

# FCSC - Facility Audit Worksheet

1

Building: A

Date: July 9, 2012

Overall Condition Rating:

By: John Showalter

	Rating	Comments
<b>A. Substructure</b>	<b>4</b>	
<b>Foundations</b>	<b>4</b>	
Standard Foundations	4	
Slab on Grade	4	
<b>B. Shell</b>	<b>4</b>	
<b>Superstructure</b>	<b>4</b>	
Floor Construction	4	
Roof Construction	4	
<b>Exterior Closure</b>	<b>4</b>	
Exterior Walls	4	Brick veneer mortar joints repaired June 2010
Exterior Windows	4	
Exterior Doors	4	
<b>Roofing</b>	<b>4</b>	
Roof Coverings	4	
Roof Openings	4	
Projections	4	
<b>C. Interiors</b>	<b>4</b>	
<b>Interior Construction</b>	<b>4</b>	
Fixed & Movable Partitions	NA	
Interior Doors	4	
Specialties	4	
<b>Interior Finishes</b>	<b>4</b>	
Wall Finishes	4	Replace every 5 years. Starting 2015 Budget \$ 7,000.00 per year
Floor finishes	4	Replace every 7 years. Starting 2017 Budget \$10,000.00 per year
Ceiling Finishes	4	
<b>D. Services</b>	<b>4</b>	
<b>Plumbing</b>	<b>4</b>	
Plumbing Fixtures	4	
Domestic Water Distribution	4	Replaced water storage tank for boiler 1/20/2011 Emergency repair \$4,374.00
Sanitary Waste	4	Replaced main drain line in main restroom June 6, 2012 \$10,600.00
Rain Water Drainage	4	
Special Plumbing Systems	4	

# FCSC - Facility Audit Worksheet

2

<b>HVAC</b>	4	
Energy Supply	4	Budget for annual supplies and repairs. \$14,000.00 per year for all buildings
Heat Generating Systems	4	New 2009
Cooling Generating Systems	4	
Distribution Systems	4	
Terminal & Package Units	4	
Controls & Instrumentation	4	Installed 5 HP air compressor to supply Building A \$3,528.00
Special HVAC Equipment	4	Installed 2 Sanyo 1 1/2 ton A/C units for both computer sever rooms June 2010 \$8,715.00
<b>Fire Protection</b>	4	
Sprinkler Systems	4	
Stand Pipe & Hose Systems	4	
Fire Protection Specialties	4	Budget for annual inspection \$8000.00 per year for all buildings
Special Fire Protection Systems	4	
<b>Electrical</b>		
Service & Distribution	3	Transformer for 120/208 is original from 1972 \$45,000.00 to replace
Lighting & Branch Wiring	4	
Communication & Security Systems	4	Budget \$5,000.00 per year Cameras/ Door controls (All Buildings)
Technology/Special Electrical Systems	4	
<b>Conveying Systems</b>	NA	
Elevators	NA	
Stair & Chair Lifts	NA	
<b>E. Equipment / Furnishings</b>	4	
<b>Furnishings</b>		
Fixed Furnishings	4	
Movable Furnishings	4	Budget for replacement furniture every year. \$30,000.00
<b>F. Special Construction</b>	NA	
<b>Special Construction</b>	NA	
Pool Construction	NA	
Pool Water Treatment System	NA	
<b>Kitchen Equipment</b>		
Preparation Equipment	4	Budget for equipment up grades each year. \$10,000.00
Fire Suppression Hoods	4	Budget for quarterly cleaning and Annual Suppression test. \$1,500.00 per year
Dishwashing Equipment	4	Replaced summer 2011 \$ 3,295.00
Freezers & Coolers	4	
<b>G. Building Sitework</b>	4.273	
<b>Site Improvements</b>	4	
Roadways	4	Budget for seal coat and repairs. \$12,000.00 per year
Parking Lots	4	Budget for seal coat and repairs. Parking lots sealed Aug. 2010/ reseal summer 2013
Site Lighting	4	New energy saving parking lot lights 2011 \$24,650.00

# FCSC - Facility Audit Worksheet

Pedestrian Walks	4	<b>\$40,000 additional sidewalks 2013</b>
Rain Water Drainage	4	
Landscaping	3	<b>Budget for annual supplies and equipment \$15,000.00</b>
<b>CONSTRUCTION</b>	4	
Water Supply & Distribution Systems	4	
Sanitary Sewer Systems	4	<b>Repairs made to grease interceptor in Culinary in building project 2010</b>
Storm Sewer Systems	4	<b>Budget for annual drain cleaning (\$3,000.00 per year)</b>
Fuel Supply	4	
Electrical Supply	4	