City of Commerce City
Honnen Building Assessment

Facility Condition Assessment Report | FINAL

COMMERCE CITY, COLORADO

MAY 15, 2020

FOR THE LIFE OF YOUR BUILDING

Contents

Executive Summary

1. Executive Summary

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at the Honnen Building during the period of April 27-28, 2020. The City intends to utilize the findings of this report to assess the purchase of the Honnen Building, prioritize maintenance efforts, as well as plan for future maintenance and replacement costs associated with the Honnen Building.

FACILITY SUMMARY

The building is located at 7111 E. 56th Ave., Commerce City, CO 80022. Generally, the building is a two-story construction that is currently divided into two (2) distinct suites. The south portion of the building is utilized by the Adams County Food Bank and includes a large warehouse space for food distribution. The north suite houses the Head Start school, which includes four classrooms and associated school administration spaces.

Fig. 1-1: Honnen Building

The building was originally constructed in 1985. Per construction documents provided by Adams County, the building includes 26,062 square feet (SF) of usable space on two identically sized floors. The exterior perimeter is 489 linear feet (LF). Adams County purchased the building in 1998 for use as a maintenance facility. Under Adams County ownership, the Building received numerous upgrades at the initial time of purchase, including replacement of windows, garage doors, etc. The primary heating, ventilation, and air conditioning (HVAC) equipment includes 16 packaged roof-top units (RTUs) installed in 2007. Though the Building Automation System (BAS) controllers are located on-site, the computer workstation or 'front end master controls' of the BAS currently resides offsite.

ASSESSMENT SUMMARY

Although the building is 35 years old, the FCA inspection confirmed it is a solid building that has received on-going HVAC and some plumbing upgrades. The building will require repairs to the cast concrete facade, soffits, and concrete entryways. Exterior windows and doors are nearing the end of their expected useful lives and will require replacement in the near future. Eleven bathrooms are non-ADA compliant, and will require remodeling to bring them into compliance. Minimal cosmetic repairs are needed for interior ceiling, wall, and floor finishes. There are five (5) large walk-in coolers and freezers located on the property: three (3) located inside the building and two (2) located outside the building. Costs of demolition of these large units should be considered if they

are to be removed from the site. Integration of the Honnen Building BAS into the Commerce City BAS is one of the items that will need to be addressed immediately upon purchase. The overall condition of the building as assessed is average and is consistent with its age. Few immediate repairs are required, but a moderate number of upgrades will be needed within the first three (3) years of occupancy. Below is a summary of the most notable deficiencies. More detailed descriptions are provided in Section 3.

Building Automation System – Front End

As previously mentioned, the BAS controllers are located on-site, but the front-end workstation of the BAS currently resides offsite at the Adams County Human Services Building.

Estimated cost of BAS front-end software and integration and on-site workstation: $28,250

Non-ADA Compliant Bathrooms

Eleven bathrooms are non-ADA (Americans with Disabilities Act) compliant, and will require remodeling.

Estimated cost to remodel bathroom to ADA compliance ($9,000 per bathroom): $99,000

Exterior Wall Repairs

The exterior cast concrete walls will not require replacement for an estimated 30 years. However, several localized sections require immediate repair. Estimated cost for 500 SF of repair to cast concrete wall: $16,205

Sidewalk (Concrete Pathway) Repairs

Concrete sidewalks are cracked due to weather exposure and salt. Recommend repairing damaged sections, as they represent potential safety/tripping hazards. Estimated cost 500 SF of concrete walkway repair: $3,085

Paint Downspouts

Four(4) 23’ long downspouts are in average condition for age, but require re-painting to prevent corrosion.

Estimated cost to paint downspouts: $1,280

Replace Condensing Unit – 3

CU-3, serving Walk-in Cooler -3 in the Food Bank warehouse is in very poor condition. Panels are missing and the condenser coil is taped together. Replace within one year of purchase.

Estimated cost to replace 2-ton condensing unit: $2,686

Replace Exterior Storefront Doors

Metal doors, and especially the sections between doors, are rusted due to weather exposure and salt.

Estimated cost to replace (9) storefront exterior doors: $35,520

Replace Exterior Windows

All exterior windows were replaced in 1998. Per Adams County, windows are re-sealed every 12 years which was last completed in 2012. Estimated cost to replace (3) sections above storefront doors and windows: : $156,959

Executive Summary

Repair Soffits

Three sections of exterior soffits require repairs due to water damage. Estimated cost to repair exterior soffits (hoist required): $2,025

Repair Interior Drywall

Minor drywall patching is required, mostly in the Food Bank Warehouse.

Estimated cost to repair interior drywall (labor and materials): $680

Repair Acoustic Ceiling Tile

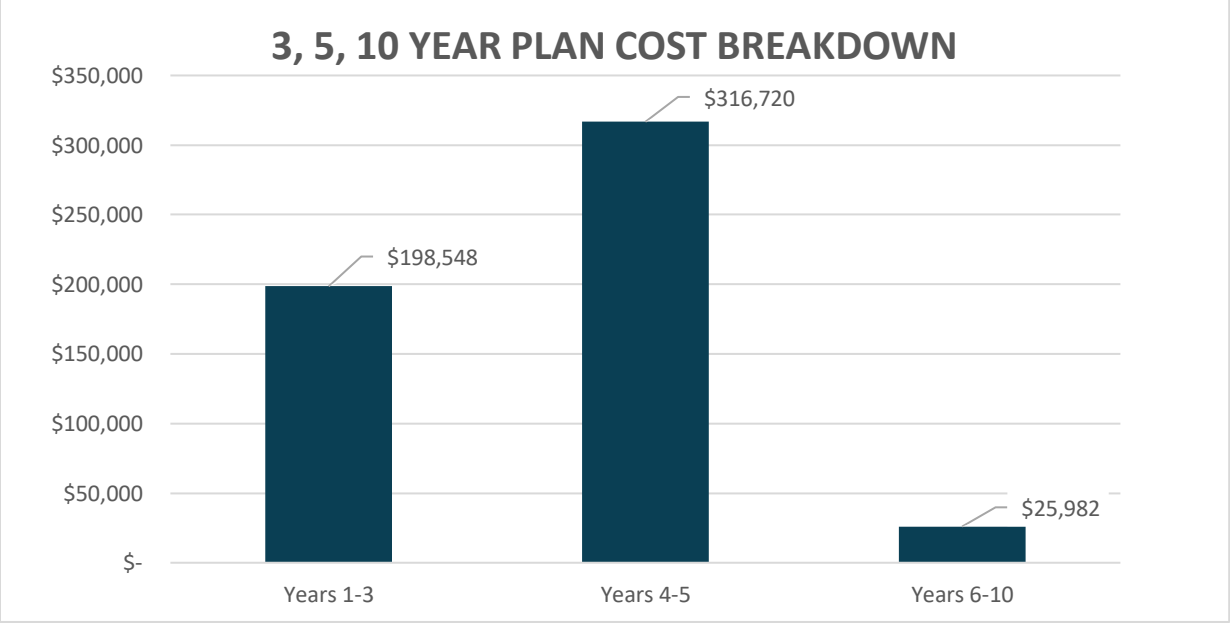
Approximately 25 acoustic ceiling tiles need to be replaced throughout the building due to staining or water damage. Estimated cost to replace acoustic ceiling tiles: $482

Repair Flooring

Sealed concrete flooring located in the Food Bank warehouse requires minor patching and a complete re-seal. Carpet in the Honnen Building is newer and in good condition. Tile flooring dates to 1998 and is in average condition. Estimated cost to patch and re-seal 2,700 SF of Food Bank warehouse floor: $13,473

CAPITAL PLAN SUMMARY

The estimated replacement costs for equipment expected to fail within the next ten years is shown below, broken up into three separate plans. These plans are the 3-year plan, 5-year plan, and 10-year plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment.



Approach and Method

2. Approach/Method

BUILDING/SITE LIST

The scope of the FCA project included assessments on the following building.

FACILITY NAME	AREA (SF)	YEAR(S) BUILT
HONNEN BUILDING	26,062	1985

RATINGS METHODS AND SCORING

To allow the facility more flexibility in prioritizing its capital planning efforts, McKinstry has developed the following metrics which assign a score to each asset.

Asset Condition

Condition ratings are presented for each asset as a score of 1 – 5. Scores are based upon a visual inspection during the building evaluation period. A score of 1 signifies that the asset is in great, "like new" condition. A score of 2 indicates that the asset is in good condition. A score of 3 signifies that the asset is in expected "average" condition based off function and the age of the asset. A score of 4 signifies that the asset is in poor condition, in need of repair, and will require replacement in the near future. A score of 5 signifies that the asset is in very poor or failed condition and in need of imminent replacement.

SCORE	CONDITION ASSESSMENT
1	Asset is in great condition, no action required
2	Asset is in good condition, regular maintenance expected
3	Asset is in expected condition, regular replacement/maintenance expected
4	Asset is in poor condition, maintenance/replacement recommended soon
5	Asset is in very poor condition, urgent replacement needed

Occupant Impact

Occupant Impact scores are presented for each asset on a scale of 1 – 5. This metric considers occupant comfort as well as health and safety risks associated with the equipment if it were to fail. For example, if an air handler serving a critical space in the building fails, and there is no backup unit to serve the space, the asset will receive a score of 5, indicating a severe occupant impact. If an air handler fails that serves a common area, and there is a backup unit present, the asset will receive an Occupant Impact score of 3, signifying a moderate impact to the occupants of the building. An Occupant Impact score of 1 will be assigned to an asset that serves a typically unoccupied area (such as a mechanical room or basement corridor) such that if it were to fail, the asset would not have a significant impact on the occupants of the building.

SCORE	OCCUPANT IMPACT SCORE
1	Failure poses no significant occupant impact.
2	Failure poses low occupant impact.
3	Failure poses moderate occupant impact. Asset serves non-critical area or has backup.
4	Failure poses high occupant impact.
5	Failure poses severe occupant impact. Asset serves critical area and has no backup.

Approach and Method

Classroom Impact

Classroom Impact (Student/Teacher Impact) scores are presented for each asset on a scale of 1-5. Each of the MEP assets within the scope of this assessment were evaluated based on the amount of student/teacher impact the equipment has if it were to fail. For example, if an air handler serving educational space in the building fails, and there is no backup unit to serve the space, the asset will receive a score of 5. This indicates a severe student/teacher impact. If an air handler fails that serves an educational area, and a backup is present, the asset will receive a score of 3, signifying a moderate student/teacher impact. A student/teacher impact score of 1 indicates that an asset has a minimal educational impact.

The Student/Teacher Impact score is distinct from the Occupancy Impact score, as this category only includes areas directly related to educational activities and excludes other critical areas (such as administration, mechanical, etc.).

SCORE	CLASSROOM (STUDENT TEACHER) IMPACT SCORE
1	Failure poses no significant student/teacher impact.
2	Failure poses low student/teacher impact.
3	Failure poses moderate impact. Asset serves educational area and has backup.
4	Failure poses high student/teacher impact.
5	Failure poses severe impact. Asset serves educational area and has no backup.

Expected Life

The designed life expectancy for a given asset is determined using a combination of widely accepted industry standards including ASHRAE and BOMA, as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years.

Observed Remaining Life

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based upon a visual inspection of the asset. The Observed Remaining Life value may vary from the Design Life value. For example, a secondary heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the expected Design Life. Likewise, a primary chilled water pump that has not been well maintained, and shows visual signs of premature wear and tear, may have an Observed Remaining Life that is less than the expected Design Life.

SCOPE

The scope of this facility condition assessment includes the major mechanical, electrical, and plumbing equipment as well as exterior envelope and site items within five feet of the building that are deemed to have a significant impact upon the operation and occupancy of the building. Building superstructure, appliances and portable kitchen equipment were excluded from the assessment.

The table below lists the general asset types included within the scope of this assessment. Also shown is the corresponding Uniformat code, which has been used to catalog equipment based on type and intended use.

Approach and Method

UNIFORMAT CODE	CATEGORY DESCRIPTION
A10	Foundation
B20	Exterior Vertical Enclosures (i.e., walls, windows, doors)
B30	Exterior Horizonal Enclosures (i.e., roof, skylights, hatches)
C10	Interior Construction (interior doors)
C20	Interior Finishes (flooring, wall and ceiling finishes)
D10	Conveying (i.e., elevators)
D20	Plumbing (i.e., water heating, pumps, compressed air)
D30	Heating, Ventilation and Air Conditioning
D50	Electrical (panels, transformers, switchgear)
D80	Integrated Automation (Building Automation System)
G20	Site Improvements (parking lots, sidewalks, athletic, etc.)
G40	Electrical Site Improvements (i.e., area lighting)

COST ESTIMATING

Each asset receives an Estimated Replacement Cost, presented in dollars. The Estimated Replacement Cost includes both the material cost of the asset and the installation of that asset. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, etc.) along with one of several cost information data sets. These data sets include industry standards, RSMeans, and data sourced through McKinstry's construction division. Additionally, site specific construction and equipment invoices have been utilized as available. All estimated costs are in 2020 dollars.

DATA-DRIVEN MAINTENANCE APPROACH

Included with the submission of this report is the FCA Data Collection Workbook, which includes all data collected for each asset. The Workbook can be used to quickly sort through equipment and prioritize maintenance and replacement efforts. Additional observations and equipment details are provided within the workbook for each asset. Each asset is classified according to building system, size, capacity, and other standards, as well as ratings of current condition and impact of failure. Such organization and classification facilitate searching and sorting the data for maintenance and replacement priorities.

As mentioned above, the impact ratings help to compare one asset to another. Based on observed condition and impact scores, the future maintenance priorities for each building are described further in later sections.

As each of the components identified in the workbook is repaired or replaced, the information can be revised to reflect the new conditions. Remaining useful life values can also be manually iterated one year from the assessment date to reflect fewer remaining years of life. Assets no longer in service can be removed from the list. Similarly, asset that have been newly installed can be added to the list. Following the impact guidelines, relative priority can be calculated for these assets.

3. Condition Assessment

The building is 35 years old but remains a solid building that has received on-going HVAC and some plumbing upgrades. The building will require repairs to the cast concrete facade, soffits, and concrete entryways. Exterior windows and doors are nearing the end of their expected useful lives and will require replacement in the near future. Minimal cosmetic repairs are needed for interior ceiling, wall, and floor finishes. There are five (5) large walk-in coolers and freezers located on the property: three (3) located inside the building and two (2) located outside the building. Costs of demolition of these large units should be considered if they are to be removed from the site. Integration of the Honnen Building BAS into the Commerce City BAS is one of the items that will need to be addressed immediately upon purchase.

The overall condition of the building as assessed is average and is consistent with its age. Few immediate repairs are required, but a moderate number of upgrades will be needed within the first three (3) years of occupancy. Details of the identified deficiencies are provided below. The following is a description of the condition-related issues observed during this assessment.

Eleven bathrooms are non-ADA compliant, and will require remodeling to bring them into compliance. There also is no elevator present in the building. However, the building is exempt from conveyance requirements under ADA Accessibility Guidelines for Buildings and Facilities section 4.1.3(5) as the original date of construction is 1985 and an elevator could not be installed without the removal of a “load-bearing member”. The facility is not subject to to the 1990 ADA construction specifications requiring an elevator, unless modified.

Condition Assessment

BUILDING AUTOMATION SYSTEM – FRONT END

As previously mentioned, the BAS controllers are located on-site, but the front-end workstation of the BAS currently resides offsite at the Adams County Human Services Building. There is a newer Honeywell JACE located in the IT Room, and the 16 RTUs are each equipped with their own Honeywell FAC control module. Control programs (operation, set points, occupancy schedules, etc.) reside within the JACE. However, the front-end software interface is required to monitor and operate the BAS. Integration of the Honnen Building BAS into the Commerce City automation systems or installation of a front-end workstation computer at the site are two options to consider. The estimated cost of BAS front-end software integration into the Commerce City BAS has been supplied by the Commerce City IT Department.

Honeywell N-4 JACE on-site

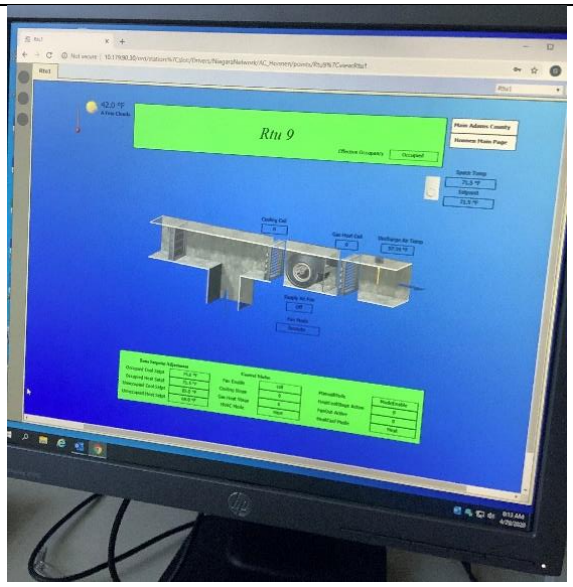


Photo of Building BAS off-site

Estimated cost of BAS front-end software and on-site workstation: $8,250

Estimated cost of BAS front-end software integration into City BAS: $20,000

Condition Assessment

NON-ADA COMPLIANT BATHROOMS

Eleven bathrooms are non-ADA (Americans with Disabilities Act) compliant, and will require remodeling to bring them into compliance. Some bathrooms are equipped with grab bars, but none have fully ADA-compliant toilets, lavatories, or fixtures. ADA Guidelines for Buildings and Facilities sections 4.16 (Toilets) and 4.19 (Lavatories) requires that there be at least one ADA compliant bathroom on each floor. Not all bathrooms are required to be ADA compliant, but if a bathroom were to be remodeled it does have to be remodeled to ADA standards at that time.

Estimated cost to remodel bathroom to ADA compliance ($9,000 per bathroom): $99,000

Non—compliant restroom

Specialized restroom, not ADA-accessible

Condition Assessment

EXTERIOR WALL REPAIRS

The exterior cast concrete walls will not require replacement for an estimated 30 years. However, several localized sections require immediate repair. Per Adams County, these cast concrete wall sections are re-sealed every 12 years, and were last re-sealed in 2012. They are due for re-sealing again in 2024.

Estimated cost for 500 SF of repair to cast concrete wall: $16,205

Estimated cost for replacement of 12,225 SF cast concrete walls (not expected until 2050): $1,625,191

12,225 SF (Perimeter = 489’ x 25’ wall height)

Localized wall damage

Localized ground-level wall damage

Condition Assessment

SIDEWALK (CONCRETE PATHWAY) REPAIRS

Concrete sidewalks are cracked due to weather exposure and salt. Recommend repairing damaged sections, as they represent potential safety/tripping hazards. Sidewalks are estimated to not require total replacement until 2035.

Estimated cost 500 SF of concrete walkway repair: $3,085

Estimated cost 2,244 SF of concrete walkway replacement (not expected until 2035): $33,346

Localized surface spalling due to salt

Localized sidewalk damage

Condition Assessment

PAINT DOWNSPOUTS

Four(4) 23’ long downspouts are in average condition for age, but require re-painting to prevent corrosion.

Estimated cost to paint downspouts: $1,280

Downspouts on building

Grade-level drain

REPLACE CONDENSING UNIT – 3

CU-3, serving Walk-in Cooler -3 in the Food Bank warehouse is in very poor condition. Panels are missing and the condenser coil is taped together. Replace within one year of purchase.

Estimated cost to replace 2-ton condensing unit: $2,686

Missing panels on condensing unit

Condenser coil held in place with metallic tape

Condition Assessment

REPLACE EXTERIOR STOREFRONT DOORS

The three (3) sections of storefront doors located at the three (3) main entrances date to 1998. Metal doors, and especially the sections between doors, are rusted due to weather exposure and salt. Storefront doors are due to be replaced in 2022.

Estimated cost to replace (9) storefront exterior doors: $35,520

Typical storefront doors

Localized corrosion adjacent to door frame

Condition Assessment

REPLACE EXTERIOR WINDOWS

All exterior windows were replaced in 1998. Per Adams County, windows are re-sealed every 12 years which was last completed in 2012. Windows are due to be replaced approximately 2025.

Estimated cost to replace (3) sections of (15’ x 18’ of aluminum exterior windows above storefront doors: $29,802

Estimated cost to replace (24) 3’ x 16’ aluminum frame exterior windows: $127,157

Typical exterior window

Localized seal failure

REPAIR SOFFITS

Three sections of exterior soffits require repairs due to water damage. The estimated cost to repair exterior soffits (hoist required): $2,025

Water-damaged soffits

Water-damaged soffits

REPAIR INTERIOR DRYWALL

Minor drywall patching is required, mostly in the Food Bank Warehouse.

Estimated cost to repair interior drywall (labor and materials): $680

Damaged drywall

REPAIR ACOUSTIC CEILING TILE

Approximately 25 acoustic ceiling tiles need to be replaced throughout the building due to staining or water damage.

Estimated cost to replace acoustic ceiling tiles: $482

Water-stained ceiling tiles

Water-stained ceiling tiles

Condition Assessment

REPAIR FLOORING

Sealed concrete flooring located in the Food Bank warehouse requires minor patching and a complete re-seal. Carpet in the Honnen Building is newer and in good condition. Tile flooring dates to 1998 and is in average condition.

Estimated cost to patch and re-seal 2,700 SF of Food Bank warehouse floor: $13,473

Minor cracking in concrete floors

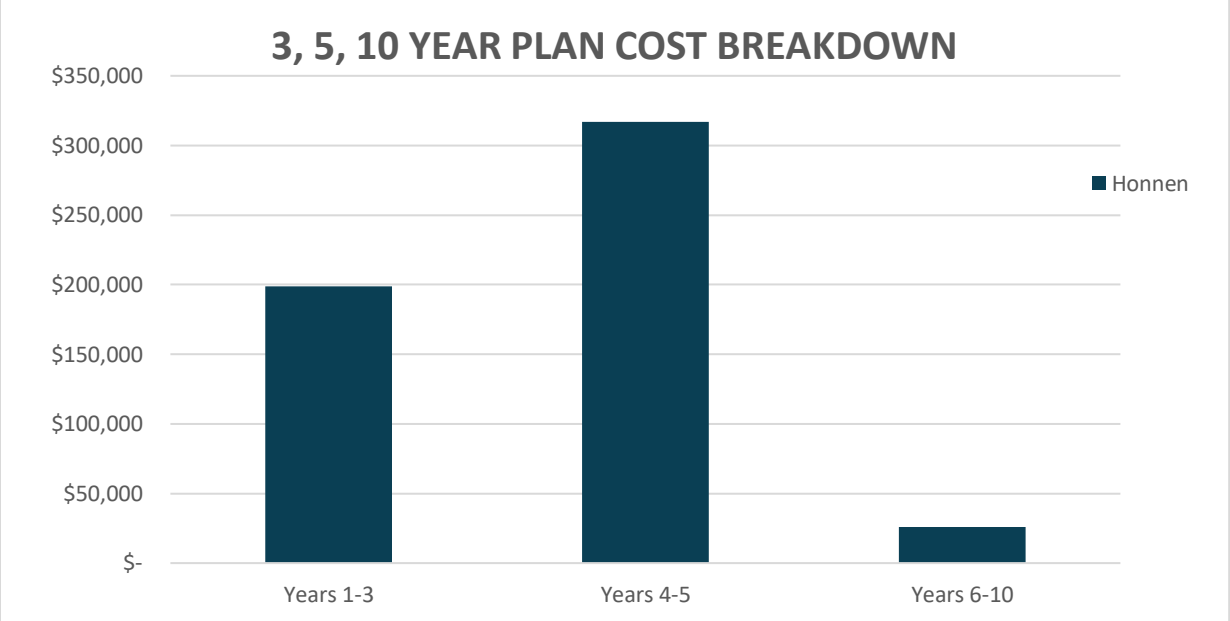
Surface finish wear on concrete floor

3-, 5-, 10-YEAR PLANS

The following sections present the expected equipment replacement costs over the next ten years, broken into three separate plans. These plans are the 3-year plan, 5-year plan, and 10-year plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment. Note, the 3-year plan includes assets failing within the next three years, the 5-year plan includes assets failing between four and five years, and the 10-year plan includes assets failing between in the next six to ten years from the assessment date.

The chart below presents the total expected replacement costs for each plan, broken down for each of the buildings assessed. Note that these values represent current year (2020) replacement costs.

Condition Assessment



FACILITY NAME	YEARS 1-3 REPLACEMENT COST	YEARS 4-5 REPLACEMENT COST	YEARS 6-10 REPLACEMENT COST
HONNEN BUILDING	$ 198,548	$ 316,720	$ 25,982

FUTURE CAPITAL PLAN

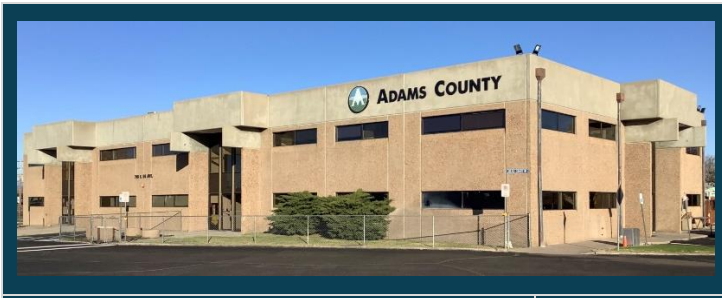
The table below displays replacement costs at the Honnen Building and the number of associated assets expected to fail within the next ten years. Assets requiring replacement or extensive maintenance in this plan are presented in Appendix A.

REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COSTS
3-YEAR PLAN	10	$ 198,548
5-YEAR PLAN	18	$ 316,720
10-YEAR PLAN	9	$ 25,982
TOTAL	**37**	**$ 541,250**

HONNEN BUILDING SUMMARY

The summary page below assigns a composite Overall Priority Score to the Honnen Building based upon the Facility Condition Assessment. Priority Scores range from 5 (best) to 25 (worst), and are based on condition, occupant impact, student teacher impact, estimated replacement cost, and observed remaining life. In addition to the Overall Priority Score, each Subsystem category within the site is assigned a Priority Score. The Subsystem scores are color coded to reflect the level of priority: ≤10 = Green, 11-15 = Yellow, ≥16 = Red. Each Subsystem category includes a general narrative section under the Description column.

Condition Assessment



HONNEN BUILDING

BUILDING TYPE:	Dual Purpose
YEARS BUILT:	1985
GROSS SQUARE FOOTAGE:	26,062
DATE ASSESSED:	April 27-28, 2020
OVERALL PRIORITY SCORE:	12.36

SUBSYSTEM	DESCRIPTION	PRIORITY SCORE
A10 – Foundation	The concrete slab foundation is in average condition, with no major cracking or heaving observed. Approximately 35 years of expected useful life remaining for this 1985 building.	**11.0**
B20 – Exterior Vertical Enclosures	The cast concrete exterior walls are in average condition, but requiring localized repairs upon purchase. Seals between concrete panels have been re-sealed every 12 years since 1985. Replacement of metal exterior windows (2025) and storefront doors (2022) are the two largest capital expenditure considerations noted in this assessment.	**14.0**
B30 – Exterior Horizontal Enclosures	The EPDM (rubberized membrane) roof was replaced in 2002, and is estimated to have approximately 12 years before replacement. Ten small repair patches were noted during inspection.	**9.8**
C10 – Interior Construction	Interior Construction items were not assessed under the scope of this project.	**N/A**
C20 – Interior Finishes	Moderate repairs are required of the interior floor (sealed concrete in warehouse), wall (minor drywall repairs), and ceiling finishes (replace 25 acoustical tiles).	**12.0**
D10 – Conveying	No elevator is present.	**N/A**
D20 – Plumbing	All Domestic Water System equipment dates to 2006, and will not need replacement until 2027. The Kitchen GWH was newly installed in 2012 and is estimated to have 10 more years of expected useful life.	**13.2**
D30 – HVAC	The 16 Trane packaged RTUs were newly installed in 2007 and are in good condition, and are not estimated to require replacement until 2035. Smaller HVAC equipment is older and will need to be replaced in the near future.	**10.9**
D50 – Electrical	The exterior transformer and multiple electric panelboards all date to the original 1985 construction. All of these electrical items are estimated to require replacement in 2025.	**18.0**
D80 – Integrated Automation	The Building Automation System front end workstation is currently off-site at an Adams County facility and must be integrated into the the City's BAS.	15.0
G20 – Site Improvements	Concrete pathways are salt and weather damaged. Moderate repair of the concrete walkways is required at the time of purchase.	**11.0**
G40 – Electrical Site Improvements	Five LED exterior lights are mounted on the roof. Lights were installed in 2017 and are estimated to require replacement in approximately 9 years.	**9.0**

System priority scored from 5 (best) to 25 (worst) based on condition, occupant impact, student teacher impact, estimated replacement cost, and observed remaining life. [≤10 = green, 11-15 = yellow, ≥16 = red]

Appendices

APPENDIX A: 3-Year Plan Assets List

The individual assets associated with each 3-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

HONNEN BUILDING

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0050	Bathrooms	Bathrooms (ADA Compliance)	2	$ 99,000.00
FCAID-0058	Exterior Storefront Doors	Glass/Storefront Door	2	$ 35,520.00
FCAID-0048	Interior Lighting	Lighting	3	$ 31,500.00
FCAID-0061	Interior Flooring	Carpeting & Tile	1	$ 13,473.00
FCAID-0063	Storage Building	Structural Metal Framing Walls	3	$ 10,200.00
FCAID-0056	Wood Siding	Exterior Walls	2	$ 3,517.44
FCAID-0029	CU-3	Condensing Unit	1	$ 2,686.28
FCAID-0038	Kitchen Exhaust Fan -2	Exhaust Fan	2	$ 1,489.23
FCAID-0062	Interior Walls	Drywall	1	$ 680.00
FCAID-0060	Interior Ceiling	Acoustic Tile	1	$ 482.00
TOTAL 3 YEAR REPLACEMENT COST				**$ 198,548**

Appendices

Appendix B: 5-Year Plan Assets List

The individual assets associated with each 5-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

HONNEN BUILDING

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0059	Exterior Windows	Metal Frame Windows	5	$ 156,959.00
FCAID-0042	Exterior Transformer	Transformer	5	$ 29,324.80
FCAID-0023	Walk-in Cooler -2 Exterior	Walk-in Cooler	5	$ 27,499.50
FCAID-0024	Walk-in Cooler -3	Walk-in Cooler	5	$ 27,499.50
FCAID-0025	Walk-in Freezer - 4	Walk-in Freezer	5	$ 17,924.00
FCAID-0022	Walk-in Cooler -1 Exterior	Walk-in Cooler	5	$ 14,417.00
FCAID-0026	Walk-in Cooler -5	Walk-in Cooler	5	$ 8,650.20
FCAID-0036	Kitchen Hood	Exhaust Fan	5	$ 7,212.48
FCAID-0020	Garage Door -2	Coiling Door	5	$ 5,891.20
FCAID-0028	CU-2	Condensing Unit	5	$ 5,173.18
FCAID-0055	Soffits	Roofing	5	$ 3,224.00
FCAID-0027	CU-1	Condensing Unit	5	$ 2,686.28
FCAID-0052	Downspouts	Roofing	5	$ 2,595.28
FCAID-0057	Exterior Metal Doors	Hollow Metal Door, Single	5	$ 1,736.46
FCAID-0043	Electrical Breaker -1	Panelboards	5	$ 1,581.20
FCAID-0044	Electrical Breaker -2	Panelboards	5	$ 1,581.20
FCAID-0045	Electrical Breaker -3	Panelboards	5	$ 1,581.20
FCAID-0021	Exhaust Fan - Food Bank	Exhaust Fan	5	$ 1,183.41
TOTAL 5 YEAR REPLACEMENT COST				**$ 316,720**

Appendices

Appendix C: 10-Year Plan Assets List

The individual assets associated with each 10-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

HONNEN BUILDING

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0035	GWH-1 Kitchen	Water Heater	10	$ 12,535.44
FCAID-0019	Garage Door -1	Coiling Door	10	$ 5,891.20
FCAID-0032	EWH-1	Water Heater	7	$ 1,840.21
FCAID-0047	Exterior LED Lights	Lighting	9	$ 1,828.13
FCAID-0031	EC-1	Evaporative Cooler	10	$ 1,278.00
FCAID-0033	DW Expansion Tank	Expansion Tank	7	$ 1,016.29
FCAID-0049	Backflow Preventer	Backflow Preventer	10	$ 664.77
FCAID-0039	Portable AC Unit	Air Conditioning Unit	8	$ 569.99
FCAID-0034	DWCP-1	Pump	7	$ 357.91
TOTAL 10 YEAR REPLACEMENT COST				**$ 25,982**