FACILITY CONDITION ASSESSMENT

prepared for

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, AZ 85253

Municipal Court
6517 East Lincoln Drive
Paradise Valley, AZ 85253

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BV PROJECT #:
172662.25R000-007.468

DATE OF REPORT:
July 9, 2025

ON SITE DATE:
May 28, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Courthouse
Number of Buildings	1
Main Address	Municipal Court, 6517 East Lincoln Drive, Paradise Valley, AZ 85253
Site Developed	2013
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 28, 2025
Management Point of Contact	Paradise Valley Public Works Mr. Isaac Chavira, Public Works Director (480) 348-3540, ichavira@paradisevalleyaz.gov
On-site Point of Contact (POC)	Paradise Valley Public Works John Fraley, Lead Technician (480) 797-2060
Assessment and Report Prepared By	Paul Scanzillo
Reviewed By	Rashad Alnial *for,* Gregg Young Program Manager 979.270.0024 Gregg.Young@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The current Municipal Court building was originally constructed in 2013 and is part of the Town of Paradise Valley Public Works complex. With construction of the new Municipal Court in 2013, trials were moved from the old Town Hall to the Municipal Court building. Except for one office area divided into smaller offices, no substantial renovations have taken place since the original construction. This information is provided from town historical records and discussions with onsite personnel.

Architectural

The CMU/brick structure is sound overall with no apparent settling observed. The flat built-up roof and metal pitched roofs are adequate as well with no ongoing issues or near-term needs with an estimated 50-70% of remaining life. The exterior glazed doors and aluminum insulated windows are free of clouding or seal issues. The steel personnel doors are sound but are in need of painting, more so on the inside. Interior finishes have been well-maintained over the years but will need upgrading in the future. All architectural assets are budgeted and anticipated for replacement based on condition and remaining useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled with packaged units located on the roof. The units are original 2013 with an estimated 40% of life cycle remaining. An energy recovery unit is also located on the roof along with exhaust fans and a ductless mini-split heat pump. Ductwork throughout the building appears to be adequate with filtration PM's performed regularly. Electrical service is provided by one pad-mounted transformer feeding a main switchboard, dry-type transformer and distribution panels. Backup electrical power is with a diesel generator located at the Police Department with an automatic transfer switch located in the fire riser room of the court building. Interior and exterior lighting appears to be LED throughout. The plumbing infrastructure is original with no reported issues. Restroom fixtures are all adequate and function as expected. The original water heater is expected to be replaced in the near term. The wet-pipe fire suppression system and fire alarm system have current inspection tags. The fire panel has an estimated 20% of life cycle remaining and is anticipated for replacement in a few years. All MEPF assets are budgeted and anticipated for replacement based on condition and expected remaining useful life.

Site

The asphalt drives and parking areas are original pavement with recent sealing and striping. No cracks or potholes are observed. Concrete sidewalks are observed to be adequate with no cracking observed. Site lighting is with LED pole fixtures and building-mounted fixtures.

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

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little visual evidence of wear or 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.

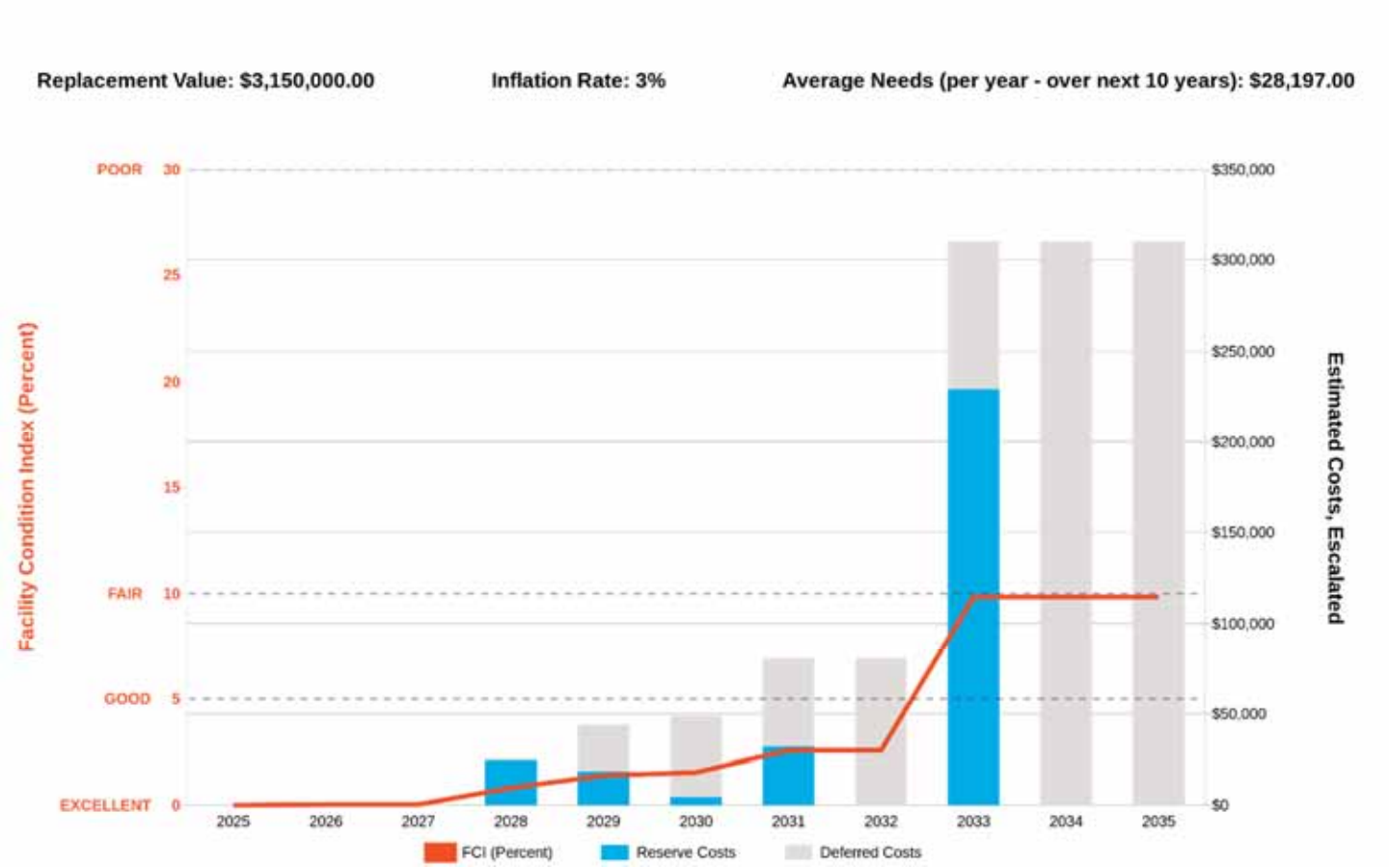
The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their 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 mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

FCI Analysis		
Replacement Value *$3,150,000*	*Total SF* *6,000*	*Cost/SF* *$525*

	Est Reserve Cost	FCI
Current	$0	0 **%**
3-Year	$25,700	0.8 **%**
5-Year	$48,800	1.5 **%**
10-Year	$310,200	9.8 **%**

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

Exterior Door in Poor condition.

Wood, any type
007 - Municipal Court
Building Exterior

Uniformat Code: B2050
Recommendation: **Refinish in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $800

The inside of exterior steel doors are scuffed and discolored, need painting. - AssetCALC ID: 9391152

Exterior Light

any type, w/ LED Replacement
007 - Municipal Court
Fire Riser Room

Uniformat Code: D5040
Recommendation: **Replace in 2026**

Plan Type:
Retrofit/Adaptation

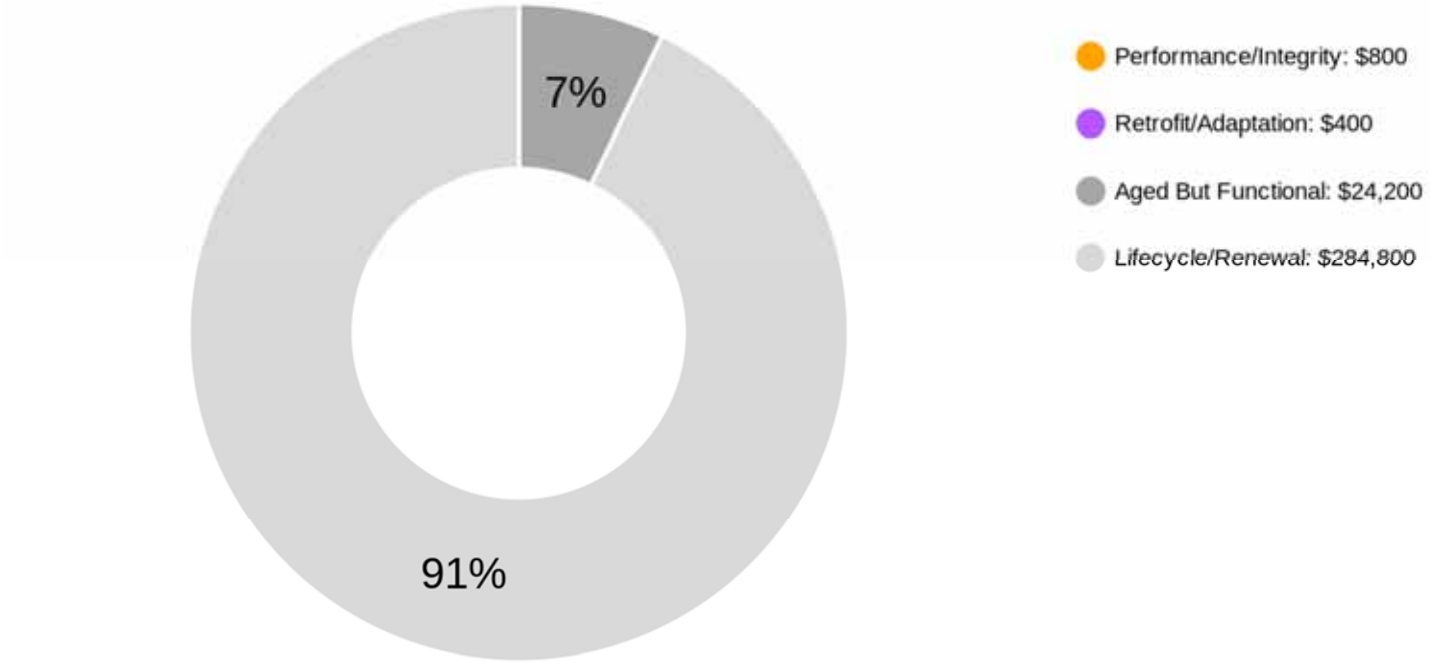
Cost Estimate: $400

Recommend light installed above fire riser room doors. - AssetCALC ID: 9391157

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 and highest on the list below.

Plan Type Descriptions and Distribution		
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 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.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: $310,200

2. Building Systems and Site Elements

Building Systems Summary		
Address	6517 East Lincoln Drive, Paradise Valley, AZ 85253	
GPS Coordinates	33.5305137, -111.9398897	
Constructed/Renovated	2013	
Building Area	6,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Facade	Primary Wall Finish: Brick and CMU Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Pitched construction with standing-seam metal finish	Fair
Interiors	Walls: Painted gypsum board, acoustical panels, wood paneling, vinyl, ceramic tile, and unfinished Floors: Carpet, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board, ACT, and unfinished/exposed	Fair
Elevators	None	-

Building Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinal, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units on roof Supplemental components: Ductless split-systems and energy recovery unit on roof	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source and Distribution: Main switchboard with copper wiring fed from pad-mount transformer with copper wiring Interior Lighting: LED Emergency Power: Diesel generator located at PD site with automatic transfer switch located in courthouse	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	-
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

Site Information		
Site Area	0.9 acres	
Parking Spaces	17 total spaces all in open lots; 2 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted and property entrance signage Limited Park benches and trash receptacles	Good
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED Ground-mounted: LED	Fair
Ancillary Structures	None	-
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

007 - Municipal Court: System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$0	$0	$0	$0	$0	$0
Facade	$0	$772	$0	$12,959	$71,007	$84,738
Roofing	$0	$0	$0	$0	$74,014	$74,014
Interiors	$0	$0	$19,050	$35,288	$95,657	$149,995
Plumbing	$0	$0	$2,349	$0	$27,490	$29,839
HVAC	$0	$0	$5,245	$90,570	$49,029	$144,844
Fire Protection	$0	$0	$0	$0	$9,427	$9,427
Electrical	$0	$412	$4,521	$7,092	$84,854	$96,879
Fire Alarm and Electronic Systems	$0	$0	$16,390	$38,002	$25,536	$79,928
Equipment and Furnishings	$0	$0	$0	$68,404	$855	$69,259
Sitework	$0	$0	$0	$9,120	$179,606	$188,726
TOTALS	**$0**	**$1,200**	**$47,600**	**$261,500**	**$617,500**	**$927,800**

3. ADA Accessibility

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

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

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.

During the FCA, Bureau Veritas 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 the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. 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 this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 2013. The facility has not since been substantially renovated.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

4. Purpose and Scope

Purpose

Bureau Veritas 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.

5. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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, Bureau Veritas 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 Bureau Veritas'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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

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, Bureau Veritas'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.

Bureau Veritas'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 or component 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.

6. Certification

Town of Paradise Valley (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Municipal Court, 6517 East Lincoln Drive, Paradise Valley, AZ 85253, 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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7. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan(s)
Appendix C: Pre-Survey Questionnaire(s)
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - METAL ROOF OVERVIEW

6 - FLAT ROOF OVERVIEW

Photographic Overview

7 - STRUCTURAL COMPONENTS

8 - MAIN ENTRANCE

9 - SECURITY ENTRANCE

10 - INTERIOR OVERVIEW

11 - COURTROOM OVERVIEW

12 - JUDGE'S BENCH

Photographic Overview

13 - JURY AREA

14 - OFFICE AREA

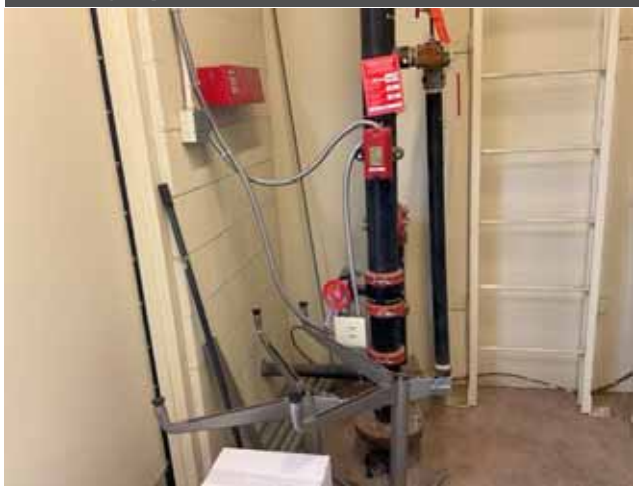
15 - TYPICAL OFFICE

16 - CONFERENCE ROOM

17 - FIRE ALARM COMPONENTS

18 - FIRE ALARM PANEL

Photographic Overview



19 - FIRE RISER

20 - ROOFTOP MECHANICAL EQUIPMENT

21 - ELECTRICAL SWITCHBOARD

22 - PARKING AREA

23 - DOMESTIC PIPING AND WATER HEATER

24 - SIGNAGE AND LANDSCAPING

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172662.25R000-007.468	Municipal Court
Source	**On-Site Date**
Google	May 28, 2025

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Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Municipal Court

Name of person completing form: John Fraley

Title / Association w/ property: Lead Technician

Length of time associated w/ property: 4 Years

Date Completed: 5/28/2025

Phone Number: 480-797-2060

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 2013	Renovated:	
2	Building size in SF	6,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2024	One small office divided
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Municipal Court

BV Project Number: 172662.25R000-007.468

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

007 - Municipal Court: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	**NA**			
Public Restrooms				X
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other	**NA**			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

007 - Municipal Court: Photographic Overview

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

ACCESSIBLE PATH

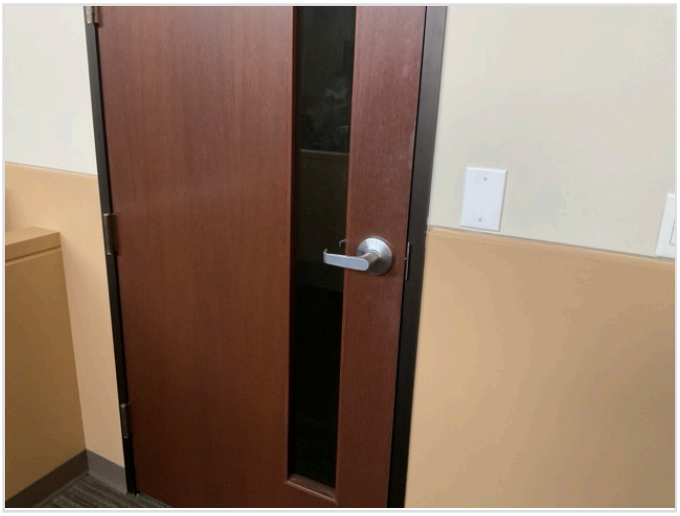
CURB CUT

ACCESSIBLE ENTRANCE

DOOR THRESHOLD

007 - Municipal Court: Photographic Overview

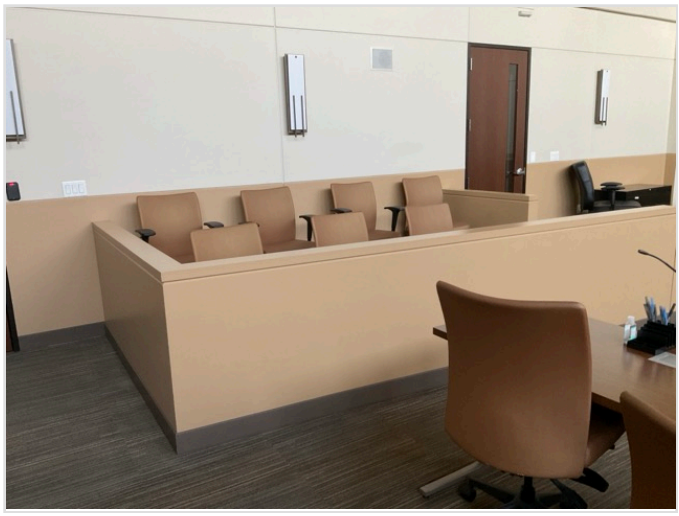
ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES



OVERVIEW OF JURY AREA

OVERVIEW OF JUDGE BENCH

Appendix E:
Component Condition Report

Component Condition Report | 007 - Municipal Court

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building	365 LF	63	9391144
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	6,000 SF	63	9391184
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	1,100 SF	28	9391150
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	5,500 SF	8	9391185
B2020	Building Exterior	Fair	Glazing, any type by SF	700 SF	18	9391130
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	5	28	9391170
B2050	Building Exterior	Poor	Exterior Door, Wood, any type, Refinish	5	1	9391152
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	18	9391172
Roofing						
B3010	Roof	Good	Roofing, Metal	2,900 SF	28	9391124
B3010	Roof	Fair	Roofing, Built-Up	3,600 SF	13	9391137
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	22	28	9391156
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,700 SF	13	9391168
C1090	Restrooms	Fair	Toilet Partitions, Metal	3	8	9391129
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	800 SF	28	9391198
C2010	Courtroom	Fair	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	100 SF	18	9391153
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	4	9391173
C2010	Lobby	Fair	Wall Finishes, Wallpaper	200 SF	3	9391175
C2010	Courtroom	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	400 SF	13	9391166
C2030	Throughout Building	Good	Flooring, Ceramic Tile	2,700 SF	28	9391154
C2030	Restrooms	Good	Flooring, Ceramic Tile	600 SF	28	9391189

Component Condition Report | 007 - Municipal Court

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,700 SF	6	9391136
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	6	9391165
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,700 SF	6	9391179
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	18	9391131
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	18	9391162
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	9391187
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,000 SF	28	9391139
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	18	9391188
D2010	Restrooms	Fair	Urinal, Standard	1	18	9391142
D2010	119	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	9391161
D2010	102	Fair	Water Heater, Electric, Residential	1	3	9391171
D2010	102	Fair	Sink/Lavatory, Service Sink, Floor	1	23	9391160
D2030	Roof	Fair	Supplemental Components, Drains, Roof	4	28	9391177
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9391174
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	9391140
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	6,000 SF	18	9391151
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	9391149
D3050	Roof	Fair	Energy Recovery Unit, Exterior AHU	1	8	9391146
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-2]	1	8	9391169
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [AC-1]	1	8	9391134
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3]	1	8	9391147
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-1]	1	8	9391159
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2]	1	8	9391138

Component Condition Report | 007 - Municipal Court

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,000 SF	13	9391176
D4010	Fire Riser Room	Good	Supplemental Components, Fire Riser, Wet	1	28	9391133
Electrical						
D5010	Fire Riser Room	Fair	Automatic Transfer Switch, ATS	1	13	9391178
D5020	Fire Riser Room	Good	Secondary Transformer, Dry, Stepdown	1	23	9391141
D5020	Building Exterior	Fair	Switchboard, 277/480 V	1	28	9391181
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,000 SF	28	9391145
D5040	Fire Riser Room	NA	Exterior Light, any type, w/ LED Replacement	1	1	9391157
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	8	9391182
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6	8	9391158
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	6,000 SF	5	9391163
D5040	Courtroom	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,000 SF	15	9391186
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	8	9391143
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	6,000 SF	8	9391135
D7050	105	Fair	Fire Alarm Panel, Fully Addressable	1	3	9391122
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,000 SF	8	9391164
Equipment & Furnishings						
E1060	119	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	12	9391155
E2010	Courtroom	Fair	Casework, Cabinetry, Standard	100 LF	8	9391123
E2010	Restrooms	Fair	Casework, Cabinetry, Standard	20 LF	8	9391128
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	60 LF	8	9391132
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Concrete, Large Areas	1,500 SF	38	9391167

Component Condition Report | 007 - Municipal Court

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	18	9391148
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	28	8	9391180
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	8	9391126
Utilities						
G4010	Building Exterior	Fair	Site Transformer, Liquid Filled, Property-Owned	1	18	9391125

Appendix F:
Replacement Reserves

Replacement Reserves Report

007 - Municipal Court

7/9/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
007 - Municipal Court	$0	$1,185	$0	$24,466	$18,571	$4,521	$32,060	$0	$229,387	$0	$0	$1,038	$855	$142,257	$24,958	$48,141	$43,086	$0	$357,153	$0	$0	**$927,679**
Grand Total	**$0**	**$1,185**	**$0**	**$24,466**	**$18,571**	**$4,521**	**$32,060**	**$0**	**$229,387**	**$0**	**$0**	**$1,038**	**$855**	**$142,257**	**$24,958**	**$48,141**	**$43,086**	**$0**	**$357,153**	**$0**	**$0**	**$927,679**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9391185	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	12	8	5500	SF	$1.86	$10,230									$10,230														**$10,230**
B2020	Building Exterior	9391130	Glazing, any type by SF, Replace	30	12	18	700	SF	$55.00	$38,500																			$38,500				**$38,500**
B2050	Building Exterior	9391152	Exterior Door, Wood, any type, Refinish	10	9	1	5	EA	$150.00	$750		$750										$750											**$1,500**
B2050	Building Exterior	9391172	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	12	18	2	EA	$1,300.00	$2,600																			$2,600				**$2,600**
B3010	Roof	9391137	Roofing, Built-Up, Replace	25	12	13	3600	SF	$14.00	$50,400														$50,400									**$50,400**
C1070	Throughout Building	9391168	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	2700	SF	$3.50	$9,450														$9,450									**$9,450**
C1090	Restrooms	9391129	Toilet Partitions, Metal, Replace	20	12	8	3	EA	$850.00	$2,550									$2,550														**$2,550**
C2010	Courtroom	9391153	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	12	18	100	SF	$28.00	$2,800																			$2,800				**$2,800**
C2010	Lobby	9391175	Wall Finishes, Wallpaper, Replace	15	12	3	200	SF	$2.20	$440				$440															$440				**$880**
C2010	Throughout Building	9391173	Wall Finishes, any surface, Prep & Paint	10	6	4	11000	SF	$1.50	$16,500					$16,500										$16,500								**$33,000**
C2010	Courtroom	9391166	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	12	13	400	SF	$14.00	$5,600														$5,600									**$5,600**
C2030	Throughout Building	9391136	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2700	SF	$7.50	$20,250							$20,250										$20,250						**$40,500**
C2050	Restrooms	9391165	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	600	SF	$2.00	$1,200							$1,200										$1,200						**$2,400**
C2050	Throughout Building	9391179	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	2700	SF	$2.00	$5,400							$5,400										$5,400						**$10,800**
D2010	102	9391171	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$650.00	$650				$650															$650				**$1,300**
D2010	Throughout Building	9391187	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	$1,500.00	$1,500				$1,500															$1,500				**$3,000**
D2010	Restroom	9391131	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	12	18	1	EA	$1,700.00	$1,700																			$1,700				**$1,700**
D2010	Restrooms	9391162	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	4	EA	$1,200.00	$4,800																			$4,800				**$4,800**
D2010	Restrooms	9391188	Toilet, Commercial Water Closet, Replace	30	12	18	4	EA	$1,300.00	$5,200																			$5,200				**$5,200**
D2010	Restrooms	9391142	Urinal, Standard, Replace	30	12	18	1	EA	$1,100.00	$1,100																			$1,100				**$1,100**
D2010	119	9391161	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	$1,200.00	$1,200																			$1,200				**$1,200**
D3030	Roof	9391174	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800				**$9,600**
D3050	Roof	9391140	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$9,000.00	$9,000									$9,000														**$9,000**
D3050	Roof	9391149	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$11,000.00	$11,000									$11,000														**$11,000**
D3050	Roof	9391146	Energy Recovery Unit, Exterior AHU, Replace	20	12	8	1	EA	$17,300.00	$17,300									$17,300														**$17,300**
D3050	Roof	9391169	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$15,000.00	$15,000									$15,000														**$15,000**
D3050	Roof	9391134	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$15,000.00	$15,000									$15,000														**$15,000**
D3050	Throughout Building	9391151	HVAC System, Ductwork, Medium Density, Replace	30	12	18	6000	SF	$4.00	$24,000																			$24,000				**$24,000**
D3060	Roof	9391147	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	$1,400.00	$1,400									$1,400														**$1,400**
D3060	Roof	9391159	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	$1,400.00	$1,400									$1,400														**$1,400**
D3060	Roof	9391138	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	$1,400.00	$1,400									$1,400														**$1,400**
D4010	Throughout Building	9391176	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	6000	SF	$1.07	$6,420													$6,420										**$6,420**
D5010	Fire Riser Room	9391178	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	$25,000.00	$25,000													$25,000										**$25,000**
D5040	Fire Riser Room	9391157	Exterior Light, any type, w/ LED Replacement, Replace	20	19	1	1	EA	$400.00	$400		$400																					**$400**
D5040	Throughout Building	9391163	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	6000	SF	$0.65	$3,900						$3,900										$3,900							**$7,800**
D5040	Building Exterior	9391182	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	4	EA	$400.00	$1,600									$1,600														**$1,600**
D5040	Building Exterior	9391158	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	6	EA	$400.00	$2,400									$2,400														**$2,400**
D5040	Building Exterior	9391143	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	4	EA	$400.00	$1,600									$1,600														**$1,600**
D5040	Courtroom	9391186	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	6000	SF	$4.50	$27,000																$27,000							**$27,000**
D7030	Throughout Building	9391135	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	6000	SF	$2.00	$12,000									$12,000														**$12,000**
D7050	105	9391122	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	$15,000.00	$15,000				$15,000															$15,000				**$30,000**
D7050	Throughout Building	9391164	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	6000	SF	$3.00	$18,000									$18,000														**$18,000**

Replacement Reserves Report

007 - Municipal Court

7/9/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1060	119	9391155	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	3	12	1	EA	$600.00	$600													$600									**$600**
E2010	Courtroom	9391123	Casework, Cabinetry, Standard, Replace	20	12	8	100	LF	$300.00	$30,000									$30,000													**$30,000**
E2010	Restrooms	9391128	Casework, Cabinetry, Standard, Replace	20	12	8	20	LF	$300.00	$6,000									$6,000													**$6,000**
E2010	Throughout Building	9391132	Casework, Cabinetry, Standard, Replace	20	12	8	60	LF	$300.00	$18,000									$18,000													**$18,000**
G2060	Building Exterior	9391180	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	28	EA	$150.00	$4,200									$4,200													**$4,200**
G2060	Site	9391126	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	$3,000.00	$3,000									$3,000													**$3,000**
G2060	Site	9391148	Flagpole, Metal, Replace	30	12	18	1	EA	$2,500.00	$2,500																			$2,500			**$2,500**
G4010	Building Exterior	9391125	Site Transformer, Liquid Filled, Property-Owned, Replace	30	12	18	1	EA	$103,000.00	$103,000																			$103,000			**$103,000**
Totals, Unescalated											**$0**	**$1,150**	**$0**	**$22,390**	**$16,500**	**$3,900**	**$26,850**	**$0**	**$181,080**	**$0**	**$0**	**$750**	**$600**	**$96,870**	**$16,500**	**$30,900**	**$26,850**	**$0**	**$209,790**	**$0**	**$0**	**$634,130**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,185**	**$0**	**$24,466**	**$18,571**	**$4,521**	**$32,060**	**$0**	**$229,387**	**$0**	**$0**	**$1,038**	**$855**	**$142,257**	**$24,958**	**$48,141**	**$43,086**	**$0**	**$357,153**	**$0**	**$0**	**$927,679**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9391171	D2010	**Water Heater**	Electric, Residential	20 GAL	007 - Municipal Court	102	A. O. Smith	Inaccessible	Inaccessible	2013	2095386	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9391174	D3030	**Split System Ductless**	Single Zone	1.5 TON	007 - Municipal Court	Roof	Panasonic	CU-S18NKUA	6860801527	2013	2095419	
2	9391146	D3050	**Energy Recovery Unit**	Exterior AHU	2000 CFM	007 - Municipal Court	Roof	RenewAire	HE1XRT	H13 4155C	2013	2045777	
3	9391140	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	007 - Municipal Court	Roof	Carrier	50HCQA04A2A5A0A0A0	2413C66622	2013	2095421	
4	9391149	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	007 - Municipal Court	Roof	Carrier	50HCQA05A2A5A0A0A0	2513C76025	2013	2045775	
5	9391134	D3050	**Packaged Unit** [AC-1]	RTU, Pad or Roof-Mounted	7 TON	007 - Municipal Court	Roof	Carrier	50HCQA07A2A5A0A0A0	3013G30091	2013	2045781	
6	9391169	D3050	**Packaged Unit** [AC-2]	RTU, Pad or Roof-Mounted	6 TON	007 - Municipal Court	Roof	Carrier	50HCQA06A2A5A0A0A0	2013C83638	2013	2045776	
7	9391159	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 12" Damper	90 CFM	007 - Municipal Court	Roof	Greenheck	G-090-D-X	13405490 1309	2013	2045737	
8	9391138	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 12" Damper	600 CFM	007 - Municipal Court	Roof	Greenheck	G-060-D-X	13405491 1309	2013	2045699	
9	9391147	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 12" Damper	600 CFM	007 - Municipal Court	Roof	Greenheck	G-060-D-X	13405492 1309	2013	2095398	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9391178	D5010	**Automatic Transfer Switch**	ATS	600 AMP	007 - Municipal Court	Fire Riser Room	Kohler	Decision-Maker. MPAC, 1200	No dataplate	2013	2045730	
2	9391141	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	007 - Municipal Court	Fire Riser Room	Square D	EX75T3H	No dataplate	2018	2095418	
3	9391181	D5020	**Switchboard**	277/480 V	1200 AMP	007 - Municipal Court	Building Exterior	Square D	33164754-001 N	No dataplate	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9391122	D7050	**Fire Alarm Panel**	Fully Addressable		007 - Municipal Court	105	Honeywell	No dataplate	No dataplate	2013	2045780	

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G40 Electrical Site Improvements													
1	9391125	G4010	**Site Transformer**	Liquid Filled, Property-Owned	1000 kVA	007 - Municipal Court	Building Exterior	Howard Industries	9137-435555-017	31944	2013	2045762	