction	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
			C201002 - Exterior Stair Construction	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	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	1 - Low		1 - Accessible
			C201099 - Other Stair Construction	6 - N/A - Not Applicable											1 - Accessible
		C2020 - Stair Finishes		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	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	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
C30 - Interior Finishes				2 - Good - Some signs of minor wear and tear	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	2 - Medium		1 - Accessible
		C3010 - Wall Finishes		2 - Good - Some signs of minor wear and tear	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	2 - Medium		1 - Accessible
			C301001 - Concrete Wall Finishes	2 - Good - Some signs of minor wear and tear	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	2 - Medium		1 - Accessible
			C301002 - Plaster Wall Finishes	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	2 - Medium		1 - Accessible
			C301003 - Gypsum Wallbaord Finishes	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C301004 - Tile and Terrazzo Wall Finishes	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C301005 - Painting to Walls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	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	2 - Medium		1 - Accessible
			C301006 - Wall Coverings	6 - N/A - Not Applicable											1 - Accessible
			C301007 - Acoustical Panels Adhered to 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	2 - Medium		1 - Accessible
			C301008 - Special Coatings to Walls	6 - N/A - Not Applicable											1 - Accessible
			C301099 - Other Wall Finishes	6 - N/A - Not Applicable											1 - Accessible
		C3020 - Floor Finishes		4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C302001 - Tile Floor Finishes	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C302002 - Terrazzo Floor Finishes	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	2 - Medium		1 - Accessible
			C302003 - Wood Flooring	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	2 - Medium		1 - Accessible
			C302004 - Resilient Floor Finishes	6 - N/A - Not Applicable											1 - Accessible
			C302005 - Carpeting	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	2 - Medium		1 - Accessible
			C302006 - Masonry and Stone Flooring	6 - N/A - Not Applicable											
			C302007 - Painting and Staining Floors	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C302008 - Wall Base Finishes	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	2 - Medium		1 - Accessible
			C302009 - Floor Toppings and Traffic Membranes	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	2 - Medium		1 - Accessible
			C302010 - Hardeners and Sealers	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	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	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			C302099 - Other Flooring and Floor Finishes	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	2 - Medium		1 - Accessible
		C3030 - Ceiling Finishes		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	2 - Medium		1 - Accessible
			C303001 - Exposed Concrete Finishes	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	2 - Medium		1 - Accessible
			C303002 - Plaster Ceiling Finishes	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C303003 - Gypsum Wallboard Ceiling Finishes	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C303004 - Acoustical Ceiling Tiles and Panels	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium		1 - Accessible
			C303005 - Wood Ceilings	6 - N/A - Not Applicable											
			C303006 - Painting and Staining Ceilings	6 - N/A - Not Applicable											
			C303007 - Suspensions Systems	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	2 - Medium		1 - Accessible
			C303008 - Metal Strip Ceilings	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	2 - Medium		1 - Accessible
			C303099 - Other Ceiling and Ceiling Finishes	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	2 - Medium		1 - Accessible
D. SERVICES				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
	D10 - Conveying			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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		D1010 - Elevators & Lifts		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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101001 - General Construction Items	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101002 - Passenger Elevators	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101003 - Freight Elevators	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101004 - Wheelchair Lift	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101099 - Other Elevators	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		D1020 - Escalators & Moving Walks		6 - N/A - Not Applicable											1 - Accessible
			D102001 - Moving Stairs	6 - N/A - Not Applicable											1 - Accessible
			D102002 - Moving Walks	6 - N/A - Not Applicable											1 - Accessible
			D102099 - Other Moving Stairs and Walks	6 - N/A - Not Applicable											1 - Accessible
		D1090 - Other Conveying Systems		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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109001 - Pneumatic Tube Systems	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109002 - Conveyors	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109003 - Linen, Trach, and Mail Chutes	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109004 - Turntables	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109005 - Operable Scaffolding	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109006 - Transportation Systems	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109007 - Overhead Cranes	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109099 - Other Material Handing Systems	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
D20 - Plumbing				4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	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		2 - Limited Accessibility
		D2010 - Plumbing Fixtures		4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	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	Plumbing fixtures are operational but are not low flow fixtures, fixtures should be upgraded.	1 - Accessible
			D201001 - Water Closets	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	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		1 - Accessible
			D201002 - Urinals	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	1 - Low		1 - Accessible
			D201003 - Lavatories	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	1 - Low		1 - Accessible
			D201004 - Sinks	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201005 - Showers/Tubs	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201006 - Drinking Fountains and Coolers	3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	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 - Low Probability	1 - Low	Drinking fountains are operational but, all offices are supplied with water bottles and it has been reported that the drsinking fountains are no longer used.	1 - Accessible
			D201007 - Bidets	6 - N/A - Not Applicable											
			D201099 - Emergency Fixtures	6 - N/A - Not Applicable											
		D2020 - Domestic Water Distribution		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	1 - Yes	1 - Low Probability	1 - Low	Piping has been reported to be starting to fail, domestic water piping should be replaced time table is undetermined.	2 - Limited Accessibility
			D202001 - Pipes and Fittings	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	1 - Low		2 - Limited Accessibility
			D202002 - Valves and Hydrants	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D202003 - Domestic Water Equipment	3 - Fair - Normal wear and tear - still fully functional	3 - Low	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D203004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D202005 - Specialities	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D202099 - Other Domestic Water Supply	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	Corrosion noted at heat exchangers of unknown age.	1 - Accessible
		D2030 - Sanitary Waste		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		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	BSB06	LINDEMANN BUILDING			551BSB9000	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			D203001 - Waste Pipe and Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203002 - Vent Pipe and Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203003 - Floor Drains	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203004 - Sanitary and Vent Equipment	6 - N/A - Not Applicable											
			D203005 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203099 - Other Sanitary Waste	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	1 - Low	Garage drains in poor condition and should be replaced.	2 - Limited Accessibility
		D2040 - Rain Water Drainage		3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D204001 - Pipe & Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D204002 - Roof Drains	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D204003 - Rainwater Drainage Equipment	6 - N/A - Not Applicable											
			D204004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D204099 - Other Rain Water Drainage System	6 - N/A - Not Applicable											
		D2090 - Other Plumbing Systems		3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D209001 - Special Piping Sytems	6 - N/A - Not Applicable											
			D209002 - Acid Waste Systems	6 - N/A - Not Applicable											
			D209003 - Interceptors	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	1 - Low	Point of use grease traps in kitchen	2 - Limited Accessibility
			D209004 - Pool Piping and Equipment	6 - N/A - Not Applicable											
			D209005 - Compressed Air System (Non-Breathing)	5 - Failed - Non-functional; no longer working	4 - Not Included	1 - Little usage	1 - Environment with little to no adverse effects		1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	2 - Medium	Patient air system no longer in use compressors disconnected	1 - Accessible
			D209099 - Other Special Plumbing Systems	5 - Failed - Non-functional; no longer working	4 - Not Included	1 - Little usage	1 - Environment with little to no adverse effects		1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Patient vacuum system no longer in use compressors disconnected	1 - Accessible
	D30 - HVAC			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	The majority of the HVAC equipment is scheduled to be replaced as part of a large capital improvement project	1 - Accessible
		D3010 - Energy Supply		2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
			D301001 - Oil Supply system	6 - N/A - Not Applicable											
			D301002 - Gas Supply System	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
			D301003 - Coal Supply System	6 - N/A - Not Applicable											
			D301004 - Steam Supply System (From Central Plant)	6 - N/A - Not Applicable											
			D301005 - Hot Water Supply System (From Central Plant)	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											
			D301099 - Other Energy Supply	6 - N/A - Not Applicable											
		D3020 - Heat Generating Systems		2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D302001 - Steam Boilers	6 - N/A - Not Applicable											
			D302002 - Hot Water Boilers	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	The boilers were installed in 2004 and are in good condition.	1 - Accessible
			D302003 - Furnaces	6 - N/A - Not Applicable											
			D302004 - Fire Fueled Unit Heaters	6 - N/A - Not Applicable											
			D302005 - Auxiliary Equipment	6 - N/A - Not Applicable											
			D302006 - Equipment Thermal Insulation	2 - Good - Some signs of minor wear and tear	3 - Low	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	There is little equipment insulation in the building, and is limited to piping only. Pumps and heat exchangers should have insulation.	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	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		1 - Accessible
			D303001 - Chilled Water Systems	2 - Good - Some signs of minor wear and tear	1 - High	4 - Moderate	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium	The chiller was installed in 2001 and is in good condition, although very loud when operating.	1 - Accessible
			D303002 - Direct Expansion Systems	6 - N/A - Not Applicable											
			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	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D304001 - Air Distribution, Heating, and Cooling	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D304002 - Steam Distribution Systems	6 - N/A - Not Applicable											
			D304003 - Hot Water Distribution Systems	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	1 - Yes	1 - Low Probability	1 - Low	HWPs 1 & 2 have newly rebuilt casing but are using older non-premium efficiency (PE) motors. HWPs 3 & 4 are functional, but aging and should be replaced. HWP-3 has a new PE motor, but HWP-4 is using a non-PE motor. HWPs 5 & 6 were installed with the boilers in 2004.	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	2 - Medium	4 - Moderate	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	All chilled water (CWHPs 1 to 3 and PCHWP 1 & 2) and condenser water pumps (CWPs 1 & 2) are well beyond their useful lifespan. All piping from the headers to the individual	1 - Accessible
			D304007 - Exhaust Systems	3 - Fair - Normal wear and tear - still fully functional											
			D304008 - Air Handling Units	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	All AHUs are constant volume and original to the building. These units have well exceeded their useful lifespan and should be replaced.	2 - Limited Accessibility
			D304099 - Other Distribution Systems	6 - N/A - Not Applicable											
		D3050 - Terminal & Package Unites		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	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
			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	1 - High	5 - High	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	All FCUs on site are original to the building. The FCUs on the 4th floor have recently had their motors replaced. However, coil fins are bent, piping is cracked, and the units have suffered physical damage from building occupants. All FCUs should be replaced throughout the building. All FCU motors are scheduled to be replaced as part of a large capital improvement project.	1 - Accessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			D305004 - Fin Tube Distribution	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	4 - Moderate	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
			D305005 - Electric Heating	6 - N/A - Not Applicable											
			D305006 - Package Units	6 - N/A - Not Applicable											
			D305099 - Other Terminal and Package Units	6 - N/A - Not Applicable											
		D3060 - Controls & Instrumentation	D306001 - HVAC Controls	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D306002 - Electronic Controls	6 - N/A - Not Applicable											
			D306003 - Pneumatic Controls	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	The pneumatic controls throughout the building have failed and are operated manually by site maintenance staff. There are two air compressors, one of which appears brand new. The pneumatics should be replaced with a new DDC system, or in kind at least. All of the pneumatic controls are scheduled to be replaced with DDC controllers as part of a large capital improvement project.	1 - Accessible
			D306004 - Instrument Air Compressors	6 - N/A - Not Applicable											
			D306005 - Gas Purging Systems	6 - N/A - Not Applicable											
			D306099 - Other Control Instrumentation	6 - N/A - Not Applicable											
		D3070 - Systems Testing & Balancing	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	D309001 - General Construction Items	6 - N/A - Not Applicable											
			D309002 - Refrigeration Systems	6 - N/A - Not Applicable											
			D309099 - Other Special Mechanical Systems	6 - N/A - Not Applicable											
	D40 - Fire Protection			3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low		
		D4010 - Sprinklers		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D401001 - Sprinklers and Releasing Devices	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D401002 - Sprinkler Water Supply Equipment and Piping	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
		D4020 - Standpipe Systems		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D402001 - Standpipe Equipment and Piping	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
		D4030 - Fire Protection Specialties		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			D403001 - Fire Extinguishing Devices	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
		D4090 - Other Fire Protection Systems		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	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D409001 - Carbon Dioxide Systems	6 - N/A - Not Applicable											
			D409002 - Foam Generating Systems	6 - N/A - Not Applicable											
			D409003 - Clean Agent systems	3 - Fair - Normal wear and tear - still fully functional										No access to room 2097 during site walk through must return to assess	
			D409005 - Hood and Duct Fire Protection	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		
			D409099 - Other Special Fire Protection Systems	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	2 - No	1 - Low Probability	1 - Low	Corrosion noted at pump shaft, service required to determine if packing at shaft requires replacement.	2 - Limited Accessibility
D50 - Electrical				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		2 - Limited Accessibility
		D5010 - Electrical Service & 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	2 - Medium		2 - Limited Accessibility
			D501001 - Main Transformers	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	1 - Low Probability	2 - Medium	Original equipment, same age as building	2 - Limited Accessibility
			D501002 - Secondary	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	1 - Low Probability	2 - Medium	Original feeder same age as building	3 - Inaccessible
			D501003 - Main Switchboards	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	1 - Low Probability	2 - Medium	Original equipment, same age as building	1 - Accessible
			D501004 - Interior Distribution Transformers	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Original equipment, same age as building	1 - Accessible
			D501005 - Panels	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Approximate 80-90% of existing panels have no spare left.	2 - Limited Accessibility
			D501006 - Enclosed Circuit Breakers	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	1 - Yes	1 - Low Probability	2 - Medium		
			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	Motor control center should be replaced with HVAC upgrade	
			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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Local disconnect switch serving HVAC and Plumbing is not in good condition in general. Replacement with HVAC upgrade is recommended.	2 - Limited Accessibility
		D5020 - Lighting & Branch Wiring		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	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D502001 - Branch 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	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D502002 - Lighting Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	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	Lighting fixture / lamp need repair at several areas. Lamp upgrade to LED or CFL is recommended.	2 - Limited Accessibility
			D502099 - Other Lighting and Branch Wiring	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	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	1 - Low	Automatic occupancy sensor is recommended in most areas.	2 - Limited Accessibility
		D5030 - Communications & Security		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	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D503001 - Fire Alarm Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	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	Indicating device coverage is inadequate. No smoke detector / sprinkler in electrical / IT closet.	2 - Limited Accessibility
			D503002 - Telecommunications 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	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D503003 - Nurse Call Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average 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
			D503004 - Public Address 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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D503005 - Intercommunications 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	1 - Yes	1 - Low Probability	1 - Low		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	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			D503006 - Clock and Program 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		1 - Accessible
			D503007 - Television Systems	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		2 - Limited Accessibility
			D503008 - Security systems	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Security camera outside coverage is inadequate. Secuirty access on all exterior doors is recommended. There is on going secucrity study on Hurley building.	2 - Limited Accessibility
			D503099 - Othere Communications and Alamr Systems	6 - N/A - Not Applicable											
		D5090 - Other Electrical Services		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	4 - Moderate	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	1 - Low		2 - Limited Accessibility
			D509001 - General Construction Items (Electrical)	6 - N/A - Not Applicable											
			D509002 - Emergency Light & Power	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	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Exit sign and light do not work in some areas.	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	2 - No	2 - Medium Probability	1 - Low		2 - Limited Accessibility
			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											
E. EQUIPMENT & FURNISHING				3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
	E10 - Equipment			3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		E1010 - Commercial Equipment		6 - N/A - Not Applicable											
			E101001 - Checkroom Equipment	6 - N/A - Not Applicable											
			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											
		E1020 - Institutional Equipment		6 - N/A - Not Applicable											
			E102001 - Miscellaneous Common Fixed and Movable Equipment	6 - N/A - Not Applicable											
			E102002 - Medical Equipment	6 - N/A - Not Applicable											
			E102003 - Laboratory Equipment	6 - N/A - Not Applicable											
			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											
			E102009 - Audio Visual Equipment	6 - N/A - Not Applicable											
			E102010 - Detention Equipment	6 - N/A - Not Applicable											
		E1030 - Vehicular Equipment		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103001 - Parking Control Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103002 - Loading Dock Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103003 - Warehouse Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		E1090 - Other Equipment		6 - N/A - Not Applicable											
			E109001 - Built-In Maintenance Equipment	6 - N/A - Not Applicable											
			E109002 - Food Service Equipment	6 - N/A - Not Applicable											
			E109003 - Waste Handling Equipment	6 - N/A - Not Applicable											
			E109004 - Residential Equipment	6 - N/A - Not Applicable											
			E109005 - Unit Kitchens	6 - N/A - Not Applicable											
			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			6 - N/A - Not Applicable											
		E2010 - Fixed Furnishings		6 - N/A - Not Applicable											
			E202001 - Fixed Artwork	6 - N/A - Not Applicable											
			E201002 - Window Treatments	6 - N/A - Not Applicable											
			E201003 - Seating (Fixed)	6 - N/A - Not Applicable											
			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		6 - N/A - Not Applicable											
			E202001 - Movable Art Work	6 - N/A - Not Applicable											
			E202002 - Modular Prefabricated Furniture	6 - N/A - Not Applicable											
			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											
F. SPECIAL CONSTRUCTION & DEMOLITION				6 - N/A - Not Applicable											
	F10 - Special Construction			6 - N/A - Not Applicable											
		F1010 - Special Structures		6 - N/A - Not Applicable											
			F101001 - Metal Building Systems	6 - N/A - Not Applicable											
			F101002 - Exterior Utility Buildings	6 - N/A - Not Applicable											
			F101003 - Air Supported Structures	6 - N/A - Not Applicable											
			F101099 - Other Special Construction	6 - N/A - Not Applicable											
		F1020 - Integrated 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											
		F1030 - Special Construction Systems		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											
		F1040 - Special Facilities		6 - N/A - Not Applicable											
			F104001 - Indoor Swimming Pools	6 - N/A - Not Applicable										Unable to assess pool area.	3 - Inaccessible
			F104002 - Liquid and Gas Storage Tanks	6 - N/A - Not Applicable											
			F104003 - Kennels and Animal Shelters	6 - N/A - Not Applicable											
			F104004 - Site Constructed Incinerators	6 - N/A - Not Applicable											
			F104005 - Ice Rinks	6 - N/A - Not Applicable											
			F104099 - Other Special Facilities	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	BSB06	LINDEMANN BUILDING			551BSB9000	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
		F1050 - Special Controls & Instrumentation		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			6 - N/A - Not Applicable											
		F2010 - Building Elements Demolition		6 - N/A - Not Applicable											
			F201001 - Substructure and Superstructure	6 - N/A - Not Applicable											
			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											
		F2020 - Hazardous Components Abatement		6 - N/A - Not Applicable											
			F202001 - Substructure and Superstructure	6 - N/A - Not Applicable											
			F202002 - Exterior Closure	6 - N/A - Not Applicable											
			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				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	2 - Medium		1 - Accessible
	G10 - Site Preparations			6 - N/A - Not Applicable											
		G1010 - Site Clearing		6 - N/A - Not Applicable											
			G101001 - Clearing	6 - N/A - Not Applicable											
			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 - Debri Dispersal	6 - N/A - Not Applicable											
			G101099 - Other Site Clearing	6 - N/A - Not Applicable											
		G1020 - Site Demolition & Relocations		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											
		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 Teatment	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			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	1 - Low		1 - Accessible
		G2010 - Roadways		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	1 - Low		1 - Accessible
			G201001 - Bases and Sub-Bases	6 - N/A - Not Applicable											
			G201002 - Curbs and Gutters	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	1 - Low		1 - Accessible
			G201003 - Paved Surfaces	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	1 - Low		1 - Accessible
			G201004 - Marking and Signage	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	1 - Low		1 - Accessible
			G201005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G201006 - Resurfacing	6 - N/A - Not Applicable											
			G201099 - Other Roadways	6 - N/A - Not Applicable											
		G2020 - Parking Lots		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
			G202001 - Bases and Sub-Bases	6 - N/A - Not Applicable											
			G202002 - Curbs and Gutters	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
			G202003 - Paved Surfaces	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
			G202004 - Marking and Signage	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	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
			G202005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G202006 - Resurfacing	6 - N/A - Not Applicable											
			G202007 - Miscellansous Structures and Equipment	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	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			G202099 - Other Parking Lots	6 - N/A - Not Applicable											
		G2030 - Pedestrian Paving		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low		1 - Accessible
			G203001 - Bases and Subbases	6 - N/A - Not Applicable											
			G203002 - Curbs and Gutters	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			G203003 - Paved Surfaces	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	1 - Low		1 - Accessible
			G203004 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G203005 - Resurfacing	6 - N/A - Not Applicable											
			G203099 - Other Walks, Steps, and Terraces	6 - N/A - Not Applicable											
		G2040 - Site Development		6 - N/A - Not Applicable											
			G204001 - Fences & Gates	6 - N/A - Not Applicable											
			G204002 - Retaining Walls	6 - N/A - Not Applicable											
			G204003 - Exterior Furnishings	6 - N/A - Not Applicable											
			G204004 - Security Structures	6 - N/A - Not Applicable											
			G204005 - Signage	6 - N/A - Not Applicable											
			G204006 - Fountains and Pools	6 - N/A - Not Applicable											
			G204007 - Playing Fields	6 - N/A - Not Applicable											
			G204008 - Terrace and Perimeter Walls	6 - N/A - Not Applicable											
			G204009 - Flagpoles	6 - N/A - Not Applicable											
			G204099 - Other Site Improvements	6 - N/A - Not Applicable											
		G2050 - Landscaping		6 - N/A - Not Applicable											
			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	6 - N/A - Not Applicable											
			G205004 - Seeding, Sprigging, and Sodding	6 - N/A - Not Applicable											
			G205005 - Plantings	6 - N/A - Not Applicable											
			G205006 - Planters	6 - N/A - Not Applicable											
			G205007 - Irrigation Systems	6 - N/A - Not Applicable											
			G205099 - Other Landscaping	6 - N/A - Not Applicable											
	G30 - Site Civil/Mechanical Utilities			3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low		3 - Inaccessible
		G3010 - Water Supply		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low		2 - Limited Accessibility
			G301001 - Well Systems	6 - N/A - Not Applicable											
			G301002 - Potable Water Distribution	3 - Fair - Normal wear and tear - still fully 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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G301003 - Potable Water Storage	6 - N/A - Not Applicable											
			G301004 - Fire Protection Water Distribution	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low		2 - Limited Accessibility
			G301005 - Fire Protection Water Storage	6 - N/A - Not Applicable											
			G301006 - Non-Potable Water Distribution	6 - N/A - Not Applicable											
			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	3 - Low	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	1 - Low		3 - Inaccessible
			G302001 - Sanitary Sewer Piping	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low	There were no deficiencies reported during inspections majority of piping is in accessible	2 - Limited Accessibility
			G302002 - Sanitary Sewer Manholes & Cleanouts	3 - Fair - Normal wear and tear - still fully 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	1 - Yes	1 - Low Probability	1 - Low	There were no deficiencies reported during inspections sewers were not inspected during MEP inspections	3 - Inaccessible
			G302003 - Lift Stations and Pumping Stations	6 - N/A - Not Applicable											
			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	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	1 - Low		3 - Inaccessible
			G303001 - Storm Sewer Piping	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections majority of piping is in accessible	2 - Limited Accessibility
			G303002 - Storm Sewer Structures	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections sewers were not inspected during MEP inspections	3 - Inaccessible
			G303003 - Lift Stations	6 - N/A - Not Applicable											
			G30300Culverts4 - 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		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	3 - High Probability	3 - High		1 - Accessible
			G306001 - Liquid Fuel Distribution Piping	6 - N/A - Not Applicable											
			G306002 - Aviation Fuel Distribution Piping System	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	BSB06	LINDEMANN BUILDING			*551BSB9000*	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013
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
			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)	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	3 - High Probability	3 - High		1 - Accessible
			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											
	G40 - Site Electrical Utilities			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		3 - Inaccessible
		G4010 - Electrical Distribution		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	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
			G401001 - Substations	6 - N/A - Not Applicable											
			G401002 - Transformers	6 - N/A - Not Applicable											
			G401003 - Switches, Controls and Devices	6 - N/A - Not Applicable											
			G401004 - Overhead Electrical Conductors	6 - N/A - Not Applicable											
			G401005 - Towers, Poles, Crossarms and Insulators	6 - N/A - Not Applicable											
			G401006 - Underground Electric Conductors	6 - N/A - Not Applicable											
			G401007 - Ductbanks, Manholes, Handholes, and Raceways	6 - N/A - Not Applicable											
			G401008 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	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
			G401009 - Metering	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G401099 - Other Electric Transmission and Distribution	6 - N/A - Not Applicable											
		G4020 - Site Lighting		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		3 - Inaccessible
			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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		3 - Inaccessible
			G402006 - Exterior Lighting Fixtures and Controls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	2 - Medium Probability	2 - Medium	Exterior light control does not shut down system during the day.	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	6 - N/A - Not Applicable											
		G4030 - Site Communication & Security		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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		3 - Inaccessible
			G403001 - Telecommunications Systems	6 - N/A - Not Applicable											
			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	1 - High	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		3 - Inaccessible
			G403006 - Ductbanks, Manholes and Handholes	6 - N/A - Not Applicable											
			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	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		2 - Limited Accessibility
			G403009 - Grounding Systems	6 - N/A - Not Applicable											
			G403098 - Other Communication and Alarm	6 - N/A - Not Applicable											
			G403099 - Other Security Systems	6 - N/A - Not Applicable											
		G4090 - Other Site Electrical Utilities		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		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	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	3 - Not Very Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Diesel generator in Basement is not in good condition.	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 -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
BSB06	LINDEMANN BUILDING			551BSB9000	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta		Nov. 18-22, 2013
Building System Class	**CAMIS Equip Code**	**Deficiency**	**Detailed Description**	**Deficiency Class**	**Comments**	**Solution**	**780 CMR Implicati**	**521 CMR Implicati**	**Est Immediate Cost**	**Est Years 1 - 3 Cost**	**Est Years 4 - 20 Cost**	**Alternate Solutions**	**Alternate Solution Cost**
B201001 - Exterior Closure		Damaged and cracked exposed aggregate closure	Reinforcement bars exposed in damaged areas	Age	Original closure - pinpointed repairs required	Repair	**Alteration - Level 1**	**Yes**	$72,574				
B202001 - Windows		Old seams/dented frames	Original windows. Reach end of useful life. Not energy cost saving.	Age	Original windows - but still functional	Replace	**Alteration - Level 1**	**Yes**			$18,442,644		
B301002 - Low Slope Membrane Systems		Damaged and worn membrane	At or close to end of expected life span	Age	Full replacement needed	Replace single ply membrane with new membrane	**Alteration - Level 1**	**Yes**	$914,650				
B301003 - Roof Insulation & Fill		Old rigid insulation panels under roof membrane	At or close to end of expected life span	Age	At least half expected to need replacement	Replace rigid insulation panels	**Alteration - Level 1**	**Yes**	$218,877				
B301004 - Flashings & Trim		metal trim pieces missing, worn or weathered	metal pieces are used to cover structural roof elements such as parapet walls	Age	Full replacement needed	Replace	**Alteration - Level 1**	**Yes**	$387,359				
B301005 - Gutters and Downspouts		Age/maintenance	Drains are either clogged and/or cages are missing at water collectors	Age	Price per cage and water collector	Replace	**Alteration - Level 1**	**Yes**	$139,709				
C301033 - Gypsum Wallboard Finishes		Age/maintenance	Several areas of damage that range in side of 2 inches in diameter to several feet in diameter	Evidence of push carts or other equipment rubbing or hitting walls. Evidence of water damage due to leaking roof	See detailed description	Repair	**Alteration - Level 1**	**Yes**		$25,331			
C301004 - Tile and Terrazzo Wall Finishes		Age/maintenance	Bathroom walls in need of repair, especially where water closet partitions are attached to wet wall	Age	See detailed description	Repair	**Alteration - Level 1**	**Yes**		$66,320			
C302001 - Tile Floor Finishes		Age/maintenance	Some damage due to moisture buildup	Age	Original vinyl tiles	Replace	**Alteration - Level 1**	**Yes**	$45,738				
C303002 - Plaster Ceiling Finishes		Age/maintenance	Several areas of moisture damage that range in size from 4" to 12".	Evidence of moisture damage and deterioration	See detailed description	Repair	**Alteration - Level 1**	**Yes**	$31,568				
C303004 - Acoustical Ceiling Tiles and Panels		Age/maintenance	Several evident areas of moisture damage and age causing sagging	Age	Kitchen area	Replace	**Alteration - Level 1**	**Yes**	$97,022				
D101002 - Passenger Elevators		Age	Some evidence of moisture damage due to leaking roof - Elevator replacement	Age	See detailed description	Replace	**Alteration - Level 1**	**Yes**	$38,673				
D302006 - Equipment Thermal Insulation		Missing or damaged	Piping insulation and equipment insulation is missing or damaged.	Corrosion	Lack of insulation is causing premature corrosion on chilled water pumps and piping and reduces system efficiency for the hot water and chilled water systems.	Provide new equipment insulation for all hot water and chilled water pumps.			$50,971			N/A	
D304008 - Air Handling Units		Aging AHUs	AHUs are well beyond their useful lifespan	Age	All AHUs and return fans are scheduled to be replaced as part of a large capital improvement project.	Provide new AHUs and return fans in like-kind replacement.			$2,310,927			N/A	
D302002 - Hot Water Boilers		Failed blower motors	Known manufacturing defect in the blower motor causing premature failure.	Deterioration	Several boilers have had blower motors replaced. DCAMM to confirm number of blower motors remaining to replace.	Provide new blower motors for remaining boilers that have the older blower motors (assume 2 boilers remain).				$8,316		N/A	
D305099 - Other Terminal and Package Units		Aging fan coil units	Fan coil units are thoroughly dirty, fins are bent, piping leaks and enclosures have physical damage.	Age	The 4th floor FCUs have already had their motors upgraded. There is a capital improvement project scheduled to replace the remaining FCU motors throughout the building.	Provide approximately 300 new fan coil units throughout the building.			$1,163,480			N/A	
D303001 - Chilled Water Systems		Lack of redundancy	There is only a single chiller for the building. Since the building operates 24/7, a second chiller should be installed.	Misc.		Provide new 350 ton centrifugal chiller with VFD, 1050 GPM condenser water pump, 840 GPM primary chilled water pump, and 370 ton forced draft cooling tower.				$545,530		N/A	
D303001 - Chilled Water Systems		Cooling Tower Maintenance issue	There is no catwalk for the cooling tower, and thus maintenance is an issue.	Misc.	Currently the maintenance staff must reach the Lindemann cooling tower from the roof of the Hurley building.	Provide new catwalk for the Lindemann cooling tower.			$65,031			N/A	
D304007 - Exhaust Systems		Kitchen Exhaust Code Issue	The kitchen exhaust ductwork does not meet present code requirements.	Code Requirement		Provide new ductwork within exhaust chase, provide 2-hour duct wrap, thoroughly clean all existing surfaces as required.			$100,000			N/A	
D304006 - Chilled Water Distribution Systems		Aging Pumps	Pumps are heavily corroded and beyond their useful lifespan.	Age	All of the chilled water pumps are scheduled to be replaced as part of a large capital improvement project.	Provide new primary (PCHWPs 1&2) and secondary chilled water pumps (CHWPs 1-3).			$203,825			N/A	
D304003 - Hot Water Distribution Systems		Aging Pumps	Pumps are beyond their useful lifespan.	Age	All of the hot water pumps listed are scheduled to be replaced as part of a large capital improvement project.	Provide new HWPs 1-4 with VFDs			$292,890			N/A	
D304099 - Other Distribution Systems		Abandoned Steam Piping	Steam piping was abandoned in place when steam equipment was removed.	Tripping Hazards		Remove steam piping within mechanical rooms and service corridors.					$38,254	N/A	
D306003 - Pneumatic Controls		Failed controls	Pneumatic controls throughout the building have failed.	Age	All of the pneumatic controls throughout the building are scheduled to be replaced with new DDC controllers as part of a large capital improvement project.	Provide all new DDC controls and actuators throughout the building.			$910,067			N/A	
D201001 - Water Closets		Aging fixture	Older fixtures do not meet todays Plumbing codes for new construction	Age	older fixture still functional but do not meet present code requirements for new construction.	Replace fixtures		Yes		$163,274 (price includes replacemnts of all toilet room fixtures)		N/A	
D201002 - Urinals		Aging fixture	Older fixtures do not meet todays Plumbing codes for new construction	Age	older fixture still functional but do not meet present code requirements for new construction.	Replace fixtures		Yes		$163,274 (price includes replacemnts of all toilet room fixtures)			

FACILITY ASSESSMENT -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
BSB06	LINDEMANN BUILDING			551BSB9000	LINDEMANN BUILDING						Dodson, Hartmann, Gray, Supasit, Perrotta		Nov. 18-22, 2013
Building System Class	CAMIS Equip Code	Deficiency	Detailed Description	Deficiency Class	Comments	Solution	780 CMR Implicatio	521 CMR Implicatio	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost	Alternate Solutions	Alternate Solution Cost
D201003 - Lavatories		Aging fixture	Older fixtures do not meet todays Plumbing codes for new construction	Age	older fixture still functional but do not meet present code requirements for new construction.	Replace fixtures		Yes		$163,274 (price includes replacemnts of all toilet room fixtures)			
D201005 - Showers/Tubs		Aging fixture	Unit above gym noted to be leaking during walkthrough	Age	leaking units should be repaired	Replace fixtures		Yes		$58,212			
D201006 - Drinking Fountains and Coolers		Aging fixtures not used	Drinking fountains no longer used	Misc.	Units are old and offices use bottled water for drinking water.	Remove units, only with approval of state plumbing inspector as drinking fountains are required by the plumbing code, and bottled water is not deemed a reliable source.		Yes		$196,324			
D202001 - Pipes and Fittings		Aging pipe	Building maintenance noted that pipes have been leaking regularly and need frequent repair at various locations.	Age		Replace pipes as needed		No	$107,953				
D203099 - Other Sanitary Waste		Garage drains	Garage drains show excessive wear	Age	garagre drains appear to be at end of life expectency	Replace garage drains			$64,140				
D409099 - Other Special Fire Protection Systems	10219	rust noted at pump shaft	Fire pump to be examined for wear at shaft seal	Age	fire pump service provider to assess condition of shaft seal	Replace shaft seal		No	$5,000				
D501003 - Main Switchboards	10213, 10224	Age / Maintenance	Original eqipment same age with budiling, spare parts are limited. Reach end of useful life	Age	See detailed description	Replace (2) 2000A 480V switchboards			$252,008				
D501004 - Interior Distribution Transformers		Age / Maintenance	Original eqipment same age with budiling, spare parts are limited. Reach end of useful life	Age	Price per sq.ft	Replace			$347,609				
D501005 - Panels		Age / Maintenance	Approx 90% of panelboards have no capacity left. The spare parts are also rare and not available.	Age	Price per sq.ft	Replace			$591,600				
D501007 - Motor Control Centers		Age / upgrade	Original motor control center, spare parts are limited.	Age	See detailed description	Replace (1) 800A 6 section MCC and (1) 800A 9 sections MCC			$162,744				
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 approx 30 units of 60A disconnect switch			$156,757				
D501099 - Other Service and Distribution		Corrosion/Age	Water damage or broken receptacle / fixture at several locations	Evidence of Moisture	Approx 10% of building area, price per sq.ft	Repair leakage and replace receptacle / fixture			$205,089				
D501099 - Other Service and Distribution		Code/Safety	Code violation on electrical panelboards and disconnect switches installation.	Code Requirement	See detailed description	Case by case review and modification			$62,370				
D501099 - Other Service and Distribution		Preventive Maintenance	No grounding resistance test, IR scan, periodic house keeping and inspection	Misc.	Owner provided	Electrical equipment preventive maintenance plan set up per NFPA70B			$0				
D502002 - Lighting Equipment		Age / Maintenance	Some failed fixture and lamps	Misc.	Estimate 20% remaining for replacement, price per sq.ft	Replace with energy efficient lamp or fixture (LED or FL with electronic ballast)			$468,956				
D502099 - Other Lighting and Branch Wiring		Energy Saving	No automatic shut off / occupancy control in most areas	Misc.	Estimate is from on going DCAMM project	Add occupancy sensors and photo cell to save energy			$177,461				
G204001 - Fences & Gates		Inadequate height	Existing perimeter wall for basement level light wells does not prevent public access.	Misc.	Temp fencing is inadequate for preventing the public from accessing basement level light wells.	Install additional fencing prevent falls in light wells around plaza level. Approximately 240 LF of steel fence.			$62,370				
D503001 - Fire Alarm Systems	10211	Safety/Code	No fire alarm strobe coverage in many areas.	Code Requirement	Estimate 40% of building area, price per sq.ft	Add fire alarm strobe			$109,871				
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	Repair if systeim is still required. Otherwise, provide cover plate or seal abandon box.					$4,158		
D509002 - Emergency Light & Power		Age / upgrade	Exit sign and light do not work in many areas.	Code Requirement	See detailed description	Exit and emergency light testing and repair are recommended.			$53,405				
G402006 - Exterior Lighting Fixtures and Controls		Deterioration/ Control	Exterior light fixture does not function in some areas. Light is left on during the day.	Misc.	See detailed description	Review control scheme and repair.			$25,281				
G409003 - Emergency Power Generation	10229	Age/Upgrade	Generator is in poor condition.	Misc.	See detailed description	Genertor test and review with building requirement			$28,607				
G203003 - Paved Surfaces		Broken pavers	Broken/cracked granite pavers are prevalent on the plaza level.	Broken Tiles	Granite inlay pavers are cracked and/or heaving throughout the plaza level.	Replace damaged pavers, approximately 429 SF.			$36,868				
G203003 - Paved Surfaces		Damaged concrete	Cracks and spalling exists in multiple locations of concrete deck on the plaza level.	Cracks	Concrete pedestrian paving on the plaza is cracked or spalling in multiple locations.	Chip and repair spalling, approximately 140 SF. Epoxy seal cracks, approximately 40 LF.			$20,158				
G202003 - Paved Surfaces		Deteriorated parking	Merrimac St parking lot is deteriorated.	Excessive Wear	Concrete sections are spalling. Asphalt sections are heavily weathered and curbs are spalling and/or damaged.	Rebuild parking lot, approximately 45 stalls. Under renovation during survey.			$267,315				
COLUMN SUBTOTALS									$10,248,923	$1,063,307	$18,485,056		

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

Facilities Condition Assessment Walkthrough Checklist -- Site

	By:	Dodson, Hartmann, Gray, Supasit, Perrotta	Date:	Nov. 18-22, 2013

Site Name: 110 BSB06 LINDEMANN BUILDING

Location Address	Street Address	City/Town	Zip Code
	31 STANIFORD STREET	BOSTON	02108

Site Information	Yes/No	Overall Condition, Major Issues and Concerns
Parking - Number of Parking Capacity-Staff , Visitor, other	Yes	Two level parking garage shared with Hurley Building. 285 total parking spaces - 260 staff, 45 visitor (with completion of Merrimac lot).
Parking Lot (Assess Each Lot Separately)	Yes	The two level shared parking garage is in fair condition. Plaza level concrete deck has localized spalling in multiple locations. The basement level asphalt has damage in multiple locations. The Merrimac parking lot is in poor condition but was under renovation during the survey.
Perimeter Security	No	Temporary fencing surrounds entire perimeter of Lindemann/Hurley building complex.
Perimeter Surveillance		
Service Contract		**Janitorial Services** - American Cleaning Co., Expiration 6/30/2014. Contact person Daniel Alonzo. **Elevator Maintenance -** Delta Elevator Service Corporation, Expiration 3/3/2016. Contact person Jim Cummings. **Mechanical** - ENE Systems, Inc., Expiration 3/31/2014. Contact person Mike Derby. **Fire Alarm** - Electrical Dynamics, Inc., Expiration 12/31/2013. Contact person Dave Parziale.
Infrastructure	N/A	
Underground Tank, Permit	N/A	
Overall Comments		

Facilities Condition Assessment Walkthrough Checklist -- Building

Site:	Building:	By:	Date:
110 BSB06	LINDEMANN BUILDING	Dodson, Hartmann, Gray, Supasit, Perrotta	Nov. 18-22, 2013

	Comments
Occupancy	238,505 GSF
Code Compliance	
Hazardous Materials	Estimates made based on age of buildings. Testing required for accurate determination.
Air Quality	
Meter	

Building System			
Major Group	**Group**	**Overall Condition**	**Major Concerns**
A. Substructure	A10 - Foundations	Fair	Unable to observe foundations, but no evidence of settlement during survey.
	A20 - Basement Construction	Fair	Cast in place concrete walls are in fair condition with no significant issues. Appropriate wear for the age of the building.
B. Shell	B10 - Superstructure	Fair	No significant issues. Appropriate wear for the age of the building.
	B20 - Exterior Enclosure	Fair	Minor spalling of exposed aggregate concrete on south elevation.
	B30 - Roofing	Poor	The roof is estimated to be approximately 20 years old with black single ply membrane over rigid insulation. Several soft spots noted throughout roof and possible air pockets concealed under membrane. Standing water occuring new bubbled areas.
C. Interiors	C10 - Interior Construction	Fair	Interior construction is a mix of stud walls and masonry walls. All of which are generally in poor to good condition.
	C20 - Stairs	Fair	No significant issues. Appropriate wear for the age of the building.
	C30 - Interior Finishes	Good	Acoustic ceiling tiles throughout the facility are in generally poor condition with discoloration and sagging due to water damage. These issues do not occur where remodeling has occurred in the building. Wall finishes are primarily exposed aggregate, paint, vinyl or masonry. Paint pealing in several office walls due to a leaking roof. The primary floor covering is terrazzo in the core areas with vinyl as secondary floor covering. Terrazzo floors generally in good condition. Carpeting in the remodeled areas in good condition.
D. SERVICES	D10 - Conveying	Good	
	D20 - Plumbing	Fair	Fixtures do not meet present code requirements for flow. Piping is original to building, domesticwater piping in regular need of repair and may have reached its projected life span. Kitchen & domestic Water heaters are plate heat exchangers and and show signs of corrosion and should be evaluated for continued use. Garage drains are original to building and grates are in poor condition.
	D30 - HVAC	Fair	All of the air handling units are original to the building and should be replaced, along with their associated return and exhaust fans. HWPs 3 & 4 and all chilled water and condenser water pumps should be replaced immediately. The chilled water piping throughout the building should be inspected for uninsulated piping and replaced as necessary. The fan coil units are original to the building and should be replaced.
	D40 - Fire Protection	Good	Building is fully sprinklered. Building is fed from fire pump in lower level. Fire hose cabinets exist throughout with 1 1/2" & 2 1/2" hose connections (no hoses), more locations than presently required. Dry pipe valves for parking garage.
	D50 - Electrical	Fair	Electrical service equipment is original with the building. Floor panelborads located in electrical closet have approximate 90% capacity left. Water damage to electrical device is found. Electrical panelboards and disconnect switches were not installed in accordance to code requirement.
E. EQUIPMENT & FURNISHING	E10 - Equipment	Good	
	E20 - Furnishings	Good	All furnishings in the remodeled office spaces are in good condition. All other furnishings are aged, but in good to fair condition.
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	Poor	Merrimac parking lot heavily deteriorated. East side plaza level has prevalent cracked or heaved granite pavers. Plaza concrete pedestrain paving has cracks and missing epoxy grout. Curbing has spalling along drive to parking garage.
	G30 - Site Civil/Mechanical Utilities	N/A	
	G40 - Site Electrical Utilities	N/A	
	G90 - Other Site Construction	N/A	

JACOBS

Appendix G

Hurley Assessment Spreadsheets

Facilities Condition Assessment

Facility Assessments -- Site	Field Inspector:	Dodson, Hartmann, Schow, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013
Site Name: 110 BSB00 HURLEY BUILDING			**IFM Region**	**METRO**

Location Address	Street Address		City(ies)/Town(s)		Zip Code
	19 STANIFORD STREET		BOSTON		02108
Site Information	**Acreage**	**# of Buildings**	**# of Facility Staff**		**Operating Cost**
User Agencies at this location	Dept of Umployment Assistance, State offices				
Other Site Users & Agreements (e.g. town license for soccer fields)					
Type (e.g. Impatient Residential Campus)					
	Staff	Accessible	Visitor	Unassigned	Accessible Req by Code
Parking - Number of Parking Capacity-	260	12	25		10
	Condition	Comments			
Parking Lot (Assess Each Lot Separately)	3 - Fair	First level of garage has spalling concrete and cracks in multiple locations.			
	3 - Fair	Basement level of garage has damaged asphalt in multiple locations.			
Perimeter Security					
Fencing	3 - Fair	Temp fencing around entire perimeter. Minimal painted steel fence @ SW			
Walls	3 - Fair	Water damage on SE corner			
Vehicle Gates	0 - Non-Applicable				
Pedestrian Gates	3 - Fair				
Perimeter Surveillance					
Security Guard Stations	0 - Non-Applicable				
CCTV (Closed Circuit Television)	4 - Poor	CCTV coverage shall include all exterior doors and at building corners.			
Illumination	3 - Fair	Light are also coming from adjacent buildings and streets.			
Operations	Service Type	Vendor	Contract Expiration Date	Service Contact Person	Finance Contact Person
O & M Service Contracts		American Cleaning Co., Inc.	6/30/2014	Daniel Alonzo	Leimei Kwan
		Delta Elevator Service Corporation	3/3/2016	Jim Cummings	Leimei Kwan
		ENE Systems, Inc.	3/31/2014	Mike Derby	Leimei Kwan
		Internal Security Associates	9/30/2014	Steve Harney	Leimei Kwan
		Electrical Dynamics, Inc.	12/31/2013	Dave Parziale	Leimei Kwan
	Type	Providers			
Infrastructure	NA				
Site Accessibility Issues					
Other					

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

Facilities Condition Assessment

Facility Assessment -- Building	Field Inspector:	Dodson, Hartmann, Schow, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013

Facility Name: 110 BSB00 HURLEY BUILDING

General Information:

Building Name:	Building Alias		
551BSB9001 - HURLEY BUILDING	Street Address	City/Town	Zip Code
Location Address	19 STANIFORD STREET	BOSTON	02108
Gross Square Footage	347022		
Designed Building Usage	OFFICE		
Current Primary Building Usage	OFFICE		
Building Type	CONCRETE SHEAR WALLS		
Status	IN USE		
Basement	1-Yes		
Overall Rating	3 - Fair		
USGS X Coordinate	710339		
USGS Y Coordinate	422142		
Historic	2-No		

Building History:

Year Built:	1968	
	Project Number	Project Description
Projects 0-15 years	Restroom Renovation_2001	Restroom renovations
	Switch+Network Services Room-Facility Renovation_2001	Network room renovations
	Print Shop-Mail Room Renovations_2004 As-Built	Print room renovations
	DET-03-HURL12 Fire Alarm System + Related Work_2005	Fire alarm system upgrades
	Rooftop Chiller_2006	Chiller renovations
	Lawton Welding_Pltfrm+Areaway Grating_2007	Welding platfrom and grating updates
	DCP0911 HD1_Int Space Plan+Design_2009	Interior space planning
	Elevator Modernization_2009_Conformed Set	Elevator modernization
	BSB0952 FM1_2nd Flr Roof Replacement 2010	Second floor roof replacement
	Updated Space Planning Dwgs_2012	Update to interior space drawings
	Air Handling System_No Date	Update to air handling systems
	Elevations-Lindemann+Hurley Bldgs_No Date	Elevation drawings
Recent Studies 0 - 2 years	NA	

Master Plan

Identify and Describe Any Master Plan	Project Number	Project Description

Staffing:

	# Staff	*# Visitors/Day*			
Actual Staff / Visitor Counts	NA	NA			
	Designed Capacity	Current Capacity	Actual # of Occupants		
Occupancy - Building	NA	NA	NA		
Occupancy sq. ft. per Floor	Gross	Total Assignable	Assigned to (Agency)	Square Footage Assigned	Space Usage
Basement			DCAMM, DWD, OSD, Vacant		23636
1st Flr			DWD, DOR, Vacant		44969
2nd Flr			DWD, Vacant		46947
3rd Flr			DWD, Vacant		37722
4th Flr			DWD, GIC, Vacant		42771
5th Flr			DWD, Vacant		45519
6th Flr			DWD, CSW, HRD, Store, Vacant		10776

Facility Assessment -- Building

		Field Inspector:	Dodson, Hartmann, Schow, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013

Code Compliance					
780 CMR, CH. 34	Yes/No	If no, location and explanation			
Fire Protection	2-No	Limited not all floors are sprinklered			
Means of Egress	1-Yes				
Structural	1-Yes				
Mechanical	1-Yes				
Plumbing	1-Yes				
Electrical	1-Yes				
Energy Conservation	2-No	Refer to Deficiency sheet			
Accessibility	To be filled in by DCAMM Accessibility Consultant				
Hazardous Materials	Yes/No	If yes, location and explanation			
Asbestos	Yes	Multiple areas. Estimated based on age of building.			
Lead Paint	Yes	Multiple areas. Estimated based on age of building.			
Mold	No				
PCBs		Testing required for identifying PCBs			
Other					
	Yes/No	Year Tested	Results		
Air Quality		NA			
Environmental	Yes/No	If yes, location and explanation			
Wetlands		NA			
Other		NA			
Underground Storage Tank(s)		NA			
Utilities:					
Fuel Distribution	Yes/No	Provider			
Electric	1-Yes	NSTAR			
Gas	1-Yes	National Grid			
Oil	2-No				
Steam	2-No				
Mechanical Systems	Yes/No	Provider			
Steam Distribution	2-No				
Hot Water Distribution	2-No				
Chilled Water Distribution	2-No				
Electrical Systems	Yes/No	Provider			
Primary Power Distribution	1-Yes	NSTAR			
Telecomm Distribution	1-Yes	Verizon			
Security Distribution	1-Yes	N/A			
Other					
Water/Waste Systems	Yes/No	Provider			
Domestic Water Distribution	1-Yes	BWSC			
Fire Protection Water Distribution	1-Yes	BWSC			
Storm Drainage	1-Yes	MWRA			
Sanitary Sewer	1-Yes	MWRA			
Sewage Grinder (ex. Muffin Monster)	2-No				
Other	2-No				
Energy/Building Management System	In Place	Functions Controlled	In Use	Is System Supported	Company Supported By
No BMS (all pneumatic controls). Alarmed & controlled from McCormack building control center.					
Energy/Water Conservation					
Utility (FY 2013)					
Electricity	KWH	Elect $	Elec Rate		
Direct Energy	7693800	945399.01	0.123		
Natural Gas	Therm	Natural Gas $	Natural Gas Rate		
National Grid/Hess	328217	445211	1.36		
Fuel Oil #2	Gallon	Fuel Oil #2 $	Fuel Oil #2 Rate		
N/A					
Fuel Oil #4	Gallon	Fuel Oil #4 $	Fuel Oil #4 Rate		
N/A					
Fuel Oil #5 & #6	Gallon	Fuel Oil #5 & #6 $	Fuel Oil #5 & #6 Rate		
N/A					
Water Gallon	Gallon	Water $	Water Rate		
MWRA	5220666	85312.56	0.0163		
Steam	Pound	Steam $	Steam Rate		
N/A					
Other	MMBTU	Other $	Other Rate		
N/A					
Updated Annual Baseline Generation	N/A				
kWH Generation					
Nameplate KW Generation					

Facility Assessment -- Building		Field Inspector:	Dodson, Hartmann, Schow, Supasit, Perrotta	Date of Assessment:	Nov. 18-22, 2013
Meter	Utility Type	Location	Meter Type	Account	
	Elec	Room #069A-Elec Switchgear Rm		25964501008	
	Gas	Room #001A		5133024070 G53T	
	Gas	Room #001A		5133024550 G53T	
	Water	Mechanical room #3		101503000	
	Water			101506002	
Historical Utility Usage - 3 years	Collect separately in the format that is available.				

Legend	
	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 rolls as needed

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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				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	1 - Low		2 - Limited Accessibility
	A10 - Foundations			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
		A1010 - Standard Foundations		6 - N/A - Not Applicable											
			A101001 - Wall Foundations	6 - N/A - Not Applicable										Unable to observe	
			A101002 - Column Foundations & Pile Caps	6 - N/A - Not Applicable										Unable to observe	
			A101003 - Perimeter drainage & Insulation	6 - N/A - Not Applicable										Unable to observe	
			A101099 - Other Standard Foundation	6 - N/A - Not Applicable										Unable to observe	
		A1020 - Special Foundations		6 - N/A - Not Applicable											
			A102001 - Pile Foundations	6 - N/A - Not Applicable											
			A102002 - Grade Beams (Caissons)	6 - N/A - Not Applicable											
			A102003 - Underpinning	6 - N/A - Not Applicable											
			A102004 - Dewatering	6 - N/A - Not Applicable											
			A102005 - Raft Foundations	6 - N/A - Not Applicable											
			A102006 - Pressure injected Grouting	6 - N/A - Not Applicable											
			A102099 - Other Special Conditions	6 - N/A - Not Applicable											
		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	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
			A103002 - Structural Slab on Grade	6 - N/A - Not Applicable											
			A103003 - Inclined Slab on Grade	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	1 - Low Probability	1 - Low		1 - Accessible
			A103004 - Trenches	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	4 - Moderate	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	East entry on plaza level has poor drainage and water damage.	2 - Limited Accessibility
			A103005 - Pits and Bases	6 - N/A - Not Applicable										Not observed	
			A103006 - Foundation Drainage	6 - N/A - Not Applicable											
			A103099 - Other Slab On Grade	6 - N/A - Not Applicable											
	A20 - Basement Construction			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	1 - Low Probability	1 - Low		2 - Limited Accessibility
		A2010 - Basement Excavation		6 - N/A - Not Applicable											
			A201001 - Excavation for Basements	6 - N/A - Not Applicable											
			A201002 - Structure Backfill & Compaction	6 - N/A - Not Applicable											
			A201003 - Shoring	6 - N/A - Not Applicable											
			A201099 - Other Basement Excavation	6 - N/A - Not Applicable											
		A2020 - Basement Walls		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	1 - Low		2 - Limited Accessibility
			A202001 - Basement Wall Construction	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	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			A202002 - Moisture Protection	6 - N/A - Not Applicable										Not observed	
			A202003 - Basement Wall Insulation	6 - N/A - Not Applicable										Not observed	
			A202099 - Other Basement Walls	6 - N/A - Not Applicable											
B. Shell				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
	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	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	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	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			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	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Exposed structure observed in mechanical spaces.	2 - Limited Accessibility
			B101002 - Structural Interior Walls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Exposed structure observed in mechanical spaces.	2 - Limited Accessibility
			B101003 - Floor Decks and Slabs	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Exposed structure observed in mechanical spaces and above ceiling tiles.	2 - Limited Accessibility
			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		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			B102001 - Structural Frame	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Exposed structure observed in mechanical spaces.	2 - Limited Accessibility
			B102002 - Structural Interior Walls	6 - N/A - Not Applicable											
			B102003 - Roof Decks and Slabs	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	3 - High Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	Exposed structure observed in mechanical spaces.	2 - Limited Accessibility
			B102004 - Canopies	6 - N/A - Not Applicable											
			B102099 - Other Roof Construction	6 - N/A - Not Applicable											
	B20 - Exterior Enclosure			3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
		B2010 - Exterior Walls		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			B201001 - Exterior Closure	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201002 - Exterior Wall Backup Construction	6 - N/A - Not Applicable											1 - Accessible
			B201003 - Insulation and Vapor Retarder	6 - N/A - Not Applicable											1 - Accessible
			B201004 - Parapets	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			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	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	4 - Harsh Operating Environment w/high levels of adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201008 - Exterior Soffits	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201009 - Screen Wall	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201010 - Exterior Coatings	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201011 - Joint Sealant	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B201099 - Other Exterior Walls	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
		B2020 - Exterior Windows		3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			B202001 - Windows	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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
			B202002 - Storefronts	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202003 - Curtain Walls	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202004 - Exterior Glazing	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B202099 - Other Exterior Windows	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	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
		B2030 - Exterior Doors		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203001 - Solid Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203002 - Glazed Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203003 - Revolving Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203004 - Overhead Doors and Roll-Up Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203005 - Hanger Doors	6 - N/A - Not Applicable											
			B203006 - Blast Resistant Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203007 - Gates	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203008 - Exterior Door Hardware	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203098 - Other specialty Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
			B203099 - Other Exterior Personnel Doors	3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High		1 - Accessible
B30 - Roofing				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		B3010 - Roof Coverings		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301001 - High Slope Roof Coverings	6 - N/A - Not Applicable											1 - Accessible
			B301002 - Low Slope Membrane Systems	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301003 - Roof Insulation & Fill	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301004 - Flashings & Trim	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301005 - Gutters and Downspouts	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	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	BSB00	HURLEY BUILDING			*SS1BSB9001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			B301006 - Roof Openings and Supports	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			B301099 - Other Roofing	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	3 - Normal	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
C. Interiors				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	2 - Medium		1 - Accessible
	C10 - Interior Construction			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	2 - Medium		1 - Accessible
		C1010 - Partitions		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	2 - Medium		1 - Accessible
			C101001 - Fixed Partitions	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	2 - Medium		1 - Accessible
			C101002 - Demountable Partitions	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	2 - Medium		1 - Accessible
			C101003 - Retractable Partitions	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	2 - Medium		1 - Accessible
			C101004 - Interior Guard Rails and Screens	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	2 - Medium		1 - Accessible
			C101005 - Interior Windows	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	2 - Medium		1 - Accessible
			C101006 - Glazed Partitions and Storefronts	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	2 - Medium		1 - Accessible
			C101007 - Interior Glazing	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	2 - Medium		1 - Accessible
			C101008 - Joint Sealant	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	2 - Medium		1 - Accessible
			C101099 - Other Partitions	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	2 - Medium		1 - Accessible
		C1020 - Interior Doors		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	2 - Medium		1 - Accessible
			C102001 - Standard Interior Doors	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	2 - Medium		1 - Accessible
			C102002 - Glazed Interior Doors	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	2 - Medium		1 - Accessible
			C102003 - Fire Doors	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	2 - Medium		1 - Accessible
			C102004 - Sliding and Folding Doors	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	2 - Medium		1 - Accessible
			C102005 - Interior Overhead Doors	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	2 - Medium		1 - Accessible
			C102006 - Interior Gates	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	2 - Medium		1 - Accessible
			C102007 - Interior Door Hardware	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	2 - Medium		1 - Accessible
			C102098 - Other Interior Specialty Doors	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	2 - Medium		1 - Accessible
			C102099 - Other Interior Personnel Doors	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	2 - Medium		1 - Accessible
		C1030 - Fittings		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	2 - Medium		1 - Accessible
			C103001 - Compartments, Cubicles and Toilet Partitions	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	2 - Medium		1 - Accessible
			C103002 - Toilet and Bath Accessories	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	2 - Medium		1 - Accessible
			C103003 - Marker Boards and Tack Boaards	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	2 - Medium		1 - Accessible
			C103004 - Identifying Devices	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	2 - Medium		1 - Accessible
			C103005 - Lockers	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	2 - Medium		1 - Accessible
			C103006 - Shelving	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	2 - Medium		1 - Accessible
			C103007 - Fire Extinguisher Cabinets	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	2 - Medium		1 - Accessible
			C103008 - Counters	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	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	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			C103009 - Cabinets	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	2 - Medium		1 - Accessible
			C103010 - Closets	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	2 - Medium		1 - Accessible
			C103011 - Firestopping Penetrations	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	2 - Medium		1 - Accessible
			C103012 - Sprayed Fire Resistive Materials	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	2 - Medium		1 - Accessible
			C103013 - Raised Access Flooring	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	2 - Medium		1 - Accessible
			C103014 - Casework	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	2 - Medium		1 - Accessible
			C103099 - Other Interior Specialties	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	2 - Medium		1 - Accessible
	C20 - Stairs			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
		C2010 - Stair Construction		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
			C201001 - Interior Stair Construction	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	2 - Medium Probability	1 - Low		1 - Accessible
			C201002 - Exterior Stair Construction	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	1 - Low		1 - Accessible
			C201099 - Other Stair Construction	6 - N/A - Not Applicable											
		C2020 - Stair Finishes		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	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	1 - Completely Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
	C30 - Interior Finishes			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	2 - Medium		1 - Accessible
		C3010 - Wall Finishes		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	2 - Medium		1 - Accessible
			C301001 - Concrete Wall Finishes	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	2 - Medium		1 - Accessible
			C301002 - Plaster Wall Finishes	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	2 - Medium		1 - Accessible
			C301003 - Gymsum Wallbaord Finishes	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	2 - Medium		1 - Accessible
			C301004 - Tile and Terrazzo Wall Finishes	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	2 - Medium		1 - Accessible
			C301005 - Painting to Walls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	2 - Medium		1 - Accessible
			C301006 - Wall Coverings	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	2 - Medium		1 - Accessible
			C301007 - Acoustical Panels Adhered to 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	2 - Medium		1 - Accessible
			C301008 - Special Coatings to Walls	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	2 - Medium		1 - Accessible
			C301099 - Other Wall Finishes	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	2 - Medium		1 - Accessible
		C3020 - Floor Finishes		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	2 - Medium		1 - Accessible
			C302001 - Tile Floor Finishes	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	2 - Medium		1 - Accessible
			C302002 - Terrazzo Floor Finishes	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	2 - Medium		1 - Accessible
			C302003 - Wood Flooring	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	2 - Medium		1 - Accessible
			C302004 - Resilient Floor Finishes	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	2 - Medium		1 - Accessible
			C302005 - Carpeting	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	2 - Medium		1 - Accessible
			C302006 - Masonry and Stone Flooring	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	2 - Medium		1 - Accessible
			C302007 - Painting and Staining Floors	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	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	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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**
			C302008 - Wall Base Finishes	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	2 - Medium		1 - Accessible
			C302009 - Floor Toppings and Traffic Membranes	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	2 - Medium		1 - Accessible
			C302010 - Hardeners and Sealers	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	2 - Medium		1 - Accessible
			C302099 - Other Flooring and Floor Finishes	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	2 - Medium		1 - Accessible
		C3030 - Ceiling Finishes		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	2 - Medium		1 - Accessible
			C303001 - Exposed Concrete Finishes	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	2 - Medium		1 - Accessible
			C303002 - Plaster Ceiling Finishes	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	2 - Medium		1 - Accessible
			C303003 - Gypsum Wallboard Ceiling Finishes	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	2 - Medium		1 - Accessible
			C303004 - Acoustical Ceiling Tiles and Panels	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	2 - Medium		1 - Accessible
			C303005 - Wood Ceilings	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	2 - Medium		1 - Accessible
			C303006 - Painting and Staining Ceilings	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	2 - Medium		1 - Accessible
			C303007 - Suspensions Systems	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	2 - Medium		1 - Accessible
			C303008 - Metal Strip Ceilings	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	2 - Medium		1 - Accessible
			C303099 - Other Ceiling and Ceiling Finishes	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	2 - Medium		1 - Accessible
D. SERVICES				4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	3 - High Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		2 - Limited Accessibility
	D10 - Conveying			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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		D1010 - Elevators & Lifts		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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101001 - General Construction Items	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101002 - Passenger Elevators	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101003 - Freight Elevators	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101004 - Wheelchair Lift	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D101099 - Other Elevators	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		D1020 - Escalators & Moving Walks		6 - N/A - Not Applicable	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D102001 - Moving Stairs	6 - N/A - Not Applicable	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D102002 - Moving Walks	6 - N/A - Not Applicable	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D102099 - Other Moving Stairs and Walks	6 - N/A - Not Applicable	2 - Medium	3 - Normal	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
		D1090 - Other Conveying Systems		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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			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	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	2 - Medium Potential for serious impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			D109099 - Other Material Handing Systems	6 - N/A - Not Applicable											
	D20 - Plumbing			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	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		D2010 - Plumbing Fixtures		3 - Fair - Normal wear and tear - still fully 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	1 - Low	In general fixtures are appropriate to remain in use and are to be maintained as required	1 - Accessible
			D201001 - Water Closets	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201002 - Urinals	3 - Fair - Normal wear and tear - still fully 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	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	BSB00	HURLEY BUILDING			*SS1BSB9001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			D201003 - Lavatories	3 - Fair - Normal wear and tear - still fully 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	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D201004 - Sinks	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D201005 - Showers/Tubs	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	1 - Little usage	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	Showers in basement shoew excessive ware and should be replaced	1 - Accessible
			D201006 - Drinking Fountains and Coolers	5 - Failed - Non-functional; no longer working	4 - Not Included	1 - Little usage	1 - Environment with little to no adverse effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Drinking fountains no longer in operation. Bottled water is main source of drinking water in offices.	1 - Accessible
			D201007 - Bidets	6 - N/A - Not Applicable											
			D201099 - Emergency Fixtures	6 - N/A - Not Applicable											
		D2020 - Domestic Water Distribution		3 - Fair - Normal wear and tear - still fully functional	1 - High	3 - Normal	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	There are no specific reports of pipe failure, but given the age of the building the domestic water distribution system has reached the life expectancy of the system.	2 - Limited Accessibility
			D202001 - Pipes and Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low	domestic water Pipes have have reached life expectancy and should be tested to determine if they are appropriate for continued use.	2 - Limited Accessibility
			D202002 - Valves and Hydrants	3 - Fair - Normal wear and tear - still fully 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	1 - Low	valves and hydrants have not failed catastrophically but have reached life expectancy and replacement would be advised when possible or locally as required.	2 - Limited Accessibility
			D202003 - Domestic Water Equipment	2 - Good - Some signs of minor wear and tear	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	1 - Low	Water heater and circ pump recently replaced and are appropriate for re-use	1 - Accessible
			D203004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D202005 - Specialities	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	3 - Normal	1 - Environment with little to no adverse 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
			D203001 - Waste Pipe and Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203002 - Vent Pipe and Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203003 - Floor Drains	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D203004 - Sanitary and Vent Equipment	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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		2 - Limited Accessibility
			D203005 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D203099 - Other Sanitary Waste	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	1 - Low		2 - Limited Accessibility
		D2040 - Rain Water Drainage		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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D204001 - Pipe & Fittings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D204002 - Roof Drains	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			D204003 - Rainwater Drainage Equipment	6 - N/A - Not Applicable											
			D204004 - Insulation and Identification	3 - Fair - Normal wear and tear - still fully 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	1 - Low		2 - Limited Accessibility
			D204099 - Other Rain Water Drainage System	6 - N/A - Not Applicable											
		D2090 - Other Plumbing Systems		6 - N/A - Not Applicable											
			D209001 - Special Piping Sytems	6 - N/A - Not Applicable											
			D209002 - Acid Waste Systems	6 - N/A - Not Applicable											
			D209003 - Interceptors	6 - N/A - Not Applicable											
			D209004 - Pool Piping and Equipment	6 - N/A - Not Applicable											
			D209005 - Compressed Air System (Non-Breathing)	6 - N/A - Not Applicable											
			D209099 - Other Special Plumbing Systems	6 - N/A - Not Applicable											
D30 - HVAC				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	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		2 - Limited Accessibility
		D3010 - Energy Supply		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		2 - Limited Accessibility
			D301001 - Oil Supply system	6 - N/A - Not Applicable											
			D301002 - Gas Supply System	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	3 - High Probability	3 - High		2 - Limited Accessibility
			D301003 - Coal Supply System	6 - N/A - Not Applicable											
			D301004 - Steam Supply System (From Central Plant)	6 - N/A - Not Applicable											
			D301005 - Hot Water Supply System (From Central Plant)	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											
			D301099 - Other Energy Supply	6 - N/A - Not Applicable											
		D3020 - Heat Generating Systems		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			D302001 - Steam Boilers	6 - N/A - Not Applicable											
			D302002 - Hot Water Boilers	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Dual temperature ParaFlow Absorption Chiller/Heater provides hot water and chilled water. The refrigeration cycle uses water as the refrigerant for maximum enviornmental safety.	1 - Accessible
			D302003 - Furnaces	6 - N/A - Not Applicable											
			D302004 - Fire Fueled Unit Heaters	3 - Fair - Normal wear and tear - still fully functional	3 - Low	4 - Moderate	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	2 - Medium Probability	1 - Low	The natural gas radiant heater at the loading dock is exhausting directly to the area	1 - Accessible

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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
			D302005 - Auxiliary Equipment	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	5 - High	1 - Environment with little to no adverse effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D302006 - Equipment Thermal Insulation	4 - Poor - Excessive wear and tear - somewhat 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	1 - Low	Insulation is original, and generally appears to be in fair condition, though areas of damage were observed	2 - Limited Accessibility
			D302099 - Other Heat Generating Systems	6 - N/A - Not Applicable											
		D3030 - Cooling Generating System		3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			D303001 - Chilled Water Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	2 - Average Adverse environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	See D302002 - Hot Water Boilers, since the Dual temperature ParaFlow Absorption Chiller/Heater provides both hot water and chilled water.	1 - Accessible
			D303002 - Direct Expansion Systems	6 - N/A - Not Applicable											
			D303099 - Other Cooling Generating Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	3 - High	The York drycoolers for the computer rooms should be tuned by the supplier to improve efficiency and reduce noise. Other split systmes are in good operating condition.	1 - Accessible
		D3040 - Distribution Systems		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	2 - Medium		2 - Limited Accessibility
			D304001 - Air Distribution, Heating, and Cooling	2 - Good - Some signs of minor wear and tear	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	2 - Medium		2 - Limited Accessibility
			D304002 - Steam Distribution Systems	6 - N/A - Not Applicable										System abandoned. Some equipment has been removed. Remaining piping and equipment should be demolished.	2 - Limited Accessibility
			D304003 - Hot Water Distribution Systems	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	4 - Harsh Operating Environment w/high levels of adverse effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Hot Water distribution is run out doors and is at potential rist for failure and is subject to adverse operating conditions.	2 - Limited Accessibility
			D304004 - Change Over Distribution Systems	6 - N/A - Not Applicable											
			D304005 - Glycol Distribution Systems	2 - Good - Some signs of minor wear and tear	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	2 - Medium		2 - Limited Accessibility
			D304006 -Chilled Water Distribution Systems	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	2 - Medium		2 - Limited Accessibility
			D304007 - Exhaust Systems	3 - Fair - Normal wear and tear - still fully functional										Exhaust systems in the mechanical rooms were abandoned and should be demolished. Other exhaust systems were not observed.	2 - Limited Accessibility
			D304008 - Air Handling Units	4 - Poor - Excessive wear and tear - somewhat 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	2 - Medium	All of the AHUs and return fans are well beyond their useful lifespan and should be replaced. All motors should be replaced with new premium efficiency motors and VFDs as part of the replacement.	2 - Limited Accessibility
			D304099 - Other Distribution Systems	6 - N/A - Not Applicable											
		D3050 - Terminal & Package Untes		4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium		1 - Accessible
			D305001 - Unit Ventilators	6 - N/A - Not Applicable											
			D305002 - Unit Heaters	5 - Failed - Non-functional; no longer working	3 - Low	1 - Little usage	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	Steam unit heaters have been abandoned.	1 - Accessible
			D305003 - Fan Coil Units	6 - N/A - Not Applicable											1 - Accessible
			D305004 - Fin Tube Distribution	6 - N/A - Not Applicable											
			D305005 - Electric Heating	6 - N/A - Not Applicable											
			D305006 - Package Units	3 - Fair - Normal wear and tear - still fully functional	3 - Low	3 - Normal	2 - Average Adverse environmental effects	4 - Is Not Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Residential window AC's were in the facility maintenance shop. AHU should be fixed so the window AC's can be removed.	1 - Accessible
			D305099 - Other Terminal and Package Units	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	1 - Completely Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	The induction units throughout the building have failed thermostats, uneven heat, and uneven airflow. There is significant physical damage to the units housing and these should be addressed immediately.	1 - Accessible
		D3060 - Controls & Instrumentation	D306001 - HVAC Controls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Most controls are pneumatic, which is a poor form of control. Systems should be upgraded to DDC controls.	2 - Limited Accessibility
			D306002 - Electronic Controls	2 - Good - Some signs of minor wear and tear	2 - Medium	5 - High	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	Most controls are pneumatic.	2 - Limited Accessibility
			D306003 - Pneumatic Controls	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	5 - High	2 - Average Adverse environmental effects	3 - Not Very Appropriate	1 - Low Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Pneumatic controls are a poor form of control. Systems should be upgraded to DDC controls.	2 - Limited Accessibility
			D306004 - Instrument Air Compressors	2 - Good - Some signs of minor wear and tear	1 - High	5 - High	2 - Average Adverse environmental effects	2 - Functionally Appropriate	1 - Low Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Filters are not properly draining the oil and oil was being spilled on the floor.	1 - Accessible
			D306005 - Gas Purging Systems	6 - N/A - Not Applicable											
			D306099 - Other Control Instrumentation	6 - N/A - Not Applicable											
		D3070 - Systems Testing & Balancing	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	D309001 - General Construction Items	6 - N/A - Not Applicable											
			D309002 - Refrigeration Systems	6 - N/A - Not Applicable											
			D309099 - Other Special Mechanical Systems	6 - N/A - Not Applicable											
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	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
		D4010 - Sprinklers		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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Building is partially sprinklered only. Basement appears fully spriklered upper floors are not. Building is served by a standpipe system.	1 - Accessible
			D401001 - Sprinklers and Releasing Devices	3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	1 - Environment with little to no adverse effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			D401002 - Sprinkler Water Supply Equipment and Piping	3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	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
		D4020 - Standpipe Systems		2 - Good - Some signs of minor wear and tear	3 - Low	1 - Little usage	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
			D402001 - Standpipe Equipment and Piping	2 - Good - Some signs of minor wear and tear	3 - Low	1 - Little usage	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
		D4030 - Fire Protection Specialties		2 - Good - Some signs of minor wear and tear	3 - Low	1 - Little usage	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

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			D403001 - Fire Extinguishing Devices	2 - Good - Some signs of minor wear and tear	3 - Low	1 - Little usage	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
		D4090 - Other Fire Protection Systems		3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	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 - 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	6 - N/A - Not Applicable											
			D409099 - Other Special Fire Protection Systems	3 - Fair - Normal wear and tear - still fully functional	3 - Low	1 - Little usage	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 - Accessible
	D50 - Electrical			4 - Poor - Excessive wear and tear - somewhat functional	1 - High	4 - Moderate	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
		D5010 - Electrical Service & Distribution		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	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			D501001 - Main Transformers	6 - N/A - Not Applicable											
			D501002 - Secondary	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	1 - Low		3 - Inaccessible
			D501003 - Main Switchboards	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	1 - Low	Original equipment, same age as building	2 - Limited Accessibility
			D501004 - Interior Distribution 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	1 - Low Probability	1 - Low	Original equipment, same age as building	2 - Limited Accessibility
			D501005 - Panels	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	2 - Medium	Approximate 70-80% of panelboards have limited or no capacity left.	1 - Accessible
			D501006 - Enclosed Circuit Breakers	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	4 - Moderate	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
			D501007 - Motor Control Centers	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Motor control center should be replaced with HVAC upgrade. Water damage at Mech room #2.	1 - Accessible
			D501099 - Other Service and Distribution	4 - Poor - Excessive wear and tear - somewhat functional	1 - High	5 - High	3 - Some adverse Environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low	Loca disconnect switch serving HVAC / Plumbing should be replaced with unit replacement. Bus duct is not in good condition.	1 - Accessible
		D5020 - Lighting & Branch Wiring		4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	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
			D502001 - Branch 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	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
			D502002 - Lighting Equipment	4 - Poor - Excessive wear and tear - somewhat functional	2 - Medium	3 - Normal	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	Some failed fixture / lamp.	2 - Limited Accessibility
			D502099 - Other Lighting and Branch Wiring	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	2 - No	1 - Low Probability	1 - Low	Automatic control occupancy sensors installation in corridor and open office is recommended.	2 - Limited Accessibility
		D5030 - Communications & Security		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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D503001 - Fire Alarm Systems	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	Fire alarm indicating device coverage is inadequate. Smoke detector should be installed in equipment room.	2 - Limited Accessibility
			D503002 - Telecommunications Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	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	2 - Medium		2 - Limited Accessibility
			D503003 - Nurse Call Systems	6 - N/A - Not Applicable											
			D503004 - Public Address Systems	6 - N/A - Not Applicable											
			D503005 - Intercommunications Systems	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	3 - Normal	3 - Some 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
			D503006 - Clock and Program Systems	5 - Failed - Non-functional; no longer working	4 - Not Included	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		2 - Limited Accessibility
			D503007 - Television Systems	6 - N/A - Not Applicable											
			D503008 - Security 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	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low	Security camera outside coverage is inadequate. Secuirty access on all exterior doors is recommended. There is on going secucrity study on Hurley building.	3 - Inaccessible
			D503099 - Othere Communications and Alamr Systems	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	2 - Medium Probability of impact	2 - No	1 - Low Probability	1 - Low	Gas alarm system, others?	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	2 - Medium 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	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	2 - Medium Probability of impact	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			D509003 - Grounding Systems	3 - Fair - Normal wear and tear - still fully functional	1 - High	5 - High	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		2 - Limited Accessibility
			D509004 - Lighting Protection	6 - N/A - Not Applicable											
			D509005 - Electric Heating	6 - N/A - Not Applicable											
			D509006 - Energy Management Control System	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		2 - Limited Accessibility
			D509099 - Other Special Systems and Devices	6 - N/A - Not Applicable											
E. EQUIPMENT & FURNISHING				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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	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	BSB00	HURLEY BUILDING			*SS1BSB9001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
	E10 - Equipment			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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		E1010 - Commercial Equipment		6 - N/A - Not Applicable											
			E101001 - Checkroom Equipment	6 - N/A - Not Applicable											
			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											
		E1020 - Institutional Equipment		6 - N/A - Not Applicable											
			E102001 - Miscellaneous Common Fixed and Movable Equipment	6 - N/A - Not Applicable											
			E102002 - Medical Equipment	6 - N/A - Not Applicable											
			E102003 - Laboratory Equipment	6 - N/A - Not Applicable											
			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											
			E102009 - Audio Visual Equipment	6 - N/A - Not Applicable											
			E102010 - Detention Equipment	6 - N/A - Not Applicable											
		E1030 - Vehicular Equipment		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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103001 - Parking Control Equipment	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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103002 - Loading Dock Equipment	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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
			E103003 - Warehouse Equipment	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	2 - Medium Potential for serious impact	3 - High Probability of impact	1 - Yes	1 - Low Probability	1 - Low		1 - Accessible
		E1090 - Other Equipment		6 - N/A - Not Applicable											
			E109001 - Built-In Maintenance Equipment	6 - N/A - Not Applicable											
			E109002 - Food Service Equipment	6 - N/A - Not Applicable											
			E109003 - Waste Handling Equipment	6 - N/A - Not Applicable											
			E109004 - Residential Equipment	6 - N/A - Not Applicable											
			E109005 - Unit Kitchens	6 - N/A - Not Applicable											
			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			6 - N/A - Not Applicable											
		E2010 - Fixed Furnishings		6 - N/A - Not Applicable											
			E202001 - Fixed Artwork	6 - N/A - Not Applicable											
			E201002 - Window Treatments	6 - N/A - Not Applicable											
			E201003 - Seating (Fixed)	6 - N/A - Not Applicable											
			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		6 - N/A - Not Applicable											
			E202001 - Movable Art Work	6 - N/A - Not Applicable											
			E202002 - Modular Prefabricated Furniture	6 - N/A - Not Applicable											
			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											
F. SPECIAL CONSTRUCTION & DEMOLITION				6 - N/A - Not Applicable											
	F10 - Special Construction			6 - N/A - Not Applicable											
		F1010 - Special Structures		6 - N/A - Not Applicable											
			F101001 - Metal Building Systems	6 - N/A - Not Applicable											
			F101002 - Exterior Utility Buildings	6 - N/A - Not Applicable											
			F101003 - Air Supported Structures	6 - N/A - Not Applicable											
			F101099 - Other Special Construction	6 - N/A - Not Applicable											
		F1020 - Integrated 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											
		F1030 - Special Construction Systems		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											
		F1040 - Special Facilities		6 - N/A - Not Applicable											
			F104001 - Indoor Swimming Pools	6 - N/A - Not Applicable											
			F104002 - Liquid and Gas Storage Tanks	6 - N/A - Not Applicable											
			F104003 - Kennels and Animal Shelters	6 - N/A - Not Applicable											
			F104004 - Site Constructed Incinerators	6 - N/A - Not Applicable											
			F104005 - Ice Rinks	6 - N/A - Not Applicable											
			F104099 - Other Special Facilities	6 - N/A - Not Applicable											
		F1050 - Special Controls & Instrumentation		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											

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB00	HURLEY BUILDING			SS1BSB9001	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
	F20 - Selective Building Demolition			6 - N/A - Not Applicable											
		F2010 - Building Elements Demolition		6 - N/A - Not Applicable											
			F201001 - Substructure and Superstructure	6 - N/A - Not Applicable											
			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											
		F2020 - Hazardous Components Abatement		6 - N/A - Not Applicable											
			F202001 - Substructure and Superstructure	6 - N/A - Not Applicable											
			F202002 - Exterior Closure	6 - N/A - Not Applicable											
			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				3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	3 - Some adverse Environmental effects	1 - Completely Appropriate	2 - Medium Potential for serious impact	2 - Medium Probability of impact	1 - Yes	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
	G10 - Site Preparations			6 - N/A - Not Applicable											
		G1010 - Site Clearing		6 - N/A - Not Applicable											
			G101001 - Clearing	6 - N/A - Not Applicable											
			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 - Debri Dispersal	6 - N/A - Not Applicable											
			G101099 - Other Site Clearing	6 - N/A - Not Applicable											
		G1020 - Site Demolition & Relocations		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											
		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 Teatment	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			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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	2 - Medium		2 - Limited Accessibility
		G2010 - Roadways		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	1 - Low		1 - Accessible
			G201001 - Bases and Sub-Bases	6 - N/A - Not Applicable										Unobserved	3 - Inaccessible
			G201002 - Curbs and Gutters	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low	Roadway considered entrance drive from Staniford St.	1 - Accessible
			G201003 - Paved Surfaces	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	1 - Low		1 - Accessible
			G201004 - Marking and Signage	4 - Poor - Excessive wear and tear - somewhat functional	3 - Low	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	1 - Low		1 - Accessible
			G201005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G201006 - Resurfacing	6 - N/A - Not Applicable											
			G201099 - Other Roadways	6 - N/A - Not Applicable											
		G2020 - Parking Lots		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	1 - Low		1 - Accessible
			G202001 - Bases and Sub-Bases	6 - N/A - Not Applicable										Unobserved	3 - Inaccessible
			G202002 - Curbs and Gutters	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low	Considers both levels of garage.	1 - Accessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			G202003 - Paved Surfaces	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	1 - Low	Considers both levels of garage.	1 - Accessible
			G202004 - Marking and Signage	4 - Poor - Excessive wear and tear - somewhat 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	1 - Low		1 - Accessible
			G202005 - Guardrails and Barriers	6 - N/A - Not Applicable											
			G202006 - Resurfacing	6 - N/A - Not Applicable											
			G202007 - Miscellaneous Structures and Equipment	6 - N/A - Not Applicable											
			G202099 - Other Parking Lots	6 - N/A - Not Applicable											
		G2030 - Pedestrian Paving		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	1 - Low		1 - Accessible
			G203001 - Bases and Subbases	6 - N/A - Not Applicable											
			G203002 - Curbs and Gutters	3 - Fair - Normal wear and tear - still fully functional	3 - Low	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	1 - Low		1 - Accessible
			G203003 - Paved Surfaces	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			G203004 - Guardrails and Barriers	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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		1 - Accessible
			G203005 - Resurfacing	6 - N/A - Not Applicable											
			G203099 - Other Walks, Steps, and Terraces	6 - N/A - Not Applicable											
		G2040 - Site Development		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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	2 - Medium Probability	2 - Medium		1 - Accessible
			G204001 - Fences & Gates	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	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	1 - Low		1 - Accessible
			G204002 - Retaining Walls	3 - Fair - Normal wear and tear - still fully 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	2 - Medium Probability	2 - Medium		1 - Accessible
			G204003 - Exterior Furnishings	3 - Fair - Normal wear and tear - still fully 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	1 - Low		1 - Accessible
			G204004 - Security Structures	6 - N/A - Not Applicable											
			G204005 - Signage	6 - N/A - Not Applicable											
			G204006 - Fountains and Pools	6 - N/A - Not Applicable											
			G204007 - Playing Fields	6 - N/A - Not Applicable											
			G204008 - Terrace and Perimeter Walls	3 - Fair - Normal wear and tear - still fully 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
			G204009 - Flagpoles	6 - N/A - Not Applicable											
			G204099 - Other Site Improvements	6 - N/A - Not Applicable											
		G2050 - Landscaping		3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	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
			G205001 - Fine Grading & Soil Preparation	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	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	1 - Low		1 - Accessible
			G205002 - Erosion Control Measures	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	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
			G205003 - Top Soil and Planting Beds	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	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	1 - Low		1 - Accessible
			G205004 - Seeding, Sprigging, and Sodding	6 - N/A - Not Applicable											
			G205005 - Plantings	3 - Fair - Normal wear and tear - still fully functional	3 - Low	2 - Minimum	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	2 - Medium		1 - Accessible
			G205006 - Planters	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	2 - Minimum	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	1 - Low		1 - Accessible
			G205007 - Irrigation Systems	6 - N/A - Not Applicable											
			G205099 - Other Landscaping	6 - N/A - Not Applicable											
G30 - Site Civil/Mechanical Utilities				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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		2 - Limited Accessibility
		G3010 - Water Supply		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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G301001 - Well Systems	6 - N/A - Not Applicable											
			G301002 - Potable Water Distribution	3 - Fair - Normal wear and tear - still fully functional	3 - Low	3 - Normal	1 - Environment with little to no adverse 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
			G301003 - Potable Water Storage	6 - N/A - Not Applicable											
			G301004 - Fire Protection Water Distribution	3 - Fair - Normal wear and tear - still fully functional	2 - Medium	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	1 - Yes	1 - Low Probability	1 - Low		2 - Limited Accessibility
			G301005 - Fire Protection Water Storage	6 - N/A - Not Applicable											
			G301006 - Non-Potable Water 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	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			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	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		3 - Inaccessible
			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	2 - Functionally Appropriate	1 - Low Potential for serious impact	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	There were no deficiencies reported during inspections majority of piping is in accessible	2 - Limited Accessibility
			G302002 - Sanitary Sewer Manholes & Cleanouts	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections sewers were not inspected during MEP inspections	3 - Inaccessible
			G302003 - Lift Stations and Pumping Stations	6 - N/A - Not Applicable											
			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	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	1 - Low		3 - Inaccessible
			G303001 - Storm Sewer Piping	3 - Fair - Normal wear and tear - still fully 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	There were no deficiencies reported during inspections majority of piping is in accessible	2 - Limited Accessibility
			G303002 - Storm Sewer Structures	3 - Fair - Normal wear and tear - still fully 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	1 - Low	There were no deficiencies reported during inspections sewers were not inspected during MEP inspections	3 - Inaccessible
			G303003 - Lift Stations	6 - N/A - Not Applicable											
			G30300Culverts4 - 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		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	3 - High Probability	3 - High		1 - Accessible
			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)	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	3 - High Probability	3 - High		1 - Accessible
			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											
	G40 - Site Electrical Utilities			3 - Fair - Normal wear and tear - still fully functional	1 - High	4 - Moderate	2 - Average Adverse environmental effects	2 - Functionally Appropriate	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	1 - Low		2 - Limited Accessibility
		G4010 - Electrical Distribution		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		2 - Limited Accessibility
			G401001 - Substations	6 - N/A - Not Applicable											
			G401002 - Transformers	6 - N/A - Not Applicable											
			G401003 - Switches, Controls and Devices	6 - N/A - Not Applicable											
			G401004 - Overhead Electrical Conductors	6 - N/A - Not Applicable											
			G401005 - Towers, Poles, Crossarms and Insulators	6 - N/A - Not Applicable											
			G401006 - Underground Electric Conductors	6 - N/A - Not Applicable											
			G401007 - Ductbanks, Manholes, Handholes, and Raceways	6 - N/A - Not Applicable											
			G401008 - 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	2 - No	1 - Low Probability	1 - Low		3 - Inaccessible
			G401009 - Metering	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		2 - Limited Accessibility
			G401099 - Other Electric Transmission and Distribution	6 - N/A - Not Applicable											
		G4020 - Site Lighting		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	3 - High Probability	3 - High		3 - Inaccessible
			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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		3 - Inaccessible

FACILITY ASSESSMENT -- BUILDING SYSTEM

ASTM Uniformat			Site	Site Name			Building	Building Name						Inspector Name	Inspection Date
Level 1	Level 2	Level 3	BSB00	HURLEY BUILDING			*SS1BS89001*	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013
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
			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	2 - Medium Potential for serious impact	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High		3 - Inaccessible
			G402006 - Exterior Lighting Fixtures and Controls	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	1 - Low Probability of impact	2 - No	3 - High Probability	3 - High	Exterior light control does not shut down system during the day.	3 - Inaccessible
			G402007 - Grounding Systems	6 - N/A - Not Applicable											
			G402008 - Special Security Lighting Systems	6 - N/A - Not Applicable											
			G402099 - Other Area Lighting	6 - N/A - Not Applicable											
		G4030 - Site Communication & Security		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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low		3 - Inaccessible
			G403001 - Telecommunications Systems	6 - N/A - Not Applicable											
			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	1 - High	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		3 - Inaccessible
			G403006 - Ductbanks, Manholes and Handholes	6 - N/A - Not Applicable											
			G403007 - Towers, Poles and Stands	6 - N/A - Not Applicable											
			G403008 - TV Cameras and Monitors	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	1 - Low Probability of impact	2 - No	1 - Low Probability	1 - Low	CCTV coverage outside is inadequate, see building security item	3 - Inaccessible
			G403009 - Grounding Systems	6 - N/A - Not Applicable											
			G403098 - Other Communication and Alarm	6 - N/A - Not Applicable											
			G403099 - Other Security Systems	6 - N/A - Not Applicable											
		G4090 - Other Site Electrical Utilities		6 - N/A - Not Applicable											
			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	6 - N/A - Not Applicable										Emergency generator not surveyed. No access provided.	
	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 -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
BSB00	HURLEY BUILDING			551BSB9001	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta		Nov. 18-22, 2013
Building System Class	**CAMIS Equip Code**	**Deficiency**	**Detailed Description**	**Deficiency Class**	**Comments**	**Solution**	**780 CMR Implicati**	**521 CMR Implicati**	**Est Immediate Cost**	**Est Years 1 - 3 Cost**	**Est Years 4 - 20 Cost**	**Alternate Solutions**	**Alternate Solution Cost**
B201001 - Exterior Closure		Damaged and cracked exposed aggregate closure	Reinforcement bars exposed in damaged areas	Age	Original closure - pinpointed repairs required	Repair	Alteration - Level 1	Yes	$135,750				
B202001 - Windows		Old seams/dented frames	Original windows. Reach end of useful life. Not energy cost saving.	Age	Original windows - but still functional	Replace	Alteration - Level 1	Yes			$5,792,252		
B301002 - Low Slope Membrane Systems		Damaged and worn membrane	At or close to end of expected life span	Age	Full replacement needed	Replace single ply membrane with new membrane	Alteration - Level 1	Yes	$1,680,554				
B301003 - Roof Insulation & Fill		Old rigid insulation panels under roof membrane	At or close to end of expected life span	Age	At least half expected to need replacement	Replace rigid insulation panels	Alteration - Level 1	Yes	$488,981				
B301004 - Flashings & Trim		metal trim pieces missing, worn or weathered	metal pieces are used to cover structural roof elements such as parapet walls	Age	Full replacement needed	Replace	Alteration - Level 1	Yes	$237,671				
B301005 - Gutters and Downspouts		Age/maintenance	Drains are either clogged and/or cages are missing at water collectors	Age	Price per cage and water collector	Replace	Alteration - Level 1	Yes	$209,563				
C301033 - Gypsum Wallboard Finishes		Age/maintenance	Several areas of damage that range in side of 2 inches in diameter to 10 inches in diameter	Evidence of push carts or other equipment rubbing or hitting walls	See detailed description	Repair	Alteration - Level 1	Yes		$25,331			
C303004 - Acoustical Ceiling Tiles and Panels		Age/maintenance	Several evident areas of moisture damage and age causing sagging	Age	See detailed description	Replace	Alteration - Level 1	Yes		$150,526			
D501003 - Main Switchboards	10175, 10147, 10172, 10173	Age / Maintenance	Original eqipment same age with budiling, spare parts are limited. Reach end of useful life	Age	See detailed description	Replace (1) 3000A double end switchboard			$298,178				
D501004 - Interior Distribution Transformers		Age / Maintenance	Original eqipment same age with budiling, spare parts are limited. Reach end of useful life	Age	Price per sq.ft	Replace			$448,232				
D501005 - Panels		Age / Maintenance	Approx 80% of panelboards have no capacity left. The spare parts are also rare and not available.	Age	Price per sq.ft	Replace			$833,097				
D501007 - Motor Control Centers		Age / upgrade	Original motor control center, spare parts are limited. Water damage on MCC #2.	Evidence of Moisture	See detailed description	Replace (1) 600A 7 sections MCC and (1) 800A 11 sections MCC			$165,480				
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	Price per sq.ft	Replace			$156,757				
D501099 - Other Service and Distribution		Age / Maintenance	Feeder and bus duct are original eqipment same age with budiling. Reach end of useful life.	Age	Price per sq.ft	Replace					$1,110,851		
D501099 - Other Service and Distribution		Preventive Maintenance	No grounding resistance test, IR scan, periodic house keeping and inspection	Misc.	Owner provided	Electrical equipment preventive maintenance plan set up per NFPA70B			$0				
D502002 - Lighting Equipment		Age / Maintenance	Some failed fixture and lamps	Misc.	Estimate 20% remaining for replacement, price per sq.ft	Replace with energy efficient lamp or fixture (LED or FL with electronic ballast)			$700,390				
D502099 - Other Lighting and Branch Wiring		Energy Saving	Light was on in vancant room with no switch control.	Misc.	Occupancy sensor works in conjunction with BAS time control is recommended. Estimate 50% of building area, price per sq.ft.	Add occupancy sensors to save energy			$82,037				
D503001 - Fire Alarm Systems	10177	Safety/Code	No fire alarm strobe coverage in many areas.	Code Requirement	Estimate 30% of building area, price per sq.ft	Add fire alarm strobe			$121,264				
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	Repaire if systeim is still required. Otherwise, provide cover plate or seal abandon box.					$4,158		
G402006 - Exterior Lighting Fixtures and Controls		Deterioration/ Control	Exterior light fixture does not function in some areas. Light is left on during the day.	Misc.	See detailed description	Review control scheme and repair.			$53,405				
D201001 - Water Closets		Aging fixture	Older fixtures appear to be at the end of their usable lifeexectency	Age		Replace fixtures		Yes			$110,000		
D201002 - Urinals		Aging fixture	Older fixtures appear to be at the end of their usable lifeexectency	Age		Replace fixtures		Yes			$32,599		

FACILITY ASSESSMENT -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
BSB00	HURLEY BUILDING			551BSB9001	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta		Nov. 18-22, 2013
Building System Class	CAMIS Equip Code	Deficiency	Detailed Description	Deficiency Class	Comments	Solution	780 CMR Implicati	521 CMR Implicati	Est Immediate Cost	Est Years 1 - 3 Cost	Est Years 4 - 20 Cost	Alternate Solutions	Alternate Solution Cost
D201003 - Lavatories		Aging fixture	Older fixtures appear to be at the end of their usable lifeexectency	Age		Replace fixtures		Yes			$217,796		
D201005 - Showers/Tubs		Aging fixture	Older units, not at optimal efficiency, deteriorated	Age		Replace basement showers		Yes			$11,642		
D201006 - Drinking Fountains and Coolers		No longer in use	System shut down, water bottles used in offices instead	Misc.		remove unused fixtures if allowed by building department		Yes			$0		
D401001 - Sprinklers and Releasing Devices		Limited sprinkler system	Not all floors are presently sprinklered	Code Requirement	Present code requires sprinkler coverage though-out. Sprinklers are scheduled to be added during an approved major renovation as part of capital improvement project.	Add sprinklers		Yes	$4,701,757				
G204001 - Fences & Gates		Inadequate height	Existing light wells around south, west and east elevations have low height concrete walls that do not prevent falling.	Misc.	Temp fencing installed to block access to light wells for the basement level.	Install additional fencing to restrict public access to light wells. Approximately 770 LF of steel fence.			$176,715				
A103004 - Trenches		Poor drainage	Plaza level drainage pooling in trench	Excessive Wear	Poor drainage on East entrance at plaza level is pooling water. Water seeping through concrete is deteriorating the slab and reinforcement.	Clean out trench and apply water resistant sealant throughout trench, approximately 55 LF.			$6,037				
G201002 - Curbs and Gutters		Damaged	Spalled/cracked curbs at entrance driveway.	Excessive Wear	Curbs have excessive damage at Staniford St entrance and exit of the parking garage.	Chip and repair damaged sections of concrete, approximately 35 LF.			$3,925				
G202003 - Paved Surfaces		Spalling parking pavement	First level concrete parking slab is spalling in multiple locations.	Spalling	Spalling observed in several stalls and main corridor.	Chip and repair damaged sections of concrete.			$20,158				
G202004 - Marking and Signage		Deteriorated parking markings	First and basement level parking stalls have deteriorated striping.	Deterioration	Parking stall striping is worn on both first and basement parking areas.	Prepare and paint all parking striping, approximately 285 stalls.			$46,694				
G202003 - Paved Surfaces		Damaged asphalt	Basement level asphalt damaged.	Deterioration	Basement level parking asphalt has localized damage.	Apply bituminous patches to damaged areas, approximately 320 SF.			$13,272				
G204008 - Terrace and Perimeter Walls		Water damage	SE corner planter has water damage (leaching and deposits on exterior surface).	Surface Material Dete	Water runoff is leaching the concrete with deposits forming on the exterior surface.	Pressure wash exterior, approximately 40 SF.			$1,064				
D301004 - Steam Supply System (From Central Plant)		System abandoned	System abandoned. Remaining piping and equipment has not been demolished.	Age		Demolish remaining piping and equipment.					$38,254		
D302004 - Fire Fueled Unit Heaters		Exhaust not ducted	The natural gas radiant heater at the loading dock is exhausting directly to the area	Misc.	System is designed to by exhausted to the exterior.	Properly vent heater. 30 LF 6" ductwork.			$7,326				
D302006 - Equipment Thermal Insulation		Insulation Damaged	Insulation is original, and generally appears to be in fair condition, though areas of damage were observed	Holes or Tears		Repair areas with damaged insulation.			$16,881				
D303001 - Chilled Water Systems		Cooling Tower maintenance issue	The cooling tower does not have a catwalk, resulting in maintenance safety and issues.	Misc.		Provide cooling tower with catwalk.			$65,031				
D303099 - Other Cooling Generating Systems		Excessive noise	The York drycoolers for the computer rooms have excessive noise.	Age	System is older but probably does not need to be replaced.	Drycoolers should be tuned by the supplier to improve efficiency and reduce noise.			$7,983				
D304002 - Steam Distribution Systems		System abandoned	System abandoned. Remaining piping and equipment has not been demolished.	Age		Demolish remaining piping and equipment					$55,551		
D304007 - Exhaust Systems		System abandoned	Exhaust systems in the mechanical rooms are abandoned.	Age		Demolish remaining equipment.					$36,091		
D304008 - Air Handling Units		Aging AHUs	All of the AHUs and return fans are well beyond their useful lifespan.	Age	System still operating, but has increased probability of failure.	Replace AHU's and Fans and all motors with new premium efficiency motors and VFDs as part of the replacement.			$2,310,927				
D304008 - Air Handling Units		Diesel Outside Air	Area outside of mechanical room #1 smells of diesel when trucks park outside of the building	Misc.		The cause of this problem should be investigated and resolved.			$6,237				
D304008 - Air Handling Units		Insufficient Temperature Control	The main entrance lobby has very little HVAC and is typically hot or cold depending on the season.			The cause of this problem should be investigated and resolved.			$10,395				
D304008 - Air Handling Units		System not functional	The supply air duct in the transformer and switchgear room does not look operational			The cause of this problem should be investigated and resolved.			$10,395				

FACILITY ASSESSMENT -- DEFICIENCY

Site	Site Name			Building	Building Name						Inspector Name		Inspection Date
BSB00	HURLEY BUILDING			551BSB9001	HURLEY BUILDING						Dodson, Hartmann, Schow, Supasit, Perrotta		Nov. 18-22, 2013
Building System Class	**CAMIS Equip Code**	**Deficiency**	**Detailed Description**	**Deficiency Class**	**Comments**	**Solution**	**780 CMR Implicati**	**521 CMR Implicati**	**Est Immediate Cost**	**Est Years 1 - 3 Cost**	**Est Years 4 - 20 Cost**	**Alternate Solutions**	**Alternate Solution Cost**
D305002 - Unit Heaters		System abandoned	Steam unit heaters have been abandoned.	Age		Demolish remaining piping and equipment					$26,611		
D305099 - Other Terminal and Package Units		Aging system with excessive damage	The induction units throughout the building have failed thermostats, uneven heat and uneven airflow. There is significant physical damage to the units housing.	Age		Replace units along perimeter of entire building.			$2,650,000				
D305006 - Package Units		System not functional	Residential window AC's were in the facility maintenance shop.	Misc.	Small (~2000 CFM) AHU unit serving area provides heat but the cooling has never worked properly.	AHU should be fixed so the window AC's can be removed.			$3,160				
D306003 - Pneumatic Controls		Inefficient system	Most controls are pneumatic, which is a poor form of control. Systems should be upgraded to DDC controls.	Misc.		Upgrade to DDC controls - entire building.			$3,751,348				
D304006 -Chilled Water Distribution Systems		Aging Pumps	Dual temperature pumps are well beyond their useful lifespan and should be replaced.	Age		Pumps range from 1.5 to 150 HP				$993,430			
D306004 - Instrument Air Compressors		Oil on floor	Filters are not properly draining the oil and oil was being spilled on the floor.	Misc.		Repair filters and provide with regular maintenance.			$2,827				
COLUMN SUBTOTALS									$19,423,491	$1,169,287	$7,435,805		

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

Facility Assessment Walkthrough Checklist -- Site

	By:	Dodson, Hartmann, Schow, Supasit, Perrotta	Date:	Nov. 18-22, 2013

Site Name: 110 BSB00 HURLEY BUILDING

	Street Address	City/Town	Zip Code
Location Address	19 STANIFORD STREET	BOSTON	02108

Site Information	Yes/No	Overall Condition, Major Issues and Concerns
Parking - Number of Parking Capacity-Staff , Visitor, other	Yes	Two level garage consisting of a plaza and basement level is shared with the Lindemann building. 285 total parking - 260 staff (12 accessible), 25 visitor. Fair condition overall.
Parking Lot (Assess Each Lot Separately)	Yes	Shared with Lindemann building. Parking areas are in fair condition with concrete spalling on the first level and damaged asphalt on the basement level. Striping is weathered and requires repainting for the entire lot.
Perimeter Security	Yes	Painted steel fencing along SW corner is in fair condition. Temporary perimeter fencing is in fair condition.
Perimeter Surveillance		
Service Contract		**Janitorial Services** - American Cleaning Co., Inc. Expiration 6/30/2014. Contact person Daniel Alonzo. **Elevator Maintenance** - Delta Elevator Service Corp., Expiration 3/3/2016. Contact person Jim Cummings. **Mechanical** - ENE Systems, Inc., Expiration 3/31/2014. Contact person Mike Derby. **Security Services** - Internal Security Associates, Expiration 9/30/2014. Contact person Steve Harney. **Fire Alarm** - Electrical Dynamics, Inc., Expiration 12/31/2014. Contact person Dave Parziale.
Infrastructure	N/A	
Underground Tank, Permit Documents and other Environmental Issues	N/A	
Overall Comments		

Facility Assessment Walkthrough Checklist -- Building

Site:	Building:	By:	Date:
110 BSB00	HURLEY BUILDING	Dodson, Hartmann, Schow, Supasit, Perrotta	Nov. 18-22, 2013

	Comments
Occupancy	330,981 GSF
Code Compliance	
Hazardous Materials	Estimates made based on age of buildings. Testing required for accurate determination.
Air Quality	
Meter	

Building System			
Major Group	**Group**	Overall Condition	Major Concerns
A. Substructure	A10 - Foundations		Not observed.
	A20 - Basement Construction	Fair	No significant issues. Appropriate wear due to age of building.
B. Shell	B10 - Superstructure	Fair	No significant issues. Minor spalling of sun shade precast panels.
	B20 - Exterior Enclosure	Fair	Minor spalling of exposed aggregate concrete on east elevation.
	B30 - Roofing	Poor	The roof is estimated to be approximately 20 years old with black single ply membrane over rigid insulation. Several soft spots noted throughout roof and possible air pockets concealed under membrane. Standing water occuring new bubbled areas.
C. Interiors	C10 - Interior Construction	Good	Interior construction is a mix of stud walls and masonry walls. All of which are generally in good condition.
	C20 - Stairs	Good	No significant issues. Very little wear throughout building.
	C30 - Interior Finishes	Good	Acoustic ceiling tiles throughout the facility are in generally poor condition with discoloration and sagging due to water damage. Very little continuity due to tiles having been painted with former office logo. Wall finishes are primarily vinyl or paint. Several areas of vinyl seperating from backing due to moisture buildup in corners near restrooms. Paint pealing on several conference room walls near windows due to improper drainage of outside window ledge. The primary floor covering is vinyl in the core areas is wharping and seperating from subfloor due regular use and age. Terrazzo floors generally in good condition. Carpeting in the remodeled areas in good condition.
D. SERVICES	D10 - Conveying	Good	
	D20 - Plumbing	Fair - Poor	Fixtures meet present code requirements for flow. Fixture show wear appropriate for age and may remain. Piping is original to building, in usable condition and no systemmatic problems were reported. Water heater recently replaced and is in good condition. Incoming water service appears to be in good condition.
	D30 - HVAC	Poor	All of the air handling units are original to the building and should be replaced, along with their associated return and exhaust fans. The building perimeter is served by induction units that are original to the building and should be replaced. Hot water and chilled water pumps throughout the building are aging and should be replaced. Many of the pneumatic controls have failed and have to be manually adjusted by site personel.
	D40 - Fire Protection	Limited all floors not sprinklered	Computer rooms no coverage above floor. Computer room two Has Halon 1301 below floor only. Remainder of floor should be sprinklered. Limited sytems on basement and first floor levels in chapel and mech rooms. Incoming fire service appears to be adequate for continued use fire pump for sprinkler system may be required .
	D50 - Electrical	Fair	Electrical service equipment is original with the building. Floor panelborads located in electrical closet have approximate 80% capacity left. Water damage to motor control center#2 is found.
E. EQUIPMENT & FURNISHING	E10 - Equipment	Good	
	E20 - Furnishings	Good	
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	Fair	Concrete gutters at East plaza entrance do not drain properly causing water to seep through the concrete. The water appears to be damaging the slab and reinforcement.
	G30 - Site Civil/Mechanical Utilities	N/A	
	G40 - Site Electrical Utilities	N/A	

Building System			
Major Group	**Group**	Overall Condition	Major Concerns
	G90 - Other Site Construction	N/A	