FACILITY CONDITION ASSESSMENT

prepared for

Bloomington Public Transportation Corporation 130 West Grimes Lane Bloomington, Indiana 47403 Procurement Person



FACILITY CONDITION ASSESSMENT OF

MAINTENANCE AND ADMINISTRATION FACILITY 130 WEST GRIMES LANE **BLOOMINGTON, INDIANA 47403**

PREPARED BY:

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EMG PROJECT #: 135055.19R000-001.017

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ON SITE DATE: January 29 - February 1, 2019





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1. Executive Summary

Campus Overview & Assessment Details

General Information	
Property Type	Office and Garage/Maintenance
Main Address	130 West Grimes Lane, Bloomington, Indiana 47403, Monroe County
Site Developed	1997
Number of Buildings	4
Current Occupants	Bloomington Transportation Corporation & Indiana University
Percent Utilization	100%
Date(s) of Visit	January 30 -February 1, 2019
Management Point of Contact	Bloomington Public Transportation Corporation, Lew May, General Manager 812.332.5688 phone mayl@bloomigtontransit.com email
On-site Point of Contact (POC)	same as above
Assessment & Report Prepared By	Penny Mavrikis & Travis White
Reviewed By	Al Diefert Technical Report Reviewer For Andrew Hupp Program Manager arhupp@emgcorp.com 800.733.0660 x6632



Plan Type Distribution (by Cost)

Plan Types

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

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

7 5% Performance/ Integrity \$396,800 Lifecycle/Renewal \$4,649,600 10-YEAR TOTAL \$5,046,400

Campus Findings & Deficiencies

Historical Summary

The transportation facilities consist of an administration and operations building connected to a garage building through an open breezeway. A bus parking structure and a fuel pump structure are also located on the site. All buildings and structures were constructed in 1997 and serve both the Bloomington Public Transportation Corporation and Indiana University

Architectural

The administration/operations and garage buildings are single story buildings constructed of concrete masonry unit construction on concrete slabs with strip foundations. The garage building has two mezzanines. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Masonry joint repairs have occurred at gutter and downspout locations. The windows, storefront glazing, doors and roof are original. The roof membrane shows signs of significant wear, with evidence of leakage in the meeting and copy rooms in the office areas and exterior walls at supporting columns in the garage and will require replacement. The interior finishes have been periodically replaced as-needed over the years in the office building. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

The bus parking and fuel pump structures are open to the elements and are showing initial signs of corrosion at the steel structural beams and cross bracing. The concrete curbs at the fuel pump structure exhibits sections of exposed reinforcement. Refinishing the structural elements and curb repair is budgeted and anticipated as short-term recommendations. The metal roofs at these structures are budgeted and anticipated as typical lifecycle-based replacements.

Mechanical, Electrical, Plumbing & Fire (MEPF)

The heating for the administration/operations and garage buildings are provided by a pair of gas fired boilers located in the mechanical mezzanine of the garage. One of the boilers was replaced in 2018 and the remaining original boiler is scheduled to be replaced during 2019. Cooling is provided to the administration/operations building by a pad mounted heat pump and to the office area of the garage by a roof mounted condensing unit. Spaces in the administration/operations building are conditioned by a combination of VAVs and hydronic unit heaters. The garage is heated by hydronic unit heaters with the exceptions of the office area which is served by a split system furnace and the bus washing area which is served by a gas unit heater. The HVAC system is controlled by an older BAS system which will replaced by a newer system when it reaches the end of its useful life. Domestic water heating is provided by a gas fired commercial water heating in the garage and by an electric hot water in the administration/operations building.

Both buildings are fully sprinklered and have a fire detection/suppression system consisting of smoke detectors, heat sensors, pull stations, fire extinguishers, strobe alarms and emergency exit lighting. The addressable central alarm panel which serves both buildings is located in the mechanical room in the administration/operations building. The main electrical service for the property is controlled by a 1,600 Amp switchboard in the electrical mezzanine area of the garage and consists of subpanels throughout the property, secondary transformers in the administration/operations and garage buildings, a diesel generator and an automatic transfer switch.

Site

The parking lot and sidewalks have been periodically repaved and sectionally replaced as-needed over the years at the administration and operations building.

The concrete pavement at the bus parking and fuel building structures is 22 years old. The drive ailse concrete is showing the most surface wear and has developed cracks and will require large areas of sectional repair. The chain-link fencing is in good condition however the section along the east side of the site bordering the stormwater creek has vegetative growth in the fence and should be maintained.



Underground Tanks and facilities: Three oil/water separators, two 10,000 gallon diesel underground tanks and one 3,000 gallon underground gasoline tank are located on the site. Typical lifecycle-based replacements are budgeted and anticipated.

The majority of the site lighting consists of energy inefficient metal halide fixtures and lamps. The bus parking lighting is reported to be inadequate and should be upgraded.

Recommended Additional Studies

No additional studies recommended at this time.



Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10- Year
Bloomington Public Transportation Corporation / Administration & Operations Building	\$200	8,800	\$1,760,000	2.0%	2.0%	21.0%	44.0%
Bloomington Public Transportation Corporation / Bus Parking Structure	\$200	33,000	\$6,600,000	0.0%	0.0%	5.0%	10.0%
Bloomington Public Transportation Corporation / Fuel Island (1997)	\$200	1,750	\$350,000	0.0%	2.0%	4.0%	4.0%
Bloomington Public Transportation Corporation / Garage (1997)	\$200	28,058	\$5,611,600	5.0%	6.0%	16.0%	26.0%



Immediate Needs

Facility/B	uilding				Total	Items		Total Cost
Administra	ation & Operations Building					2		\$33,600
Blooming	on Public Transportation Corporation					5		\$297,000
Bus Parki	ng Structure					0		sc
Fuel Islan	d					0		so
Garage						2		\$262,900
Site						1		\$500
Total						10		\$594,00
Administr	ation & Operations Building							
ID	Location		UF Code	Description	Conc	dition	Plan Type	Cos
1157833	Bloomington Public Transportation Corporation / Administration & Operations Buildi	ng	B2021	Window, SF, Replace	Poor		Performance/Integrity	\$600
1159068	Bloomington Public Transportation Corporation / Administration & Operations Buildi	ng	B3011	Roof, Single-Ply EPDM Membrane, Repla	ice Poor		Performance/Integrity	\$33,000
Total (2 it	ems)							\$33,600
Blooming	ton Public Transportation Corporation							
<u>ID</u>	Location	UF Cod	e Descripti	on	C	onditio	n Plan Type	Cos
1157833	Bloomington Public Transportation Corporation / Administration & Operations Building	B2021	Window,	SF, Replace	P	oor	Performance/Integrity	\$600
1159085	Bloomington Public Transportation Corporation / Garage	B3011	Roof, Sin	gle-Ply EPDM Membrane, Replace	P	oor	Performance/Integrity	\$257,800
1159068	Bloomington Public Transportation Corporation / Administration & Operations Building	g B3011	Roof, Sin	gle-Ply EPDM Membrane, Replace	P	oor	Performance/Integrity	\$33,000
1159137	Bloomington Public Transportation Corporation / Garage	C3012	Interior W	all Finish, Concrete/Masonry, Prep & Paint	P	oor	Performance/Integrity	\$5,100
1158962	Bloomington Public Transportation Corporation / Site	G2031	Pedestria	n Pavement, Sidewalk, Concrete Large Area	as, Replace P	oor	Performance/Integrity	\$500
Total (5 it	ems)							\$297,000
Garage								
ID O	Location UF Gode	Descrip	ation		Gondition	Plan	Туре	Cos
1159085	Bloomington Public Transportation Corporation / Garage B3011	Roof, S	ingle-Ply EP	DM Membrane, Replace	Poor	Perfo	ormance/Integrity	\$257,800
1159137	Bloomington Public Transportation Corporation / Garage C3012	Interior	Wall Finish,	Concrete/Masonry, Prep & Paint	Poor	Perf	ormance/Integrity	\$5,100
Total (2 it	ems)							\$262,900
Site								
<u>ID</u>	Location UF Code Des	cription			Cond	iition	Plan Type	Cos
1158962	Bloomington Public Transportation Corporation / Site G2031 Ped	estrian Pa	vement, Side	walk, Concrete Large Areas, Replace	Poor		Performance/Integrity	\$500
Total (1 it	ems)							\$500



Key Findings



Roof in Poor condition.

Single-Ply EPDM Membrane Garage Roof

Uniformat Code: B3011

Recommendation: Replace in 2019

Priority Score: 90.0

Plan Type:

Performance/Integrity

Cost Estimate: \$257,700

\$\$\$\$

Roof leaks in several locations - AssetCALC ID: 1159085



Roof in Poor condition.

Single-Ply EPDM Membrane Administration & Operations Building Roof

Uniformat Code: B3011

Recommendation: Replace in 2019

Priority Score: 90.0

Plan Type:

Performance/Integrity

Cost Estimate: \$32,900

\$\$\$\$

Roof has several small active leaks and has exceeded expected useful life. - AssetCALC ID: 1159068



Structural Flooring/Decking in Poor condition.

Metal

Fuel Island Throughout building

Uniformat Code: B1012

Recommendation: Refinish in 2020

Priority Score: 90.0

Plan Type:

Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

Metal support structure has rust in many places, should be refinished to protect from further rust damage. - AssetCALC ID: 1159063



Window in Poor condition.

SF

Administration & Operations Building 100 Vestibule

Uniformat Code: B2021

Recommendation: Replace in 2019

Priority Score: 88.0

Plan Type:

Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Cracked pane at entrance vestibule. - AssetCALC ID: 1157833





Boiler in Poor condition.

2500 MBH Garage Boiler room

Uniformat Code: D3021

Recommendation: Replace in 2020

Priority Score: 87.0

Plan Type:

Performance/Integrity

Cost Estimate: \$54,200

\$\$\$\$

Boiler #2 scheduled for replacement summer 2019. - AssetCALC ID: 1159082



Roadways in Poor condition.

Concrete Curb & Dutter Fuel Island Throughout building

Uniformat Code: G2012

Recommendation: Replace in 2020

Priority Score: 87.0

Plan Type:

Performance/Integrity

Cost Estimate: \$5,300

\$\$\$\$

Metal edges of curbs is rusted through and failed in many locations, will need to be replaced throughout. - AssetCALC ID: 1159062



Pedestrian Pavement in Poor condition.

Sidewalk, Concrete Large Areas Site Site- Side Parking

Uniformat Code: G2031

Recommendation: Replace in 2019

Priority Score: 86.0

Plan Type:

Performance/Integrity

Cost Estimate: \$500

\$\$\$\$

Isolated areas of concrete sidewalks exhibiting cracks. - AssetCALC ID: 1158962



Oil/Water Separator in Poor condition.

Site Site - Garage

Uniformat Code: D2093

Recommendation: Replace in 2021

Priority Score: 86.0

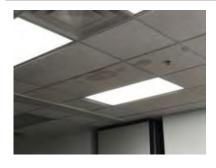
Plan Type:

Performance/Integrity

Cost Estimate: \$19,300

\$\$\$\$

Of the three oil/water separators, the one near the garage is showing the most wear with a bent filter. - AssetCALC ID: 1158967



Interior Ceiling Finish in Poor condition.

Suspended Acoustical Tile (ACT) Administration & Operations Building Conference & Copy Room

Uniformat Code: C3032

Recommendation: Replace in 2020

Priority Score: 83.0

Plan Type:

Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Roof leaks have damaged areas of the ceiling in the conference and copy rooms - AssetCALC ID: 1157260



Interior Wall Finish in Poor condition.

Concrete/Masonry Garage Bus Wash

Uniformat Code: C3012

Recommendation: Prep & Dint in 2019

Priority Score: 82.9

Plan Type:

Performance/Integrity

Cost Estimate: \$5,100

\$\$\$\$

Paint has worn away on the walls and needs to be redone. - AssetCALC ID: 1159137



Interior Wall Finish in Poor condition.

Concrete/Masonry
Garage Vehicle Service Bays

Uniformat Code: C3012

Recommendation: Prep & Paint in 2020

Priority Score: 82.9

Plan Type:

Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

Paint peeling in vehicle service area - AssetCALC ID: 1159157



Parking Lots in Poor condition.

Concrete Pavement Site Site - Bus Parking

Uniformat Code:

Recommendation: Replace in 2020

Priority Score: 82.0

Plan Type:

Performance/Integrity

Cost Estimate: \$6,000

\$\$\$\$

Large areas of concrete paving exhibiting cracks, depressions and isolated areas of exposed reinforcing bars.

- AssetCALC ID: 1157845



2. Administration & Operations Building





	Operations Building: Systems Summary	
Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	8,800 SF	
Number of Stories	1	
System	Description	Condition
Structure	Masonry bearing walls and steel-framed roofs	Good
Façade	Exposed CMU with aluminum windows Metal Panels	Good
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Good
Elevators	None	

Administration & C	Operations Building: Systems Summary	
Plumbing	Copper supply and cast-iron waste & venting Electric water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, air handlers, feeding VAV terminal units Heat pump and condensing unit Supplemental components: Hydronic unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source & Distribution: Fed from Garage building with copper wiring Interior Lighting: T-8, LED, CFL Emergency: Diesel generator; refer to Garage section for details	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this prop	erty.
Key Issues & Findings	The breezeway sloped roof terminating at the rear office wall contributes moisture build up. Masonry joints have required recent repairs. Roof leak damaged areas of the ceiling in the conference and copy rooms. One crawindow at entrance vestibule.	s have



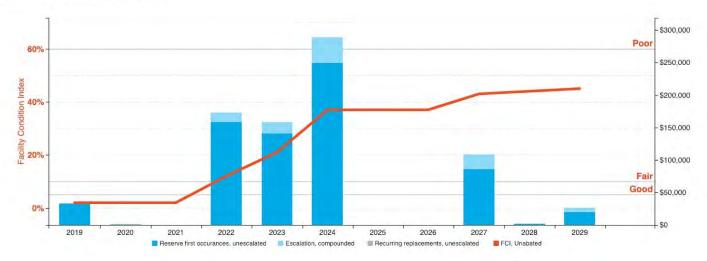
	Immediate	Short Term	Near Term	Med Term	Long Term	
System		(3 yr)	(5 yr)	(10 yr)	(20 yr)	TOTAL
Facade	\$600	\$3,700	\$9,600	\$49,500	\$41,700	\$105,000
Roofing	\$32,900	*	(+)-	\$2,900	\$137,400	\$173,200
Interiors	-	\$42,400	\$180,000		\$173,000	\$395,400
Plumbing	187	\$2,000	\$25,600	-	\$21,500	\$49,100
Fire Suppression	-	÷	\$13,600	-	\$2,200	\$15,700
HVAC		\$37,500	\$128,300	\$38,500	\$150,600	\$355,000
Electrical	-	\$88,900	\$6,400	\$19,200	\$414,500	\$528,900
Fire Alarm & Comm	0.00	*	\$69,400	\$25,700	\$59,600	\$154,800
Equipment/Special		19	\$14,700	\$600	\$3,300	\$18,500
Site Development				\$2,000		\$2,000
TOTALS	\$33,500	\$174,500	\$447,600	\$138,400	\$1,003,800	\$1,797,600

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Administration & Operations Building

Replacement Value: \$ 1,760,000; Inflation rate: 3.0%



3. Garage





Garage: Systems	Summary	
Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	28,058 SF	
Number of Stories	2 (single story building with two mezzanines)	
System	Description	Condition
Structure	Masonry bearing walls and steel-framed roofs	Good
Façade	Exposed CMU with metal siding	Good
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Gable construction with fiberglass paneling	Fair
Interiors	Walls: Painted CMU Floors: Painted Concrete and Ceramic tile Ceilings: Unfinished/exposed, Painted gypsum board	Fair
Elevators	None	

Garage: Systems S	Summary	
Plumbing	Copper supply and cast-iron waste & venting Gas water Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, hydronic unit heaters Individual split-system unit Supplemental components: suspended gas unit heater	Fair
Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Diesel generator	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Hydraulic Bus Lifts, Vehicle Fluid Storage Tanks	Good
Accessibility	Presently it does not appear an accessibility study is needed for this pro	perty.
Key Issues & Findings	Leaking roof, peeling and worn interior paint	



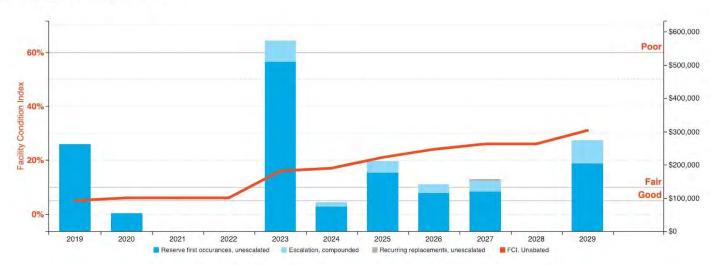
	Immediate	Short Term	Near Term	Med Term	Long Term	
System		(3 yr)	(5 yr)	(10 yr)	(20 yr)	TOTAL
Facade		*	\$36,600	\$18,200	\$120,100	\$174,900
Roofing	\$257,700	÷	\$13,700	\$111,400	\$1,300	\$384,200
Interiors	\$5,100	\$700	\$40,700	\$267,500	\$328,800	\$642,800
Plumbing	*	(#	\$49,200	\$12,800	\$186,500	\$248,500
Fire Suppression	*		\$38,900	*		\$38,900
HVAC	+	\$55,800	\$255,200	\$135,100	\$552,200	\$998,300
Electrical			\$153,100	\$101,500	\$1,206,200	\$1,460,800
Fire Alarm & Comm	*	(+	\$69,100	\$139,100	\$186,900	\$395,100
Equipment/Special	*		\$4,600		\$133,400	\$138,000
TOTALS	\$262,800	\$56,500	\$661,100	\$785,600	\$2,715,400	\$4,481,500

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Garage

Replacement Value: \$ 5,611,600; Inflation rate: 3.0%



4. Bus Parking Structure





Bus Parking Struc	cture: Systems Summary	
Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	33,000 SF	
Number of Stories	1	
System	Description	Condition
Structure	Steel frame with open web bar joists and metal decks	Good
Façade	Metal siding with open sides	Good
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: None Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	

Bus Parking Struc	ture: Systems Summary	
Plumbing	None	
HVAC	None	
Fire Suppression	None	
Electrical	Fed from Garage building with copper wiring Interior Lighting: T-8 Emergency: Diesel generator; refer to Garage section for details	Fair
Fire Alarm	None	
Equipment/Special	None	
Accessibility	Presently it does not appear an accessibility study is needed for this prop	erty.
Key Issues & Findings	Primary steel beams and cross bracing exhibiting initial stages of corrosic areas of drive aisle concrete paving exhibiting cracks, depressions and is areas of exposed reinforcing bars. Refer to Site Section for additional determinant	olated

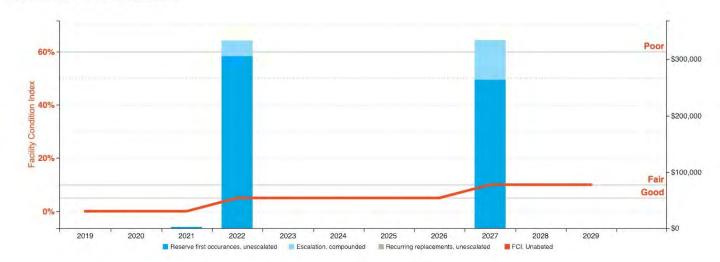
Bus Parking Structure: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	4	\$2,700	4.	-	\$3,700	\$6,400
Facade	-	4	·		\$39,900	\$39,900
Roofing	12	- 4	4	-	\$701,600	\$701,600
Electrical	4	\$333,200	\$800			\$334,000
Pavement		-		\$334,400	- 14.	\$334,400
TOTALS	4	\$335,900	\$800	\$334,400	\$745,200	\$1,416,300

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Bus Parking Structure

Replacement Value: \$ 6,600,000; Inflation rate: 3.0%



5. Fuel Island





Fuel Island: Syste	ms Summary	
Address	130 West Grimes Lane, Bloomington, Indiana 47403	
Constructed/ Renovated	1997	
Building Size	1,750 SF	
Number of Stories	1	
System	Description	Condition
Structure	Steel frame and metal-framed roofs	Fair
Façade	None	
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: None Floors: Concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	

Fuel Island: Syster	ns Summary	
Plumbing	None	
HVAC	None	
Fire Suppression	None	
Electrical	Source & Distribution: Fed from Garage building with copper wiring Interior Lighting: Halogen Emergency: None	Fair
Fire Alarm	None	
Equipment/Special	Diesel and unleaded vehicle fueling equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this pro	perty.
Key Issues & Findings	Rust damage to curbs, surface rust on steel structure	



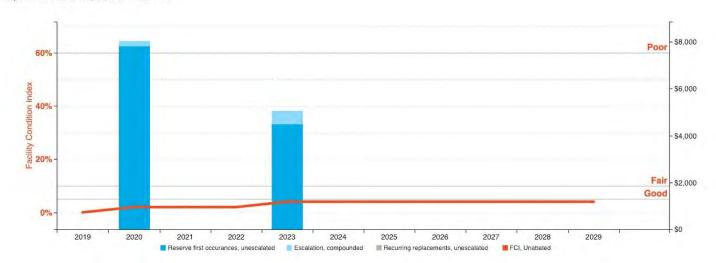
Fuel Island: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	-	\$2,600	+		\$3,500	\$6,100
Roofing	+1	1.	-	l e	\$37,100	\$37,100
Electrical			\$5,100	1.0	-	\$5,100
Equipment/Special	+	+	-	4	\$41,900	\$41,900
Pavement	-	\$5,400	÷	-		\$5,400
TOTALS		\$8,000	\$5,100		\$82,500	\$95,600

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Bloomington Public Transportation Corporation Fuel Island

Replacement Value: \$ 350,000; Inflation rate: 3.0%



6. Site Summary





Site Information		
Lot Size	4.07 acres (estimated)	
Parking Spaces	67 total spaces all in open lots; 2 of which are accessible 25 of the above spaces are for employees only	
System	Description	Condition
Pavement/Flatwork Administration & Operations Building	Asphalt lots with areas of concrete and concrete sidewalks, curbs	Good
Pavement/Flatwork Garage Building, Bus Parking & Fuel Pump Structures	Concrete lots with concrete sidewalks, curbs, and stairs	Fair
Site Development	Property entrance signage, chain-link and metal tube fencing,	Good
Landscaping & Topography	No significant landscaping features Irrigation not present One retaining wall Relatively flat	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas with local diesel and gasoline underground tanks	Good

Site Information		
Site Lighting	Pole-mounted: Metal halide Building-mounted: Metal halide	Fair
Ancillary Structures	None	
Accessibility	Presently it does not appear an accessibility study is needed for the exterio areas. See Appendix C.	r site
Key Issues & Findings	Severe cracking at concrete drive aisles in the Bus Parking area. The oil/waseparator adjacent to the Garage building is showing wear and the filter is building is showing wear and the filter is building is showing wear.	

Site: Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Structure	010	\$100	7	14	\$100	\$200
Plumbing	2	\$20,500	\$44,700	2	\$87,600	\$152,800
Fire Alarm & Comm	191_	4	\$166,400		\$223,600	\$390,100
Utilities	-	\$135,500	540		K	\$135,500
Site Development	3	-	-	\$82,100	.6	\$82,100
Site Lighting	97	1.7	\$62,500	-		\$62,500
Pavement	\$500	\$65,400	*	\$22,700	\$19,700	\$108,200
Other ()		\$6,200	4	\$1,195,800	R	\$1,202,000
TOTALS	\$500	\$227,700	\$273,600	\$1,300,600	\$331,000	\$2,133,400

7. Property Space Use & Observed Areas

Unit Allocation

All 71,608 square feet of the property are occupied by Bloomington Public Transit Corporation and Indiana University. The spaces are a combination of offices, garage service bays, covered bus parking and a covered fuel pump structure with supporting restrooms, administrative offices, and mechanical and other utility spaces.

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.



8. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 1997. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior or pending litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Accessibility Issues Administration & Operations Building						
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues			
Exterior Accessible Route			\boxtimes			
Interior Accessible Route			\boxtimes			
Public Use Restrooms			\boxtimes			
Kitchens/Kitchenettes			\boxtimes			

Accessibility Issues Garage						
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues			
Exterior Accessible Route			\boxtimes			



Accessibility Issues Gara	ge		
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Interior Accessible Route			\boxtimes
Accessibility Issues Bus F	Parking Structure		
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Accessible Route			\boxtimes
Interior Accessible Route			
Accessibility Issues Fuel	Island		
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Accessible Route			
Site Accessibility Issues			
	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Parking			\boxtimes
Exterior Accessible Route			\boxtimes



9. Purpose & Scope

Purpose

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

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

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

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



Scope

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

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



10. Opinions of Probable Costs

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

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

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

Methodology

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

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

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



Replacement Reserves

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

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

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

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

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

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

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



11. Certification

Bloomington Public Transit Corporation (the Client) retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Maintenance & Administration Facility, 130 West Grimes Lane, Bloomington, Indiana 47403, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Penny Mavrikis, RA

Project Manager Travis White Project Manager

acception

Reviewed by:

Al Diefert, Technical Report Reviewer for Andrew Hupp, Program Manager arhupp@emgcorp.com 800.733.0660 x6632



12. Appendices

Appendix A: Photographic Record

Appendix B: Site and Floor Plans

Appendix C: Pre-Survey Questionnaire

Appendix D: Replacement Reserves

Appendix E: Equipment Inventory List



Appendix A: Photographic Record





#1 FRONT ELEVATION



#2 LEFT ELEVATION



#3 REAR ELEVATION



RIGHT ELEVATION

#4

#6



#5 BREEZEWAY CONNECTING OFFICES TO GARAGE



BREEZEWAY CONNECTING OFFICES TO GARAGE



#7 VESTIBULE



#8 LOBBY



#9 HALLWAY



#10 OFFICE



#11 MEETING ROOM



#12 SPACE 112



#13 CONFERENCE ROOM 111



#14 DRIVERS LOUNGE



#15 DISPATCH OFFICES



#16 LOCKER ROOM



#17 KITCHEN CABINET, BASE AND WALL SECTION, WOOD



#18 RECEPTION COUNTER



#19 RESTROOM



#20 FIRE SUPPRESSION



#21 EXTERIOR WALL, ALUMINUM SIDING



EXTERIOR WALL, CONCRETE/MASONRY (CMU), REQUIRES CLEANING



#23 EXTERIOR WALL, JOINT CAULKING



#24 WINDOW, ALUMINUM DOUBLE-GLAZED



WINDOW, ALUMINUM DOUBLE-GLAZED



#26

WINDOW, ALUMINUM DOUBLE-GLAZED, CRACKED PANE



#27

STOREFRONT, METAL-FRAMED WINDOWS W/OUT DOOR(S)



#28

STOREFRONT, METAL-FRAMED



#29

EXTERIOR DOOR, STEEL W/ SAFETY GLASS AND INTERIOR WOOD DOORS



#30

ROOF, METAL





#31 ROOF, SINGLE-PLY EPDM MEMBRANE



#32 GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS



#33 GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS



#34 GUTTERS & DOWNSPOUTS, ALUMINUM W/ FITTINGS



#35 INTERIOR WALL FINISHES



#36 INTERIOR FLOOR FINISH, CERAMIC TILE



#37 INTERIOR FLOOR FINISH, VINYL TILE (VCT),



#38 INTERIOR CEILING FINISH, METAL, ENTRANCE



#39 INTERIOR CEILING FINISH, PAINTED DRYWALL



INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT), CONFERENCE ROOM

#42



#41 INTERIOR CEILING FINISH, SUSPENDED ACOUSTICAL TILE (ACT), COPY ROOM



TOILET, TANKLESS (WATER CLOSET)



#43 URINAL, VITREOUS CHINA



#44 SINK/LAVATORY, VITREOUS CHINA



#45 SERVICE SINK, FLOOR



#46 DRINKING FOUNTAIN, REFRIGERATED



#47 WATER HEATER, ELECTRIC, COMMERCIAL



#48 DOMESTIC CIRCULATOR OR BOOSTER PUMP



#49 CONDENSING UNIT/HEAT PUMP, SPLIT SYSTEM



#50 AIR HANDLER, INTERIOR



#51 UNIT HEATER, HYDRONIC



#52 EXHAUST FAN, ROOF MOUNTED



#53 HVAC CONTROLS, BUILDING AUTOMATION SYSTEM (BAS)



#54 SECONDARY TRANSFORMER, DRY



#55 SECONDARY TRANSFORMER, DRY



#56 FIRE ALARM CONTROL PANEL



#57 ANNUNCIATOR ALARM PANEL



#58 EMERGENCY/EXIT COMBO LED



#59 FIRE EXTINGUISHER



#60 SPRINKLER HEADS (PER SF)



#1 PROPERTY SIGNAGE



FENCES AND GATES, METAL TUBE

#2

#4



#3 FENCES AND GATES, CHAIN LINK



FENCES AND GATES, CHAIN LINK, WITH VEGETATIVE GROWTH



AREA

DARKING LOTS, CONCRETE

#6 PARKING LOTS, CONCRETE PAVEMENT



#7 PARKING LOTS, CONCRETE
PAVEMENT, LARGE CRACKS IN
DRIVE AISLES



PARKING LOTS, CONCRETE PAVEMENT, LARGE CRACKS IN DRIVE AISLES

#12



#9 PARKING LOTS, CONCRETE PAVEMENT, EXPOSED REINFORCING BAR



#10 PARKING LOTS, CONCRETE PAVEMENT, DEPRESSED SLAB AT BUS WASH



#11 EXTERIOR STAIR RAILS AT GARAGE



EXTERIOR STAIR RAILS AT GARAGE



#13 RETAINING WALL AT GARAGE



#14 POLE LIGHT, EXTERIOR



#15 UNDERGROUND STORAGE TANK, 10,000-GAL DIESEL



UNDERGROUND STORAGE TANK, 3,000-GAL GASOLINE

#16

#18



#17 OIL/WATER SEPARATOR - SOUTH



SECURITY/SURVEILLANCE SYSTEM, CAMERAS AND CCTV



#1 FRONT ELEVATION



#2 FRONT ELEVATION



#3 REAR ELEVATION



#4 RIGHT ELEVATION





#6 HALLWAY - INDIANA UNIVERSITY SIDE



HALLWAY - BLOOMINGTON TRANSIT SIDE



#8

VEHICLE SERVICE BAYS - INDIANA UNIVERSITY SIDE



#9

VEHICLE SERVICE BAYS - BLOOMINGTON TRANSIT SIDE



#10

SKYLIGHT



#11

ROOF STRUCTURE



#12

RESTROOM





#13 BOILER ROOM



#14 EPDM ROOF



#15 ROOF SKYLIGHT



#16 LED LIGHTING SYSTEM



MAIN ELECTRICAL FOR PROPERTY

#17



#18 OFFICE AREA HVAC



#19 NEWER BOILER



#20 ORIGINAL BOILER



#21 HEATING WATER DISTRIBUTION PUMP



#22 WATER HEATER



#23 NEWER AIR COMPRESSOR



#24 OLDER AIR COMPRESSOR



#25 COMPRESSED AIR DRYER



#26 FIRE EXTINGUISHER



#27 BUS WASH WATER SOFTENING SYSTEM



#28 DIESEL GENERATOR



#29 VEHICLE LIFT



#30 VEHICLE FLUID STORAGE TANK



#31 OVERHEAD DOOR



#33 DAMAGED WALL FINISH IN BUS WASHING AREA



WALL WITH PEELING AND FLAKING PAINT IN VEHICLE SERVICE AREA

#35



#32 OVERHEAD DOOR

#34



BUILDING STRUCTURE WHICH SHOWS WATER STAINS FROM ROOF LEAK





#1 EXTERIOR VIEW



#2 BUILDING STRUCTURE



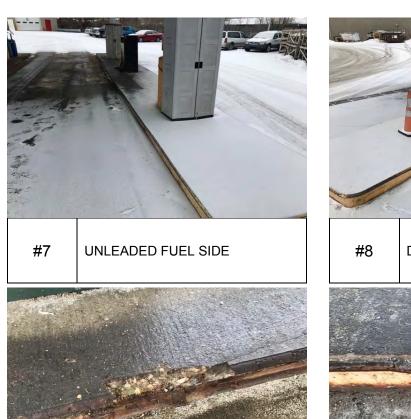
#3 LIGHTING FIXTURE



#4 DIESEL FUEL PUMP



#6 DIESEL FUEL PUMP



CURB DETERIORATION

#9





FRONT ELEVATION



#2 RIGHT ELEVATION

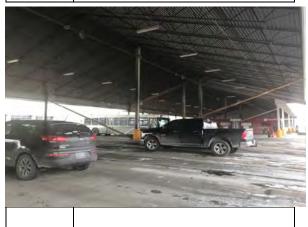


#3 LEFT ELEVATION

#1



REAR ELEVATION #4



BUS PARKING

#5



#6 **ROOF**



#7 STRUCTURAL FRAMING, METAL EXHIBITING CORROSION



#8 STRUCTURAL FRAMING, METAL EXHIBITING CORROSION



EXTERIOR WALL, ALUMINUM SIDING



#10 METAL HALIDE LIGHTING FIXTURE, WALL MOUNT



#11

#9

POLE LIGHT, EXTERIOR

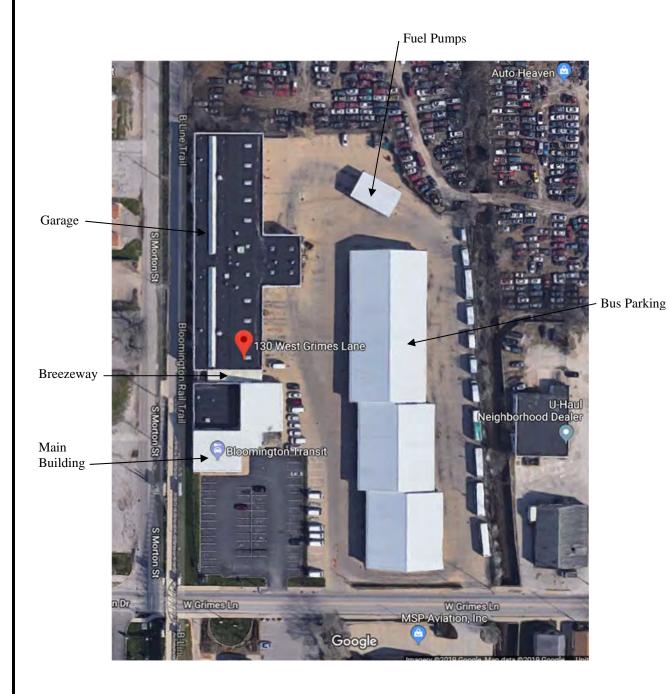


EMG PROJECT NO.: 135055.19R000-001.017

Appendix B: Site and Floor Plans



Site Plan



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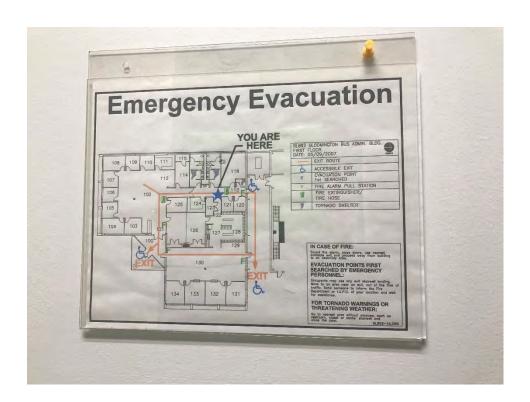
Project Name: Maintenance and Administration Facility	<u>Project Number:</u> 135055.19R000-001.017
Source:	On-Site Date:
Google	January 28 – February 1, 2019

Garage Floor Plan



	Project Name:	Project Number:
(emn)	Maintenance and Administration Facility - Garage	135055.19R000-001.017
(Cility)	Source:	On-Site Date:
	Client	January 28 – February 1, 2019

......Administration and Operations - Office Floor Plan



	Project Name:	Project Number:
	Maintenance and Administration Facility – Office	135055.19R000-001.017
nma		
Gilly)	Source:	On-Site Date:
	Client	January 28 – February 1, 2019

EMG PROJECT NO.: 135055.19R000-001.017

Appendix C: Pre-Survey Questionnaire

PCA: PRE-SURVEY QUESTIONNAIRE



Name of person completing questionnaire:	Lew May
Association with property:	General Manager
Length of association with property:	20 years
Phone Number:	812.961.0522 (direct office line) 812.325.3511 (cell)
Property Name:	Bloomington Public Transportation Corporation
EMG Project Number:	135055.19R000-001.017
Signature:	Date:

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.

GENERAL PROPERTY INFORMATION													
Year constructed:	1997	Number of units:	1										
Number of buildings:	2	Gross SF:	App. 70,000 square feet										
Number of stories:	2	Net rentable SF:											

INSPECTIONS	DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS OR IMPROVEMENTS REQUIRED
Elevators:	None	
HVAC:	January 2019	One boiler replaced in last few months. Second boiler and controls to be replaced later this year
Electrical:	2018	
Plumbing:	2018	
Fire Alarm:	2018	
Fire Sprinklers:	2018	
Roofs:	2018	
ADA / Accessibility:	NA	
Termites / Wood Destroying Insects:	NA	

	QUESTION	RESPONSE								
1	List any major capital improvement within the last five years.	Vehicle exhaust system in garage upgraded. Hydraulic lifts upgraded. Gates being reduced in size currently. Air compressor replaced. One boiler replaced.								
2	Provide date and summary of the most recent renovation.	None								
3	List any major capital expenditures planned for the next year.	Replace second boiler and control systems.								
4	What is the age of the roof(s)?	Original to 1997.								
5	What building systems (HVAC, roof, finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	All								
6	Are any of the buildings ground lease pads (building is owned by the tenant)?	Indiana University Campus Bus owns the land. Bloomington Transit owns the facilities and buildings. Both systems jointly occupy and share the use of the facility.								

	QUESTION		RES	SPONS	E	COMMENTS
		Υ	N	Unk	NA	
7	Are there any unresolved building, fire, or zoning code issues?		Х			
8	Are there any unresolved construction defects?		Х			
9	Is there any pending litigation concerning the physical condition of the property?		Х			
10	Are there any "down" or unusable units?		Х			
11	Are there any problems with the utilities, such as inadequate capacities?		х			
12	Are there any plumbing leaks, water pressure problems, or waste line problems?	х				Oil/water separators suspected in need of replacement or repair.
13	Is polybutylene or galvanized steel water piping used? If so, describe the history of any issues or repairs			Х		
14	Is the property served by a private water well, septic system or waste water treatment plant? If so, please describe and provide a copy of permits and operator's information.					On city sewer lines.
15	Are there any leaks or pressure problems with natural gas service?		х			



	QUESTION		RE	SPONS	E .	COMMENTS
		Υ	N	Unk	NA	
16	Do the electrical system branch circuits (between panels and fixtures) use aluminum wiring? If so, how has it been mitigated?			Х		
17	Do Residential units have a less than 60-Amp service?				Х	
18	Do Commercial units have less than 200-Amp service?			Х		
19	Is GFCI circuit protection provided in kitchens and bathrooms or other wet locations?	х				
20	Are there any issues with the circuit breakers or circuit breaker panels?			Х		
21	Are there any problems with inadequate exterior lighting?			Х		
22	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?			Х		
23	Are there any recalled fire sprinkler heads (such as Star, GEM, Central, Omega)?			Х		
24	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?	Х				Oil/water separators may need repair or replacement
25	Are there any problems with the landscape irrigation systems?				Х	
26	Are there any problems with foundations or structures?			Х		Some minor subsidence of a few inches noted in a few parking lot areas
27	Is there any water infiltration in basements or crawl spaces?		х			
28	Are there any roof leaks?	Х				A few leaks in known spots
29	Is the roofing covered by a warranty or bond? If so, please provide a copy.		х			
30	For buildings constructed 1955-1989, is Fire Retardant Treated (FRT) plywood used? If so, please describe.				Х	
31	Are there any roofs with phenolic foam roof insulation (PFRI)?			Х		
32	Are there any areas of the building with inadequate insulation?	х				Office windows seem to radiate cold in winter
33	Is exterior insulation and finish system (EIFS) used? If so, please indicate if there are any issues.			Х		
34	Are there any wall or window leaks?			Х		
35	Has any part of the property ever contained visible suspect mold or fungal growth?		х			



	QUESTION		RES	SPONS	E	COMMENTS
		Υ	N	Unk	NA	
36	Have there been any indoor air quality related complaints from tenants/occupants?		X			
37	Has "Chinese drywall" been identified at the property?		Х			
38	For hotel/residential properties, are there currently, or is there a history of, bed bug infestations?				Х	
39	If a swimming pool is present, do the drains comply with the Virginia Graeme Baker Act?				Х	
40	Has an ADA survey previously been completed for the property?		Х			
41	Has building ownership or management received any ADA related complaints or litigation?		Х			
42	Have any ADA improvements been made to the property since the original construction?		Х			
43	Are there any other significant issues/hazards with the property?		Х			

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below.

- Construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- A site plan which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
- The names of the local utility companies which serve the property.
- A summary of recent (over the last 5 years) capital improvement work.
- Historical costs for repairs, improvements, and replacements.
- Records of system & material ages (roof, MEP, paving, finishes, and furnishings).
- Brochures or marketing information.
- Mold Operations and Maintenance Program.
- Previous reports pertaining to the physical condition of property.
- ADA survey and status of improvements implemented.
- For commercial properties, a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
- For apartment properties, a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
- A summary of hotel room types and quantities, including the number and type of ADA rooms.



EMG PROJECT NO.: 135055.19R000-001.017

Appendix D: Replacement Reserves





2/11/2019

Location	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total Escalated Estimate
Bloomington Public Transportation Corporation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Bloomington Public Transportation Corporation / Administration & Operations Building	\$33,512	\$1,409	\$0	\$173,007	\$158,555	\$289,014	\$0	\$0	\$108,740	\$2,894	\$26,771	\$33,559	\$382	\$2,349	\$97,856	\$173,326	\$0	\$0	\$632,982	\$63,357	\$177,935	\$1,975,648
Bloomington Public Transportation Corporation / Bus Parking Structure	\$0	\$0	\$2,750	\$333,194	\$764	\$0	\$0	\$0	\$334,427	\$0	\$0	\$0	\$3,696	\$0	\$0	\$0	\$0	\$0	\$741,416	\$0	\$0	\$1,416,247
Bloomington Public Transportation Corporation / Fuel Island	\$0	\$8,034	\$0	\$0	\$5,052	\$0	\$0	\$0	\$0	\$0	\$0	\$45,424	\$0	\$0	\$0	\$0	\$0	\$0	\$37,092	\$0	\$0	\$95,602
Bloomington Public Transportation Corporation / Garage	\$262,815	\$56,568	\$0	\$0	\$573,710	\$87,396	\$211,155	\$141,470	\$157,549	\$946	\$274,442	\$133,050	\$243,043	\$2,349	\$4,203	\$361,409	\$274,750	\$188,135	\$1,359,846	\$148,722	\$529,967	\$5,011,523
Bloomington Public Transportation Corporation / Site	\$450	\$6,180	\$20,535	\$200,897	\$62,539	\$211,141	\$0	\$0	\$1,289,086	\$0	\$11,560	\$0	\$27,597	\$9,124	\$0	\$283,756	\$0	\$0	\$10,577	\$0	\$0	\$2,133,443
GrandTotal	\$296,777	\$72,191	\$23,285	\$707,098	\$800,620	\$587,551	\$211,155	\$141,470	\$1,889,802	\$3,840	\$312,773	\$212,033	\$274,718	\$13,822	\$102,058	\$818,491	\$274,750	\$188,135	\$2,781,914	\$212,079	\$707,902	\$10,632,463

Bloomington Public Transportation Corporation

Bloomington Public Transportation Corporation / Administration & Operations Building

Uniformat Code	ID Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025 202	26 2027	2028	2029	2030	2031	032 20	33 203	4 203	5 2036	2037	2038	2039	Deficiency Repair Estimate
B2011	1157838 Exterior Wall, .5 - 1 INCH, Remove & Replace	15	12	3	125	LF	\$5.13	\$641				\$641													\$641			\$1,283
B2011	1157842 Exterior Wall, Concrete/Masonry (CMU), 1-2 Stories, Clean	10	5	5	1880	SF	\$4.39	\$8,253	8				\$	8,253								\$8,25	3					\$16,506
B2011	1157830 Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	22	18	1880	SF	\$8.67	\$16,300																	\$16,300			\$16,300
B2021	1157833 Window, SF, Replace	30	30	0	1	EA	\$584.21	\$584	\$584																			\$584
B2021	1157259 Window, 12 SF, Replace	30	22	8	38	EA	\$584.21	\$22,200								\$22,200												\$22,200
B2023	1157262 Storefront, Metal-Framed Windows w/out Door(s), Replace	30	22	8	176	SF	\$48.00	\$8,448	8							\$8,448												\$8,448
B2023	1157255 Storefront, Metal-Framed 3' x 7' Swinging Door Only, Replace	30	22	8	4	EA	\$2,106.57	\$8,426	1							\$8,426												\$8,426
B2032	1157828 Exterior Door, Steel w/ Safety Glass, Replace	25	22	3	2	EA	\$1,352.72	\$2,705	i			\$2,705																\$2,705
B3011	1159068 Roof, Single-Ply EPDM Membrane, Replace	20	20	0	3130	SF	\$10.52	\$32,928	\$32,928																		\$32,928	\$65,855
B3011	1157841 Roof, Metal, Replace	40	22	18	6300	SF	\$12.45	\$78,435	i																\$78,435			\$78,435
B3016	1157832 Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	1	9	265	LF	\$8.37	\$2,218	3								\$2,218									\$2,218		\$4,436
C1012	1157273 Movable Partitions, Fabric Office 6' Height, Replace	25	13	12	10	LF	\$26.79	\$268	3											\$268								\$268
C1021	1157286 Interior Door, Wood Solid-Core, Replace	20	15	5	31	EA	\$1,423.11	\$44,116	1				\$4	4,116														\$44,116
C1031	1157290 Toilet Partitions, Metal Overhead-Braced, Replace	20	15	5	5	EA	\$850.00	\$4,250					\$4	4,250														\$4,250
C1033	1157278 Lockers, Steel Baked Enamel 12" W x 15" D x 72" H, 1 to 5 Tiers, Replace	20	15	5	60	LF	\$482.50	\$28,950					\$28	8,950														\$28,950
C3012	1157269 Interior Wall Finish, Generic Surface, Prep & Paint	8	5	3	16720	SF	\$1.45	\$24,244				\$24,244						\$2	24,244							\$24,244		\$72,732
C3012	1157274 Interior Wall Finish, Ceramic Tile, Replace	25	22	3	800	SF	\$16.55	\$13,240				\$13,240																\$13,240
C3024	1157264 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	200	SF	\$4.80	\$960						\$960													\$960	\$1,920
C3025	1157270 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	e 10	6	4	7800	SF	\$7.26	\$56,628	8				\$56,628								\$56,6	28						\$113,256
C3031	1157268 Interior Ceiling Finish, Exposed/Generic, Prep & Paint	10	5	5	3080	SF	\$2.27	\$6,992					\$(6,992								\$6,99	2					\$13,983
C3032	1157260 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	19	1	440	SF	\$3.11	\$1,368	3	\$1,368																		\$1,368
C3032	1157271 Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	20	15	5	4840	SF	\$3.11	\$15,052					\$1	5,052														\$15,052
D2011	1157280 Toilet, Tankless (Water Closet), Replace	20	15	5	5	EA	\$842.97	\$4,215	5				\$4	4,215														\$4,215
D2012	1157283 Urinal, Vitreous China, Replace	20	15	5	1	EA	\$1,193.44	\$1,193	8				\$	1,193														\$1,193
D2014	1157282 Sink/Lavatory, Vitreous China, Replace	20	15	5	4	EA	\$861.51	\$3,446	1				\$	3,446														\$3,446
D2014	1157291 Service Sink, Floor, Replace	35	22	13	1	EA	\$1,599.51	\$1,600												\$1	600							\$1,600
D2018	1157279 Drinking Fountain, Refrigerated, Replace	10	6	4	2	EA	\$1,257.51	\$2,515	i				\$2,515								\$2,5	15						\$5,030
D2021	1157284 Flow Control Valve, 2 INCH, Replace	15	12	3	1	EA	\$1,855.27	\$1,855	1			\$1,855													\$1,855			\$3,711
D2023	1159073 Water Heater, 50 GAL, Replace	15	11	4	1	EA	\$6,963.24	\$6,963					\$6,963													\$6,963		\$13,926
D2023	1159070 Domestic Circulator or Booster Pump, .75 HP, Replace	20	15	5	1	EA	\$4,017.16	\$4,017					\$-	4,017														\$4,017
D3032	1157834 Condensing Unit/Heat Pump, 20 TON, Replace	15	12	3	1	EA	\$34,327.51	\$34,328	3			\$34,328													\$34,328			\$68,655
D3041	1162394 Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	15	10	5	4	EA	\$6,038.83	\$24,155	i				\$24	4,155													\$24,155	\$48,311
D3041	1162391 Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	15	10	5	1	EA	\$4,141.92	\$4,142					\$-	4,142													\$4,142	\$8,284
D3041	1162393 Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	15	10	5	7	EA	\$4,983.58	\$34,885	;				\$34	4,885													\$34,885	\$69,770
						'	'	'								'												

^{*} Markup/LocationFactor (1) has been included in unit costs.

ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantit	yUnit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025 20	026 202	7 2028	3 2029	2030	2031	2032	2033	2034	2035	2036 2	2037	2038 203	ور Deficier	ency Repair Estimate
115907	71 Air Handler, 7500 CFM, Replace	30	22	8	1	EA	\$26,016.62	\$26,017								\$26,017	7												\$26,017
115907	74 Exhaust Fan, 501 - 800 CFM, Replace	15	11	4	1	EA	\$1,750.30	\$1,750					\$1,750													\$	1,750		\$3,501
116240	01 HVAC System Hydronic Piping, 2-Pipe, Replace	30	15	15	8800	SF	\$6.50	\$57,200															\$57,200						\$57,200
115782	29 Unit Heater, 2 MBH, Replace	20	10	10	1	EA	\$880.85	\$881										\$881											\$881
115783	35 Unit Heater, 2 MBH, Replace	20	10	10	1	EA	\$880.85	\$881										\$881											\$881
115726	63 Unit Heater, 14 MBH, Replace	20	10	10	1	EA	\$1,516.80	\$1,517										\$1,517											\$1,517
115727	77 Unit Heater, 1 MBH, Replace	20	10	10	1	EA	\$880.85	\$881										\$881											\$881
115728	87 HVAC Controls, Building Automation System (BAS), Upgrade	20	16	4	8800	SF	\$5.36	\$47,168					\$47,168																\$47,168
115728	88 Sprinkler Heads (per SF), , Replace	20	15	5	8800	SF	\$1.33	\$11,704						\$11,704															\$11,704
115725	57 Fire Extinguisher, , Replace	15	1	14	4	EA	\$356.54	\$1,426														\$1,426							\$1,426
115907	72 Secondary Transformer, 15 kVA, Replace	30	20	10	1	EA	\$5,454.95	\$5,455										\$5,455											\$5,455
115907	75 Secondary Transformer, 75 kVA, Replace	30	20	10	1	EA	\$8,844.95	\$8,845										\$8,845											\$8,845
115782	27 Electrical Distribution System, Office Building, Upgrade	40	22	18	8800	SF	\$27.25	\$239,800																	\$239	,800			\$239,800
115725	58 Compact Fluorescent Lighting Fixture, 32 WATT, Replace	20	15	5	11	EA	\$136.01	\$1,496						\$1,496															\$1,496
115725	56 Lighting System, Interior, Office Building, Upgrade	25	22	3	8800	SF	\$9.24	\$81,312			:	\$81,312																	\$81,312
116239	99 Fire Alarm System, Office Building, Install	20	16	4	8800	SF	\$2.36	\$20,768					\$20,768																\$20,768
115726	61 Annunciator Alarm Panel, , Replace	15	10	5	1	EA	\$1,448.32	\$1,448						\$1,448													\$1,44	.8	\$2,897
115906	69 Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	\$20,297.59	\$20,298								\$20,298	3												\$20,298
115783	37 Security/Surveillance System, Cameras and CCTV, Upgrade/Install	10	5	5	8800	SF	\$4.35	\$38,280						\$38,280									\$38,280						\$76,560
115726	67 Emergency/Exit Combo LED, , Replace	10	6	4	6	EA	\$687.51	\$4,125					\$4,125									\$4,125							\$8,250
115728	85 Residential Appliances, Refrigerator, 14-18 CF, Replace	15	11	4	1	EA	\$956.04	\$956					\$956														\$956		\$1,912
115727	72 Residential Appliances, Microwave, Replace	10	2	8	1	EA	\$451.86	\$452								\$452	2								\$	i452			\$904
115727	76 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	12	LF	\$43.90	\$527						\$527									\$527						\$1,054
115726	Reception Counter, Base and Wall Section, Wood, Replace	20	15	5	12	LF	\$467.63	\$5,612						\$5,612															\$5,612
115728	81 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	15	5	12	LF	\$467.63	\$5,612						\$5,612															\$5,612
115728	89 Site Furnishings, Bench, Wood, Replace	20	10	10	3	EA	\$487.03	\$1,461										\$1,461											\$1,461
alated								\$3	33,512	\$1,368	\$0 \$	158,325	\$140,874	\$249,306	\$0	\$0 \$85,840	\$2,218	\$19,920 \$	24,244	\$268	\$1,600	64,694	\$111,252	\$0	\$0 \$371	,810 \$3	6,132 \$98,51	8 5	\$1,399,881
ted (3.0%	% inflation, compounded annually)							\$3	33,512	\$1,409	\$0 \$	173,007	\$158,555	\$289,014	\$0	\$0 \$108,740	\$2,894	\$26,771 \$	33,559	\$382	\$2,349	97,856	\$173,326	\$0	\$0 \$632	,982 \$6	3,357 \$177,93	i5 £	\$1,975,648
	11590 11624 11578 11578 11572 11572 11572 11572 11572 11590 11578 11572 11623 11572 11572 11572 11572 11572 11572 11572 11572	1159071 Air Handler, 7500 CFM, Replace 1159074 Exhaust Fan, 501 - 800 CFM, Replace 1162401 HVAC System Hydronic Piping, 2-Pipe, Replace 1157829 Unit Heater, 2 MBH, Replace 1157835 Unit Heater, 2 MBH, Replace 1157263 Unit Heater, 1 MBH, Replace 1157277 Unit Heater, 1 MBH, Replace 1157287 HVAC Controls, Building Automation System (BAS), Upgrade 1157288 Sprinkler Heads (per SF), , Replace 1157257 Fire Extinguisher, , Replace 1159072 Secondary Transformer, 15 kVA, Replace 1159075 Secondary Transformer, 75 kVA, Replace 1157258 Compact Fluorescent Lighting Fixture, 32 WATT, Replace 1157256 Lighting System, Interior, Office Building, Upgrade 1162399 Fire Alarm System, Office Building, Install 1157261 Annunciator Alarm Panel, , Replace 1159069 Fire Alarm Control Panel, Addressable, Replace 1157287 Residential Appliances, System, Cameras and CCTV, Upgrade/Install 1157267 Emergency/Exit Combo LED, , Replace 1157272 Residential Appliances, Refrigerator, 14-18 CF, Replace 1157276 Kitchen Counter, Plastic Laminate, Postformed, Replace 1157276 Reception Counter, Base and Wall Section, Wood, Replace 1157281 Kitchen Cabinet, Base and Wall Section, Wood, Replace	ID Cost Description (EUL) 1159071 Air Handler, 7500 CFM, Replace 30 1159074 Exhaust Fan, 501 - 800 CFM, Replace 15 1162401 HVAC System Hydronic Piping, 2-Pipe, Replace 30 1157829 Unit Heater, 2 MBH, Replace 20 1157283 Unit Heater, 14 MBH, Replace 20 1157227 Unit Heater, 1 MBH, Replace 20 1157287 HVAC Controls, Building Automation System (BAS), Upgrade 20 1157288 Sprinkler Heads (per SF), Replace 20 1157297 Fire Extinguisher, Replace 15 1159072 Secondary Transformer, 15 kVA, Replace 30 1159075 Secondary Transformer, 75 kVA, Replace 30 1157287 Electrical Distribution System, Office Building, Upgrade 40 1157258 Compact Fluorescent Lighting Fixture, 32 WATT, Replace 20 1157256 Lighting System, Interior, Office Building, Upgrade 25 1157261 Annunciator Alarm Panel, Replace 15 1157263 Fire Alarm Control Panel, Addressable, Replace 15	IID Cost Description (EUL) EAge 1159071 Air Handler, 7500 CFM, Replace 30 22 1159074 Exhaust Fan, 501 - 800 CFM, Replace 15 11 1162401 HVAC System Hydronic Piping, 2-Pipe, Replace 30 15 1157829 Unit Heater, 2 MBH, Replace 20 10 1157235 Unit Heater, 2 MBH, Replace 20 10 1157277 Unit Heater, 14 MBH, Replace 20 10 1157278 HVAC Controls, Building Automation System (BAS), Upgrade 20 16 1157287 HVAC Controls, Building Automation System (BAS), Upgrade 20 15 1157288 Sprinkler Heads (per SF), Replace 20 15 1157297 Fire Extinguisher, Replace 30 20 1159072 Secondary Transformer, 15 kVA, Replace 30 20 1157827 Electrical Distribution System, Office Building, Upgrade 40 22 1157258 Compact Fluorescent Lighting Fixture, 32 WATT, Replace 20 15 1157255 Lighting System, Interior, Office Building,	1159071 Air Handler, 7500 CFM, Replace 30 22 8 1159074 Exhaust Fan, 501 - 800 CFM, Replace 15 11 4 1162401 HVAC System Hydronic Piping, 2-Pipe, Replace 30 15 15 15 15 15 15 16 1757277 Unit Heater, 2 MBH, Replace 20 10 10 10 1157283 Unit Heater, 1 MBH, Replace 20 10 10 10 1157287 Unit Heater, 1 MBH, Replace 20 10 10 10 1157287 Unit Heater, 1 MBH, Replace 20 10 10 10 1157287 Unit Heater, 1 MBH, Replace 20 10 10 10 1157287 HVAC Controls, Building Automation System (BAS), Upgrade 20 16 4 1157288 Sprinkler Heads (per SF)., Replace 20 15 5 1157257 Fire Extinguisher, Replace 15 1 14 1159075 Secondary Transformer, 15 kVA, Replace 30 20 10 10 1157827 Electrical Distribution System, Office Building, Upgrade 40 22 18 1157258 Compact Fluorescent Lighting Fixture, 32 WATT, Replace 20 15 5 1157258 Lighting System, Office Building, Upgrade 25 22 3 1162399 Fire Alarm System, Office Building, Upgrade 25 22 3 1162399 Fire Alarm System, Office Building, Upgrade 15 7 8 1157267 Emergency/Exit Combo LED, Replace 15 7 8 1157287 Emergency/Exit Combo LED, Replace 15 7 8 1157287 Residential Appliances, Refrigerator, 14-18 CF, Replace 10 6 4 1157272 Residential Appliances, Refrigerator, 14-18 CF, Replace 10 5 5 1157267 Kitchen Counter, Base and Wall Section, Wood, Replace 20 15 5 1157288 Site Furnishings, Bench, Wood, Replace 20 10 10 10 10 10 10 10	1159071 Air Handler, 7500 CFM, Replace 30 22 8 1 1159074 Exhaust Fan, 501 - 800 CFM, Replace 15 11 4 1 1 1157265 Exhaust Fan, 501 - 800 CFM, Replace 20 10 10 1 1 1 1 1 1 1	1159071 Air Handler, 7500 CFM, Replace 30 22 8 1 EA 1159074 Exhaust Fan, 501 - 800 CFM, Replace 30 15 15 8800 SF 1157285 Exhaust Fan, 501 - 800 CFM, Replace 30 15 15 8800 SF 1157829 11	1159071 Air Handler, 7500 CFM, Replace 30 22 8 1 EA \$26,016,62 1159074 Exhaust Fan, 501 - 800 CFM, Replace 15 11 4 1 EA \$1,750,30 1152401 HVAC System Hydronic Piping, 2-Pipe, Replace 20 10 10 1 EA \$880,85 1157829 Unit Heater, 2 MBH, Replace 20 10 10 1 EA \$880,85 1157835 Unit Heater, 2 MBH, Replace 20 10 10 1 EA \$880,85 1157263 Unit Heater, 1 MBH, Replace 20 10 10 1 EA \$880,85 1157277 Unit Heater, 1 MBH, Replace 20 10 10 1 EA \$880,85 1157283 Whit Heater, 1 MBH, Replace 20 10 10 1 EA \$880,85 1157283 HVAC Controls, Building Automation System (BAS), Upgrade 20 16 4 8800 SF \$1.33 1157287 HVAC Controls, Building Automation System (BAS), Upgrade 20 15 5 8800 SF \$1.33 1157287 Fire Extinguisher, Replace 15 1 14 4 EA \$356,54 1159072 Secondary Transformer, 15 kVA, Replace 30 20 10 1 EA \$3,44.95 1157287 Electrical Distribution System, Office Building, Upgrade 40 22 18 8800 SF \$27,25 1157285 Compact Fluorescent Lighting Fixture, 32 WATT, Replace 20 15 5 11 EA \$1,36.01 1157286 Lighting System, Interior, Office Building, Upgrade 25 22 3 8800 SF \$2,27 1157287 Secondary Transformer, 75 kVA, Replace 20 15 5 11 EA \$1,36.01 1157286 Lighting System, Interior, Office Building, Upgrade 25 22 3 8800 SF \$2,27 1157287 Secondary Marchael System, Office Building, Upgrade 25 26 3 8800 SF \$2,27 1157287 Secondary Marchael System, Office Building, Upgrade 25 26 3 8800 SF \$2,23 1157287 Secondary Marchael System, Office Building, Upgrade 26 27 3 8800 SF \$2,23 1157288 Fire Alarm System, Office Building, Upgrade 15 10 5 1 EA \$1,448,32 1157289 Fire Alarm System, Office Building, Upgrade 15 10 5 5 8800 SF \$4,35 1157289 Fire Alarm System, Office Building,	1159071 Air Handler, 7500 CFM, Replace 30 22 8 1 EA \$28,016.62 \$26,017 \$257,200	159071 159074 1	1159071 Ar Handler, 7500 CFM, Replace 30 22 8 1 EA \$26,016.82 \$26,017 1 1 1 1 1 1 1 1 1	EUL FAGE FAUL Cost Description EUL EAG FAUL Control Substitution 2017 2012 2012 2012 2012 2015 2	159071 Air Handler, 7500 CFM, Replace 30 22 8 1 EA \$28,016 62 326,017	CEU Sear Description CEU Sear Description CEU CE	Colt Lestengring Colt Colt	No. Control Control	Section Page Page	CEUL Septembro CEUL Sept	March Marc	Mathematic Properties Figure Figu	Mathematic Mat	The part The part	Section Control Cont	Marche M	Part Contribute Contribut	Marche Control Program 1900 190	March	Marche M	Marie Mari

* Markup/LocationFactor (1) has been included in unit costs.

Bloomington Public Transportation Corporation / Bus Parking Structure

Uniformat Cod	leID Cost Description	Lifespan (EUL)E	Age	RUL	Quantit	yUnit	Unit Cost *Subtotal	2019	202	20 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039 De	ficiency Repair Estimate
B1012	1157856 Structural Flooring/Decking, Metal, Refinish	10	8	2	1800	SF	\$1.44 \$2,592			\$2,592										\$2,592									\$5,184
B2011	1157851 Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	22	18	2700	SF	\$8.67 \$23,409																		\$2	23,409			\$23,409
B3011	1157849 Roof, Metal, Replace	40	22	18	33100	SF	\$12.45 \$412,095																		\$4	12,095			\$412,095
D5022	1158965 Metal Halide Lighting Fixture, 150 WATT, Replace	20	16	4	1	EA	\$678.47 \$678					\$678																	\$678
D5029	1159160 Lighting System, Exterior Structure Lighting, Upgrade	25	22	3	33000	SF	\$9.24 \$304,920			\$	\$304,920																		\$304,920
G2012	1159163 Roadways, Concrete Pavement, Replace	30	22	8	33000	SF	\$8.00 \$264,000									\$264,000													\$264,000
Totals, Unesc	alated							\$0	\$	50 \$2,592	304,920	\$678	\$0	\$0	\$0	\$264,000	\$0	\$0	\$0	\$2,592	\$0	\$0	\$0	\$0	\$0 \$4	35,504	\$0	\$0	\$1,010,286
Totals, Escala	ted (3.0% inflation, compounded annually)							\$0	\$	50 \$2,750 \$	333,194	\$764	\$0	\$0	\$0	\$334,427	\$0	\$0	\$0	\$3,696	\$0	\$0	\$0	\$0	\$0 \$74	41,416	\$0	\$0	\$1,416,247

* Markup/LocationFactor (1) has been included in unit costs.

Bloomington Public Transportation Corporation / Fuel Island

Ü		A Decement of	Life-man (E111)	\ -	DIII	0	.11	Unit Coot *	Cubtatal	2040	2020	2024	2022	2022	2024	2025	2026	2027	2020	2020	2020	2024	2022	2022	2024	2025	2026 2	27 20	20	2020 Definion av Demain Fetimete
Uniformat CodeID	Cosi	t Description	Lifespan (EUL)	EAge	RUL	Quantity	/Unit	Unit Cost *	Subtotai	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 2	037 20	30	2039 Deficiency Repair Estimate
B1012 11	59063 Stru	uctural Flooring/Decking, Metal, Refinish	10	9	1	1750	SF	\$1.44	\$2,520	\$2	2,520										\$2,520									\$5,040
B3011 11	59064 Roo	of, Metal, Replace	40	22	18	1750	SF	\$12.45	\$21,788																		\$21,7	88		\$21,788
D5022 11	59065 Met	tal Halide Lighting Fixture, 250 WATT, Replace	20	16	4	6	EA	\$748.18	\$4,489				\$4	4,489																\$4,489
F1039 11	59066 Fue	el Pump/Dispenser, Gasoline/Diesel, Replace	15	4	11	3	EA	\$10,098.35	\$30,295												\$30,295									\$30,295
G2012 11	59062 Roa	adways, Concrete Curb & Gutter, Replace	25	24	1	220	LF	\$24.00	\$5,280	\$5	5,280																			\$5,280
Totals, Unescalate	ed									\$0 \$7	7,800	\$0	\$0 \$4	4,489	\$0	\$0	\$0	\$0	\$0	\$0	\$32,815	\$0	\$0	\$0	\$0	\$0	\$0 \$21,	88	\$0	\$0 \$66,892
Totals, Escalated ((3.0% inflat	tion, compounded annually)								\$0 \$8	8,034	\$0	\$0 \$	5,052	\$0	\$0	\$0	\$0	\$0	\$0	\$45,424	\$0	\$0	\$0	\$0	\$0	\$0 \$37,0	92 \$	\$0	\$0 \$95,602

Bloomington	Public	Transp	ortatio	n Corp	oration /	Garage	
Uniformat							

Uniformat	ID Cost Description	Lifespan	EAge	RUL	Quantity	yUnit	Unit Cost * Subtotal	2019	2020 20	021 202	2 2023 2024 2025 2	2026 2027	2028	2029 2030	2031	2032 2033 2034	2035	2036 2037 2038 2039 ^{De}	eficiency Repair
B2011	1159112 Exterior Wall, Concrete/Masonry (CMU), 1-2 Stories, Clean	(EUL)	5	5	7200	SF	\$4.39 \$31,608	3			\$31,608					\$31,608			Estimate \$63,216
B2011	1159093 Exterior Wall, Aluminum Siding, 1-2 Stories, Replace	40	22	18	4800	SF	\$8.67 \$41,616				40.,000					401,000		\$41,616	\$41,616
B2032	1159145 Exterior Door, Steel w/ Safety Glass, Replace	25	15	10	10	EA	\$1,352.72 \$13,527						s	3,527				Ç 11,616	\$13,527
B3011	1159085 Roof, Single-Ply EPDM Membrane, Replace	20	20	0	24500		\$10.52 \$257,740							0,027				\$257,740	\$515,480
B3011	1159143 Roof, Fiberglass Rigid Steep, Replace	20	15	5	960	SF	\$11.43 \$10,973				\$10,973							V-251,7118	\$10,973
B3016	1159133 Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	5	5	100	LF	\$8.37 \$837				\$837					\$837			\$1,674
B3021	1159083 Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	22	8	15	EA	\$1,207.20 \$18,108				, , , , , , , , , , , , , , , , , , , ,	\$18,108				, , , ,			\$18,108
B3021	1159144 Roof Skylight, Glass Single Unit, Replace	30	22	8	1500	SF	\$46.57 \$69,855					\$69,855							\$69,855
C1021	1159096 Interior Door, Steel w/ Safety Glass, Replace	20	10	10	1	EA	\$1,352.72 \$1,353					400,000		51,353					\$1,353
C1021	1159108 Interior Door, Steel, Replace	25	15	10	29	EA	\$950.12 \$27,553							27,553					\$27,553
C1031	1159122 Toilet Partitions, Metal Overhead-Braced, Replace	20	10	10	3	EA	\$850.00 \$2,550							2,550					\$2,550
C1033	1159150 Lockers, Steel Baked Enamel 12" W x 15" D x 72" H, 1 to 5 Tiers, Replace		10	10	30	LF	\$482.50 \$14,475							4,475					\$14,475
C3012	1159137 Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	8	0	3500		\$1.45 \$5.075					\$5,075		, -			\$5,075		\$15,225
C3012	1159157 Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	7	1	500	SF	\$1.45 \$725		\$725			,,,,,,,,	\$725				, -,	\$725	\$2,175
C3012	1159091 Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	4	4	22000	SF	\$1.45 \$31,900)			\$31,900				\$31,900			\$31,900	\$95,700
C3021	1159087 Interior Floor Finish, Concrete, Prep & Paint	10	4	6	18000		\$9.23 \$166,140				\$166,140						\$166,140		\$332,280
C3024	1159123 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	0	15	125	SF	\$4.80 \$600									\$600			\$600
C3031	1159128 Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	2000	SF	\$1.94 \$3,880)			\$3,880					\$3,880			\$7,760
C3031	1159107 Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	5	5	125	SF	\$1.94 \$243	3			\$243					\$243			\$485
D2011	1159088 Toilet, Tankless (Water Closet), Replace	20	16	4	3	EA	\$842.97 \$2,529	9			\$2,529								\$2,529
D2012	1159080 Urinal, Vitreous China, Replace	20	15	5	1	EA	\$1,193.44 \$1,193	3			\$1,193								\$1,193
D2014	1159113 Sink/Lavatory, Stainless Steel, Replace	20	16	4	3	EA	\$1,054.05 \$3,162	2			\$3,162								\$3,162
D2014	1159110 Sink/Lavatory, Enameled Steel, Replace	20	15	5	2	EA	\$616.03 \$1,232	2			\$1,232								\$1,232
D2014	1159151 Service Sink, Floor, Replace	35	22	13	1	EA	\$1,599.51 \$1,600)							(\$1,600			\$1,600
D2017	1159130 Shower, Fiberglass, Replace	20	15	5	1	EA	\$2,599.44 \$2,599	9			\$2,599								\$2,599
D2018	1159138 Drinking Fountain, Refrigerated, Replace	10	6	4	2	EA	\$1,257.51 \$2,515	5			\$2,515					\$2,515			\$5,030
D2019	1159084 Emergency Eye Wash, , Replace	15	10	5	2	EA	\$1,417.04 \$2,834	1			\$2,834							\$2,834	\$5,668
D2023	1159109 Water Softener, 1,000 GAL, Replace	15	11	4	1	EA	\$18,800.71 \$18,80	1			\$18,801							\$18,801	\$37,601
D2023	1159115 Domestic Circulator or Booster Pump, .5 HP, Replace	20	15	5	1	EA	\$3,414.40 \$3,414	1			\$3,414								\$3,414
D2023	1159149 Water Heater, 100 GAL, Replace	15	9	6	1	EA	\$10,698.82 \$10,699	9			\$10,699								\$10,699
D2023	1159148 Domestic Circulator or Booster Pump, 3 HP, Replace	20	1	19	1	EA	\$8,839.12 \$8,839	9										\$8,839	\$8,839
D2029	1162445 Plumbing System, Domestic Supply, Replace	40	22	18	5000	SF	\$5.84 \$29,200)										\$29,200	\$29,200
D2039	1162446 Plumbing System, Sanitary Waste, Replace	40	22	18	5000	SF	\$3.89 \$19,450)										\$19,450	\$19,450
D2091	1159102 Compressed Air Dryer, , Replace	15	11	4	1	EA	\$5,077.01 \$5,077	7			\$5,077							\$5,077	\$10,154
D2091	1159086 Air Compressor, 5 HP, Replace	20	5	15	1	EA	\$9,652.21 \$9,652	2								\$9,652			\$9,652
D2091	1159146 Air Compressor, 15 HP, Replace	20	5	15	1	EA	\$16,154.71 \$16,155	5								\$16,155			\$16,155
D3011	1159116 Fuel Storage Tank, 500 GAL, Replace	25	20	5	1	EA	\$2,363.52 \$2,364	1			\$2,364								\$2,364
D3011	1159094 Fuel Storage Tank, 500 GAL, Replace	25	20	5	1	EA	\$2,363.52 \$2,364	1			\$2,364								\$2,364
D3011	1159103 Fuel Storage Tank, 500 GAL, Replace	25	20	5	1	EA	\$2,363.52 \$2,364	1			\$2,364								\$2,364
D3011	1159124 Fuel Storage Tank, 500 GAL, Replace	25	20	5	1	EA	\$2,363.52 \$2,364	1			\$2,364								\$2,364
D3011	1159099 Fuel Storage Tank, 500 GAL, Replace	25	20	5	1	EA	\$2,363.52 \$2,364	1			\$2,364								\$2,364
D3021	1159082 Boiler, 2500 MBH, Replace	25	24	1	1	EA	\$54,195.22 \$54,195	5 \$5	54,195										\$54,195
D3032	1159111 Condensing Unit/Heat Pump, 2.5 TON, Replace	15	11	4	1	EA	\$3,366.36 \$3,366	3			\$3,366							\$3,366	\$6,733
D3042	1159134 Exhaust Fan, Roof Mounted, 10,001 to 20,000 CFM, Replace	15	11	4	1	EA	\$11,571.59 \$11,572	2			\$11,572							\$11,572	\$23,143
D3042	1159106 Exhaust Fan, Roof Mounted, 5,001 to 8,500 CFM, Replace	15	11	4	1	EA	\$4,140.34 \$4,140				\$4,140							\$4,140	\$8,281
D3042	1159125 Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace	15	11	4	1	EA	\$2,762.86 \$2,763	3			\$2,763							\$2,763	\$5,526
D3042	1159129 Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	11	4	1	EA	\$1,927.94 \$1,928	3			\$1,928							\$1,928	\$3,856
D3042	1159077 Exhaust Fan, Roof Mounted, 8,501 to 10,000 CFM, Replace	15	11	4	1	EA	\$4,672.30 \$4,672	2			\$4,672							\$4,672	\$9,345
D3042	1159092 Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace	15	11	4	1	EA	\$2,762.86 \$2,763	3			\$2,763							\$2,763	\$5,526

Mounted, 2,001 to 5,000 CFM, Replace Mounted, 1,501 to 2,000 CFM, Replace Mounted, 2,001 to 5,000 CFM, Replace Mounted, 10,001 to 20,000 CFM, Replace Mounted, 10,001 to 1,500 CFM, Replace Mounted, 1,001 to 1,500 CFM, Replace - 1500 CFM, Replace - 1500 CFM, Replace - 15 HP, Replace - 16 MBH, Replace - 16 MBH, Replace	15 15 15 15 15 15 15 15 20 20 20 20 20 20 20 20 20 20 20 20 20	11 11 11 11 11 11 8 7 3 16 16 16 15	4 4 4 4 7 8 12 4 4 4	1 1 1 1 1 1 1 9	EA EA EA EA EA EA EA EA	\$2,762.86 \$2,763 \$2,045.12 \$2,045 \$2,762.86 \$2,763 \$11,571.59 \$11,572 \$1,750.30 \$1,750 \$1,927.94 \$1,928 \$15,396.17 \$138,566	\$2,763 \$2,045 \$2,763 \$11,572 \$1,750	\$1,928		\$2,763 \$2,045 \$2,763 \$11,572 \$1,750	\$5,52 \$4,09 \$5,52 \$23,14 \$3,50 \$1,92
Mounted, 2,001 to 5,000 CFM, Replace Mounted, 10,001 to 20,000 CFM, Replace 800 CFM, Replace Mounted, 1,001 to 1,500 CFM, Replace - 1500 CFM, Replace 1, Replace 15 HP, Replace 15 HP, Replace 15 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	15 15 15 15 15 15 15 20 20 20 20 30 20 20	11 11 11 8 7 3 16 16 16 15	4 4 4 7 8 12 4 4	1 1 9 1	EA EA EA EA EA EA EA	\$2,762.86 \$2,763 \$11,571.59 \$11,572 \$1,750.30 \$1,750 \$1,927.94 \$1,928 \$1,927.94 \$1,928	\$2,763 \$11,572	\$1,928		\$2,763 \$11,572	\$5,52 \$23,14 \$3,50 \$1,92
Mounted, 10,001 to 20,000 CFM, Replace - 800 CFM, Replace Mounted, 1,001 to 1,500 CFM, Replace - 1500 CFM, Replace I, Replace 15 HP, Replace 15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	15 15 15 15 15 20 20 20 20 20 20 20	11 11 8 7 3 16 16 16 15	4 4 7 8 12 4 4	1 1 9 1	EA EA EA EA EA	\$11,571.59 \$11,572 \$1,750.30 \$1,750 \$1,927.94 \$1,928 \$1,927.94 \$1,928	\$11,572	\$1,928		\$11,572	\$23,14 \$3,56 \$1,92
- 800 CFM, Replace Mounted, 1,001 to 1,500 CFM, Replace - 1500 CFM, Replace I, Replace 15 HP, Replace 15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	15 15 15 15 20 20 20 20 30 20 20	11 8 7 3 16 16 16	4 7 8 12 4 4	1 1 9 1	EA EA EA EA	\$1,750.30 \$1,750 \$1,927.94 \$1,928 \$1,927.94 \$1,928		\$1,928			\$3,50 \$1,92
Mounted, 1,001 to 1,500 CFM, Replace - 1500 CFM, Replace I, Replace 15 HP, Replace 15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	15 15 15 20 20 20 20 30 20 20	8 7 3 16 16 16 15	7 8 12 4 4 4	1 1 9 1	EA EA EA	\$1,927.94 \$1,928 \$1,927.94 \$1,928	\$1,750	\$1,928		\$1,750	\$1,92
- 1500 CFM, Replace I, Replace 15 HP, Replace 15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	15 15 20 20 20 20 30 20 20	7 3 16 16 16 16	8 12 4 4 4	1 9 1 1	EA EA	\$1,927.94 \$1,928		\$1,928			
I, Replace 15 HP, Replace 15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	15 20 20 20 30 20 20	16 16 16 15	12 4 4	1	EA EA						64.00
15 HP, Replace 15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	20 20 20 30 20 20	16 16 16 15	4 4 4	1	EA	\$15,396.17 \$138,566		A			\$1,92
15 HP, Replace 5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	20 20 30 20 20	16 16 15	4	-				\$138,566	6		\$138,56
5 HP, Replace Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	20 30 20 20	16 15	4	-	ΕΛ	\$6,860.74 \$6,861	\$6,861				\$6,86
Ironic Piping, 2-Pipe, Replace MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	30 20 20	15			EA	\$6,860.74 \$6,861	\$6,861				\$6,86
MBH, Replace 400 MBH, Replace al Gas, 56 to 75 MBH, Replace	20		15	1	EA	\$5,518.88 \$5,519	\$5,519				\$5,51
400 MBH, Replace al Gas, 56 to 75 MBH, Replace	20	15		26000	SF	\$6.50 \$169,000			\$169,000		\$169,00
al Gas, 56 to 75 MBH, Replace			5	1	EA	\$3,801.45 \$3,801	\$3,801				\$3,80
· ·	20	10	10	11	EA	\$6,339.92 \$69,739		\$69,739			\$69,73
3 MBH, Replace		10	10	1	EA	\$4,467.67 \$4,468		\$4,468			\$4,46
	20	10	10	15	EA	\$1,516.80 \$22,752		\$22,752			\$22,75
uilding Automation System (BAS), Upgrade	20	16	4	26000	SF	\$5.36 \$139,360	\$139,360				\$139,36
er SF), , Replace	20	16	4	26000	SF	\$1.33 \$34,580	\$34,580				\$34,58
25 AMP, Replace	18	14	4	1	EA	\$8,478.33 \$8,478	\$8,478				\$8,47
AMP, Replace	30	22	8	1	EA	\$29,404.36 \$29,404		\$29,404			\$29,40
ormer, 150 kVA, Replace	30	20	10	1	EA	\$15,803.27 \$15,803		\$15,803			\$15,80
ormer, 75 kVA, Replace	30	20	10	1	EA	\$8,844.95 \$8,845		\$8,845			\$8,84
ormer, 75 kVA, Replace	30	20	10	1	EA	\$8,844.95 \$8,845		\$8,845			\$8,84
ormer, 15 kVA, Replace	30	20	10	1	EA	\$5,454.95 \$5,455		\$5,455			\$5,45
ormer, 75 kVA, Replace	30	20	10	1	EA	\$8,844.95 \$8,845		\$8,845			\$8,84
on System, Office Building, Upgrade	40	22	18	26000	SF	\$27.25 \$708,500				\$708,500	\$708,50
ng Fixture, 150 WATT, Replace	20	16	4	20	EA	\$678.47 \$13,569	\$13,569				\$13,56
, Office Building, Upgrade/Install	20	16	4	26000	SF	\$2.36 \$61,360	\$61,360				\$61,36
ce System, Cameras and CCTV, Upgrade/Install	10	3	7	26000	SF	\$4.35 \$113,100		\$113,100	\$113,100		\$226,20
Replace	25	21	4	1	EA	\$113,996.22 \$113,996	\$113,996				\$113,99
und, 20, 000 lb, Replace	15	4	11	4	EA	\$24,029.50 \$96,118		\$96,118			\$96,11
nces, Refrigerator, 14-18 CF, Replace	15	10	5	1	EA	\$956.04 \$956	\$956			\$956	\$1,91
lastic Laminate, Postformed, Replace	10	6	4	6	LF	\$43.90 \$263	\$263		\$263		\$52
	20	16	4	6	LF	\$467.63 \$2,806	\$2,806				\$2,80
ase and Wall Section, Wood, Replace						\$262,815 \$54,920	\$0 \$0 \$509,734 \$75,389 \$176	76,839 \$115,028 \$124,370 \$725 \$204,210 \$96,118 \$170,460	6 \$1,600 \$2,778 \$231,974 \$171,215 \$113,825	\$798,766 \$84,814 \$293,430	\$3,489,01
ng F , Of ce \$ Rep und	Fixture, 150 WATT, Replace ffice Building, Upgrade/Install System, Cameras and CCTV, Upgrade/Install place d, 20, 000 lb, Replace s, Refrigerator, 14-18 CF, Replace tic Laminate, Postformed, Replace	Fixture, 150 WATT, Replace 20 ffice Building, Upgrade/Install 20 System, Cameras and CCTV, Upgrade/Install 10 place 25 d, 20, 000 lb, Replace 15 s, Refrigerator, 14-18 CF, Replace 15 tic Laminate, Postformed, Replace 10	Fixture, 150 WATT, Replace 20 16 ffice Building, Upgrade/Install 20 16 System, Cameras and CCTV, Upgrade/Install 10 3 place 25 21 d, 20, 000 lb, Replace 15 4 s, Refrigerator, 14-18 CF, Replace 15 10 tic Laminate, Postformed, Replace 10 6 e and Wall Section, Wood, Replace 20 16	Fixture, 150 WATT, Replace 20 16 4 ffice Building, Upgrade/Install 20 16 4 System, Cameras and CCTV, Upgrade/Install 10 3 7 place 25 21 4 d, 20, 000 lb, Replace 15 4 11 s, Refrigerator, 14-18 CF, Replace 15 10 5 tic Laminate, Postformed, Replace 10 6 4	Fixture, 150 WATT, Replace 20 16 4 20 20 20 20 20 20 20 20 20 20 20 20 20	Fixture, 150 WATT, Replace 20 16 4 20 EA ffice Building, Upgrade/Install 20 16 4 26000 SF System, Cameras and CCTV, Upgrade/Install 10 3 7 26000 SF place 25 21 4 1 EA d, 20, 000 lb, Replace 15 4 11 4 EA s, Refrigerator, 14-18 CF, Replace 15 10 5 1 EA tic Laminate, Postformed, Replace 10 6 4 6 LF	Fixture, 150 WATT, Replace 20 16 4 20 EA \$678.47 \$13,569 fffice Building, Upgrade/Install 20 16 4 26000 SF \$2.36 \$61,360 System, Cameras and CCTV, Upgrade/Install 10 3 7 26000 SF \$4.35 \$113,100 place 25 21 4 1 EA \$113,996.22 \$113,996 d., 20,000 lb, Replace 15 4 11 4 EA \$24,029.50 \$96,118 s, Refrigerator, 14-18 CF, Replace 15 10 5 1 EA \$956.04 \$956 fit Laminate, Postformed, Replace 10 6 4 6 LF \$43.90 \$263 e and Wall Section, Wood, Replace 20 16 4 6 LF \$467.63 \$2,806	Fixture, 150 WATT, Replace 20 16 4 20 EA \$678.47 \$13,569 \$13,569 \$13,569 \$13,569 \$13,569 \$150 Building, Upgrade/Install 20 16 4 26000 SF \$2.36 \$61,360 \$61,360 \$13,569 \$150 System, Cameras and CCTV, Upgrade/Install 10 3 7 26000 SF \$4.35 \$113,100 \$113,996 \$	Fixture, 150 WATT, Replace 20 16 4 20 EA \$678.47 \$13,569 \$13,5	Fixture, 150 WATT, Replace 20 16 4 20 EA \$678.47 \$13,569 \$13,500 \$13,5	Fiture, 150 WATT, Replace 20 16 4 20 EA \$678.47 \$13,569 \$13,509 \$13,50

* Markup/LocationFactor (1) has been included in unit costs.

Uniformat Co	odeID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	/Unit	Unit Cost * S	ubtotal	2019	2020 2021	2022	2023	2024 2	025 2026	2027	2028	2029 2030	0 2031	2032	2033 2034	4 2035 2036 20	37 2038	2039 Deficiency Repair Estimate
	1157845 Parking Lots, Concrete Pavement, Replace	30	29	1	750	SF	\$8.00	\$6,000		\$6,000													\$6,000
	1157857 Parking Lots, Concrete Pavement, Replace	30	22	8	118000	SF	\$8.00	944,000							\$944,000								\$944,000
B1015	1157846 Exterior Stair/Ramp Rails, Metal, Refinish	10	8	2	45	LF	\$1.44	\$65		\$65								\$65					\$130
D2093	1158967 Oil/Water Separator, , Replace	10	8	2	1	EA	\$19,291.20	\$19,291		\$19,291								\$19,291					\$38,582
D2093	1158963 Oil/Water Separator, , Replace	10	5	5	1	EA	\$19,291.20	\$19,291				\$19	,291							\$19,291			\$38,582
D2093	1158964 Oil/Water Separator, , Replace	10	5	5	1	EA	\$19,291.20	\$19,291				\$19	,291							\$19,291			\$38,582
D5039	1158966 Security/Surveillance System, Cameras and CCTV, Upgrade/Insta	II 10	5	5	33000	SF	\$4.35	6143,550				\$143	,550							\$143,550			\$287,100
G2022	1157836 Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	16350	SF	\$0.38	\$6,213			\$6,213				\$6,213				\$6,213		\$6,2	13	\$24,852
G2022	1157831 Parking Lots, Asphalt Pavement, Mill & Overlay	25	22	3	16350	SF	\$3.28	\$53,628			\$53,628												\$53,628
G2031	1158962 Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	30	0	50	SF	\$9.00	\$450	\$450														\$450
G2031	1157839 Pedestrian Pavement, Sidewalk, Concrete Large Areas, Replace	30	22	8	1300	SF	\$9.00	\$11,700							\$11,700								\$11,700
G2041	1157840 Fences & Gates, Chain Link, 6' High, Replace	30	22	8	225	LF	\$37.54	\$8,446							\$8,446								\$8,446

Uniformat Code	eID Cost Description	Lifespan (EUL)EAge	RUL	Quantity	Jnit	Unit Cost *	Subtotal	2019	2020	2021 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203	5 203	6 2037	2038	2039 Def	iciency Repair Estimate
G2041	1158990 Fences & Gates, Metal Tube, 6' High, Replace	30 22	8	220	LF	\$80.01	\$17,602								\$17,602													\$17,602
G2041	1157850 Fences & Gates, Chain Link, 6' High, Replace	30 22	8	790	LF	\$37.54	\$29,655								\$29,655													\$29,655
G2044	1159449 Signage, Property, Monument/Pylon, Replace	20 10	10	1	EA	\$8,602.00	\$8,602										\$8,602											\$8,602
G3063	1157854 Underground Storage Tank, 3000 GAL, Replace	25 22	3	1	EA	\$21,996.59	\$21,997			\$21,997																		\$21,997
G3063	1157852 Underground Storage Tank, 10000 GAL, Replace	25 22	3	1	EA	\$51,005.90	\$51,006			\$51,006																		\$51,006
G3063	1157847 Underground Storage Tank, 10000 GAL, Replace	25 22	3	1	EA	\$51,005.90	\$51,006			\$51,006																		\$51,006
G4021	1157848 Pole Light, 135 - 1000 WATT, Replace/Install	20 16	4	12	EA	\$4,630.42	\$55,565				\$55,565																	\$55,565
Totals, Unesca	alated							\$450 \$	6,000	\$19,356 \$183,849	\$55,565	\$182,132	\$0	\$0	\$1,017,616	\$0	\$8,602	\$0 \$19	356	\$6,213	\$0	\$182,132	\$(\$(\$6,213	\$0	\$0	\$1,687,486
Totals, Escalat	ted (3.0% inflation, compounded annually)							\$450 \$	6,180	\$20,535 \$200,897	\$62,539	\$211,141	\$0	\$0	\$1,289,086	\$0	\$11,560	\$0 \$27	597	\$9,124	\$0	\$283,756	\$(\$(\$10,577	\$0	\$0	\$2,133,443

^{*} Markup/LocationFactor (1) has been included in unit costs.

EMG PROJECT NO.: 135055.19R000-001.017

Appendix E: Equipment Inventory List



2/11/2019



Location	Description	Manufacturer	Model	Details Barco	le Asset Tag	Quantity	Unit	Year Installed/In Service	Replacement Year	Total Cos
1157283 Bloomington Public Transportation Corporation / Administration & Operations Building	D2012 - Urinal, Vitreous China, Replace; Lifespan:20						I EA	1997	2024	\$
1159080 Bloomington Public Transportation Corporation / Garage	D2012 - Urinal, Vitreous China, Replace; Lifespan:20						I EA	1997	2024	\$1
1157291 Bloomington Public Transportation Corporation / Administration & Operations Building	D2014 - Service Sink, Floor, Replace; Lifespan:35						I EA	1997	2032	\$
1157282 Bloomington Public Transportation Corporation / Administration & Operations Building	D2014 - Sink/Lavatory, Vitreous China, Replace; Lifespan:20						1 EA	1997	2024	\$3
1159110 Bloomington Public Transportation Corporation / Garage	D2014 - Sink/Lavatory, Enameled Steel, Replace; Lifespan:20						2 EA	1997	2024	\$*
1159151 Bloomington Public Transportation Corporation / Garage	D2014 - Service Sink, Floor, Replace; Lifespan:35						I EA	1997	2032	\$1
1159113 Bloomington Public Transportation Corporation / Garage	D2014 - Sink/Lavatory, Stainless Steel, Replace; Lifespan:20						B EA	1997	2023	\$3
1159130 Bloomington Public Transportation Corporation / Garage	D2017 - Shower, Fiberglass, Replace; Lifespan:20						I EA	1997	2024	\$2
1157279 Bloomington Public Transportation Corporation / Administration & Operations Building	D2018 - Drinking Fountain, Refrigerated, Replace; Lifespan:10	Elkay	EZH2O				2 EA	1997	2023	\$2
1159138 Bloomington Public Transportation Corporation / Garage	D2018 - Drinking Fountain, Refrigerated, Replace; Lifespan:10						2 EA	1997	2023	\$2
1159084 Bloomington Public Transportation Corporation / Garage	D2019 - Emergency Eye Wash, , Replace; Lifespan:15	Haws					2 EA	1997	2024	\$
1157284 Bloomington Public Transportation Corporation / Administration & Operations Building	D2021 - Flow Control Valve, 2 INCH, Replace; Lifespan:15	Potter	OSYSU-2	No tag/plate found			I EA	1997	2022	\$
1159070 Bloomington Public Transportation Corporation / Administration & Operations Building	D2023 - Domestic Circulator or Booster Pump, .75 HP, Replace; Lifespan:20	Bell & Gossett	SEAL BRG		Hot Water Circ Pump #2		I EA	1997	2024	\$
1159073 Bloomington Public Transportation Corporation / Administration & Operations Building	D2023 - Water Heater, 50 GAL, Replace; Lifespan:15	A. O. Smith	DVE 52 916	ML96-0602490-916	Water Heater #2		1 EA	1997	2023	\$
1159115 Bloomington Public Transportation Corporation / Garage	D2023 - Domestic Circulator or Booster Pump, .5 HP, Replace; Lifespan:20				Hot Water Circ Pump #1		I EA	1997	2024	\$
1159109 Bloomington Public Transportation Corporation / Garage	D2023 - Water Softener, 1,000 GAL, Replace; Lifespan:15						I EA		2023	\$1
1159148 Bloomington Public Transportation Corporation / Garage	D2023 - Domestic Circulator or Booster Pump, 3 HP, Replace; Lifespan:20	Baldor Reliance					I EA	2018	2038	\$
1159149 Bloomington Public Transportation Corporation / Garage	D2023 - Water Heater, 100 GAL, Replace; Lifespan:15	State Industries, Inc.	SND100199NET 118	9280987003			I EA	2010	2025	\$1
1162445 Bloomington Public Transportation Corporation / Garage	D2029 - Plumbing System, Domestic Supply, Replace; Lifespan:40	Conto mausules, IIIC.		V		500		1997	2037	\$2
1162446 Bloomington Public Transportation Corporation / Garage						500		1997	2037	\$
	D2039 - Plumbing System, Sanitary Waste, Replace; Lifespan:40	Ingernal Deed	2240	1207547		500				
1159086 Bloomington Public Transportation Corporation / Garage	D2091 - Air Compressor, 5 HP, Replace; Lifespan:20	Ingersoll Rand	2340	1207547	Air Dr		I EA	1997	2034	
1159102 Bloomington Public Transportation Corporation / Garage	D2091 - Compressed Air Dryer, , Replace; Lifespan:15	Ingersoll Rand	DXR15	96EDXR2184	Air Dryer #2		I EA	1997	2023	
1159146 Bloomington Public Transportation Corporation / Garage	D2091 - Air Compressor, 15 HP, Replace; Lifespan:20	Quincy Compressor					I EA	2014	2034	\$
1158963 Bloomington Public Transportation Corporation / Site	D2093 - Oil/Water Separator, , Replace; Lifespan:10						1 EA	1997	2024	\$
1158964 Bloomington Public Transportation Corporation / Site	D2093 - Oil/Water Separator, , Replace; Lifespan:10						I EA	1997	2024	\$
1158967 Bloomington Public Transportation Corporation / Site	D2093 - Oil/Water Separator, , Replace; Lifespan:10						I EA	1997	2021	
1159116 Bloomington Public Transportation Corporation / Garage	D3011 - Fuel Storage Tank, 500 GAL, Replace; Lifespan:25	Lube Cube					I EA	1997	2024	
1159094 Bloomington Public Transportation Corporation / Garage	D3011 - Fuel Storage Tank, 500 GAL, Replace; Lifespan:25	Lube Cube					I EA	1997	2024	
1159103 Bloomington Public Transportation Corporation / Garage	D3011 - Fuel Storage Tank, 500 GAL, Replace; Lifespan:25	Lube Cube					1 EA	1997	2024	
1159124 Bloomington Public Transportation Corporation / Garage	D3011 - Fuel Storage Tank, 500 GAL, Replace; Lifespan:25	Lube Cube					1 EA	1997	2024	
1159099 Bloomington Public Transportation Corporation / Garage	D3011 - Fuel Storage Tank, 500 GAL, Replace; Lifespan:25	Lube Cube					I EA	1997	2024	
1159104 Bloomington Public Transportation Corporation / Garage	D3021 - Boiler, 2500 MBH, Replace; Lifespan:25	Lochinvar	FBN2500	1827110994605			I EA	2018	2043	\$
1159082 Bloomington Public Transportation Corporation / Garage	D3021 - Boiler, 2500 MBH, Replace; Lifespan:25	Cleaver-Brooks	FLX	BT-5376	Boiler #2		I EA	1997	2020	\$
1157834 Bloomington Public Transportation Corporation / Administration & Operations Building	D3032 - Condensing Unit/Heat Pump, 20 TON, Replace; Lifespan:15	Trane	TTA240B400BC	L403 Y8CAH	No tag/plate found		I EA	1997	2022	\$
1159111 Bloomington Public Transportation Corporation / Garage	D3032 - Condensing Unit/Heat Pump, 2.5 TON, Replace; Lifespan:15	Trane	TTP030C100B0	L403WPYBF	No tag/plate found		I EA	1997	2023	
1159071 Bloomington Public Transportation Corporation / Administration & Operations Building	D3041 - Air Handler, 7500 CFM, Replace; Lifespan:30	Trane	MCCA017GAN0BBC000F0EEAAOCAAB00A	K96K95481	AHU-1		I EA	1997	2027	
1162394 Bloomington Public Transportation Corporation / Administration & Operations Building	D3041 - Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace; Lifespan:15						1 EA	1997	2024	
1162391 Bloomington Public Transportation Corporation / Administration & Operations Building	D3041 - Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace; Lifespan:15						I EA	1997	2024	
1162393 Bloomington Public Transportation Corporation / Administration & Operations Building	D3041 - Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace; Lifespan:15						7 EA	1997	2024	
1159074 Bloomington Public Transportation Corporation / Administration & Operations Building	D3042 - Exhaust Fan, 501 - 800 CFM, Replace; Lifespan:15	Cook	No tag/plate found	No tag/plate found	EF-13		I EA	1997	2023	
1159134 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 10,001 to 20,000 CFM, Replace; Lifespan:15	Cook	490C12B	128S4496730000109011196	EF-7		I EA	1997	2023	
1159106 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 5,001 to 8,500 CFM, Replace; Lifespan:15	Cook	275C6B	128S4496730000124021196	EF-9		I EA	1997	2023	
1159125 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace; Lifespan:15	Cook	270C6B	128\$4496730000047011196	EF-2		I EA	1997	2023	
1159129 Bloomington Public Transportation Corporation / Garage			135C3B					1997	2023	
	D3042 - Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace; Lifespan:15	Cook		128S4496730000083011196	EF-5		I EA			
1159077 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 8,501 to 10,000 CFM, Replace; Lifespan:15	Cook	300C8B	GHX7KKC6730000069011196	EF-4		I EA	1997	2023	
1159156 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, CFM, Replace; Lifespan:15						e EA	2016	2031	\$
1159135 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace; Lifespan:15	No tag/plate found	No tag/plate found	No tag/plate found	EF-14		I EA	2011	2026	
1159092 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace; Lifespan:15	Cook	245C7B	128S4496730000017021196	EF-11		1 EA	1997	2023	
1159076 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace; Lifespan:15	Cook	245C6B	128S4496730000124011196	EF-8		I EA	1997	2023	
1159098 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 1,501 to 2,000 CFM, Replace; Lifespan:15	Cook	270C7B	128S4496730000027011196	EF-12		I EA	1997	2023	
1159079 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 2,001 to 5,000 CFM, Replace; Lifespan:15	Cook	245C7B	128S4496730000017011196	EF-10		I EA	1997	2023	
1159121 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, 1001 - 1500 CFM, Replace; Lifespan:15	ACME	PV120	12H1603-1			I EA	2012	2027	
1159154 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, Roof Mounted, 10,001 to 20,000 CFM, Replace; Lifespan:15	Cook	490C12B	128S4496730000094011196	EF-6		I EA	1997	2023	
1159118 Bloomington Public Transportation Corporation / Garage	D3042 - Exhaust Fan, 501 - 800 CFM, Replace; Lifespan:15	Cook	80C3B	128S4496730000007011196	EF-1		I EA	1997	2023	
1159132 Bloomington Public Transportation Corporation / Garage	D3044 - Distribution Pump, 15 HP, Replace; Lifespan:20	Bell & Gossett	4BC		SHWP-1		I EA	1997	2023	
1159078 Bloomington Public Transportation Corporation / Garage	D3044 - Distribution Pump, 15 HP, Replace; Lifespan:20	Bell & Gossett	4BC		SHWP-2		I EA	1997	2023	
1159159 Bloomington Public Transportation Corporation / Garage	D3044 - Distribution Pump, 5 HP, Replace; Lifespan:20	Bell & Gossett	4AC	2014215	PHWP-2		I EA	1997	2023	
1162401 Bloomington Public Transportation Corporation / Administration & Operations Building	D3049 - HVAC System Hydronic Piping, 2-Pipe, Replace; Lifespan:30					880) SF	1997	2034	\$
1162402 Bloomington Public Transportation Corporation / Garage	D3049 - HVAC System Hydronic Piping, 2-Pipe, Replace; Lifespan:30					2600) SF	1997	2034	\$1
	I control to the second control to the secon									

1157835 Bloomington Public Transportation Corporation / Administration & Operations Building	D3051 - Unit Heater, 2 MBH, Replace; Lifespan:20	POWERS	No tag/plate found	No tag/plate found	CUH-1	1	EA	1997	2029	\$8
1157263 Bloomington Public Transportation Corporation / Administration & Operations Building	D3051 - Unit Heater, 14 MBH, Replace; Lifespan:20	POWERS			CUH-3	1	EA	1997	2029	\$1,5
1157277 Bloomington Public Transportation Corporation / Administration & Operations Building	D3051 - Unit Heater, 1 MBH, Replace; Lifespan:20	POWERS			CUH-4	1	EA	1997	2029	\$8
1159100 Bloomington Public Transportation Corporation / Garage	D3051 - Unit Heater, 251 - 400 MBH, Replace; Lifespan:20					11	EA	1997	2029	\$69,7
1159155 Bloomington Public Transportation Corporation / Garage	D3051 - Unit Heater, Natural Gas, 56 to 75 MBH, Replace; Lifespan:20	Reznor				1	EA	2009	2029	\$4,4
1159090 Bloomington Public Transportation Corporation / Garage	D3051 - Furnace, 51 - 100 MBH, Replace; Lifespan:20	Trane	TUD100C936H3	L431AY2G	FURN-1	1	EA	1997	2024	\$3,8
1159136 Bloomington Public Transportation Corporation / Garage	D3051 - Unit Heater, 13 - 36 MBH, Replace; Lifespan:20	Trane				15	EA	1997	2029	\$22,7
1157287 Bloomington Public Transportation Corporation / Administration & Operations Building	D3068 - HVAC Controls, Building Automation System (BAS), Upgrade; Lifespan:20	Siemens	System 600	No tag/plate found	MBC-1	8800	SF	1997	2023	\$47,1
1159095 Bloomington Public Transportation Corporation / Garage	D3068 - HVAC Controls, Building Automation System (BAS), Upgrade; Lifespan:20					26000	SF	1997	2023	\$139,3
1157288 Bloomington Public Transportation Corporation / Administration & Operations Building	D4019 - Sprinkler Heads (per SF), , Replace; Lifespan:20					8800	SF	1997	2024	\$11,7
1159097 Bloomington Public Transportation Corporation / Garage	D4019 - Sprinkler Heads (per SF), , Replace; Lifespan:20					26000	SF	1997	2023	\$34,5
1157257 Bloomington Public Transportation Corporation / Administration & Operations Building	D4031 - Fire Extinguisher, , Replace; Lifespan:15					4	EA	2018	2033	\$1,4
1159072 Bloomington Public Transportation Corporation / Administration & Operations Building	D5012 - Secondary Transformer, 15 kVA, Replace; Lifespan:30	GE	9T21J1702		Transformer APE1	1	EA	1997	2029	\$5,4
1159075 Bloomington Public Transportation Corporation / Administration & Operations Building	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874		Transformer AT1	1	EA	1997	2029	\$8,8
1159089 Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 150 kVA, Replace; Lifespan:30	GE	9T23B3876		Transformer BT-1	1	EA	1997	2029	\$15,8
1159147 Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874		Transformer MT3	1	EA	1997	2029	\$8,8
1159117 Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874		Transformer MT2	1	EA	1997	2029	\$8,
1159158 Bloomington Public Transportation Corporation / Garage	D5012 - Transfer Switch, 125 AMP, Replace; Lifespan:18	Cummins	OT 125	1960616012		1	EA	1997	2023	\$8,4
1159141 Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 15 kVA, Replace; Lifespan:30	GE	9T21J1702		Transformer MTE1	1	EA	1997	2029	\$5,4
1159153 Bloomington Public Transportation Corporation / Garage	D5012 - Switchboard, 1600 AMP, Replace; Lifespan:30	GE				1	EA	1997	2027	\$29,
1159127 Bloomington Public Transportation Corporation / Garage	D5012 - Secondary Transformer, 75 kVA, Replace; Lifespan:30	GE	9T23B3874		Transformer MT1	1	EA	1997	2029	\$8,
1157827 Bloomington Public Transportation Corporation / Administration & Operations Building	D5019 - Electrical Distribution System, Office Building, Upgrade; Lifespan:40					8800	SF	1997	2037	\$239,
1162447 Bloomington Public Transportation Corporation / Garage	D5019 - Electrical Distribution System, Office Building, Upgrade; Lifespan:40					26000	SF	1997	2037	\$708,
1157258 Bloomington Public Transportation Corporation / Administration & Operations Building	D5022 - Compact Fluorescent Lighting Fixture, 32 WATT, Replace; Lifespan:20					11	EA	1997	2024	\$1,4
1158965 Bloomington Public Transportation Corporation / Bus Parking Structure	D5022 - Metal Halide Lighting Fixture, 150 WATT, Replace; Lifespan:20					1	EA	1997	2023	\$1
1159065 Bloomington Public Transportation Corporation / Fuel Island	D5022 - Metal Halide Lighting Fixture, 250 WATT, Replace; Lifespan:20					6	EA	1997	2023	\$4,4
1159126 Bloomington Public Transportation Corporation / Garage	D5022 - Metal Halide Lighting Fixture, 150 WATT, Replace; Lifespan:20					20	EA	1997	2023	\$13,
1157256 Bloomington Public Transportation Corporation / Administration & Operations Building	D5029 - Lighting System, Interior, Office Building, Upgrade; Lifespan:25					8800	SF	1997	2022	\$81,
1159160 Bloomington Public Transportation Corporation / Bus Parking Structure	D5029 - Lighting System, Exterior Structure Lighting, Upgrade; Lifespan:25					33000	SF	1997	2022	\$304,
1159081 Bloomington Public Transportation Corporation / Garage	D5029 - Lighting System, Interior, Office Building, Upgrade; Lifespan:25					26000	SF	2016	2041	\$240,
1157261 Bloomington Public Transportation Corporation / Administration & Operations Building	D5037 - Annunciator Alarm Panel, , Replace; Lifespan:15	Notifier	No tag/plate found	No tag/plate found		1	EA	1997	2024	\$1,
1162399 Bloomington Public Transportation Corporation / Administration & Operations Building	D5037 - Fire Alarm System, Office Building, Install; Lifespan:20					8800	SF	1997	2023	\$20,
1159069 Bloomington Public Transportation Corporation / Administration & Operations Building	D5037 - Fire Alarm Control Panel, Addressable, Replace; Lifespan:15	Notifier	AFP-200			1	EA	2012	2027	\$20,
1159120 Bloomington Public Transportation Corporation / Garage	D5037 - Fire Alarm System, Office Building, Upgrade/Install; Lifespan:20					26000	SF	1997	2023	\$61,
1157837 Bloomington Public Transportation Corporation / Administration & Operations Building	D5039 - Security/Surveillance System, Cameras and CCTV, Upgrade/Install; Lifespan:10					8800	SF		2024	\$38,
1159142 Bloomington Public Transportation Corporation / Garage	D5039 - Security/Surveillance System, Cameras and CCTV, Upgrade/Install; Lifespan:10					26000	SF	2016	2026	\$113,
1158966 Bloomington Public Transportation Corporation / Site	D5039 - Security/Surveillance System, Cameras and CCTV, Upgrade/Install; Lifespan:10					33000	SF		2024	\$143,
1157267 Bloomington Public Transportation Corporation / Administration & Operations Building	D5092 - Emergency/Exit Combo LED, , Replace; Lifespan:10					6	EA	2006	2023	\$4,
1159105 Bloomington Public Transportation Corporation / Garage	D5092 - Generator, 80 kW, Replace; Lifespan:25	Cummins	80DGDA	1960617001	No tag/plate found	1	EA	1997	2023	\$113,
1159101 Bloomington Public Transportation Corporation / Garage	E103X - Vehicle Lift, In-Ground, 20, 000 lb, Replace; Lifespan:15					4	EA	2015	2030	\$96,
1157285 Bloomington Public Transportation Corporation / Administration & Operations Building	E1094 - Residential Appliances, Refrigerator, 14-18 CF, Replace; Lifespan:15	Sears	2539668011	B708 3891		1	EA	1997	2023	\$
1157272 Bloomington Public Transportation Corporation / Administration & Operations Building	E1094 - Residential Appliances, Microwave, Replace; Lifespan:10	Panasonic	ACLAP7A01	6F87200377		1	EA	2017	2027	\$
1159139 Bloomington Public Transportation Corporation / Garage	E1094 - Residential Appliances, Refrigerator, 14-18 CF, Replace; Lifespan:15	. andomo	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0. 0. 200011		1	EA	2009	2024	\$
1157854 Bloomington Public Transportation Corporation / Site	G3063 - Underground Storage Tank, 3000 GAL, Replace; Lifespan:25					1	EA	1997	2022	\$21,
1157852 Bloomington Public Transportation Corporation / Site 1157852 Bloomington Public Transportation Corporation / Site	G3063 - Underground Storage Tank, 1000 GAL, Replace; Lifespan.25 G3063 - Underground Storage Tank, 10000 GAL, Replace; Lifespan.25				2	1	EA	1997	2022	\$21
H157852 Bloomington Public Transportation Corporation / Site 1157847 Bloomington Public Transportation Corporation / Site	G3063 - Underground Storage Tank, 10000 GAL, Replace; Lifespan:25					- '		1997	2022	\$51,
					1	1				