

**Preliminary Short – Term Facility Needs, Fall 2011**  
**LFUCG Department of General Services**

| Item  | Condition (1-5) | Estimated Remaining Useful Life | Estimated Repair Cost for Current Deficiencies | Comments   |
|---|-----------------|---------------------------------|--|--|
| Structural  | 4               | 20-30 Yrs.                      | 0  | Generally in good condition with no visible signs of any major deterioration.  |
| <b>Roof:</b>  |                 |                                 |  |  |
| Shingle/Gutter                                      | 2               | 4-5 Years                       | \$12,000                                       | Replace shingle roof and gutters.  |
| Flat (Gym.)   | 3               | 3-5 Years                       | \$6,000  | Recommend thermal scan and spot repairs as needed.   |
| <b>MEP:</b>   |                 |                                 |  |  |
| HVAC Main Building                                  | 3               | 5-7 years                       | \$5,000  | Inspect/pressure test and recertify boiler. Implement water treatment system.  |
| HVAC Gym.   | 1               | 0                               | \$35,000                                       | The entire unit is out and must be replaced.   |
| Electric/Lighting                                   | 3               | 5-10 Yrs.                       | TBD  | Depending on future use, the electrical service might need to be upgraded/increased.   |
| Water/Plumbing                                      | 2               | 2-3yrs.                         | \$7,000  | Fixture replacement/upgrade, water heater replacement, basement bathrooms upgrade.   |
| Alarms/Monitoring                                   | 1               | 0                               | \$15,000                                       | Cost associated with security/access, fire/safety alarm (audio/visual upgrade), monitoring and inspection.   |
| <b>Other</b>  |                 |                                 |  |  |
| Re-Key/Access                                       | 1               | 0                               | \$1,000  | Re-core and re-key the entire facility.  |
| CODE  |                 |                                 | \$0  | None was noted by the FD rep. or building codes during the initial inspections.  |
| Environmental                                       |                 |                                 | \$0  | Asbestos (\$41,549 recent cost)  |
| ADA   | 1               | 0                               | \$50,000                                       | Ramp construction at the main entrance to the facility, Chair lift re-certification/replacement. Door clearance for the entire first floor area (expand the current door openings to 36" to meet ADA). |
| Painting  | 2               | 1                               | \$2,500  | Repaint the entire main floor area.  |
| Flooring  | 3               | 4                               | \$2,000  | Repair damaged flooring due to leak in front of the main floor's bathrooms. Wax/seal VCT floors. Spot repair   |
| Exterior/Landscaping                                | 1               | 0                               | \$2,500  | Remove overgrown shrubs against the front of the facility. Side walk repair.   |
| <b>Other Operational/Budgetary and Misc. Items:</b> |                 |                                 |  |  |
| Parking   | N/A             | N/A                             | \$35,000                                       | Installation of 4 parking spaces adjacent to the building (3 Handicapped, 1 service).  |
| Operational Expenses & Life Cycle Cost Analysis     | N/A             | N/A                             | Provided                                       | Operational expenses such as utilities, preventive and regular maintenance, janitorial, parking & walkways snow/ice removal, landscaping/mowing.   |

**TOTAL \$173,000**