

# LOWER KEYS MEDICAL CENTER

Lower Keys Medical Center

Asset LKMC

2026 Facility Condition Assessment



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# **FACILITY ASSET OVERVIEW**







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## ASSET EXECUTIVE SUMMARY

ASSET CODE	LKMC	CURRENT REPLACEMENT VALUE	\$74,787,000
ASSET NAME	LOWER KEYS MEDICAL CENTER	10-YEAR RENEWAL NEEDS	\$9,813,447
USE TYPE	Medical/Hospital	10-YEAR NEEDS PER SQUARE FOOT	\$103.30
YEAR BUILT	1967	FACILITY CONDITION NEEDS INDEX	0.13
GROSS SQUARE FEET	95,000	FACILITY CONDITION INDEX	0.03
INSPECTION DATE	01/27/202X	All costs shown as Present Value	

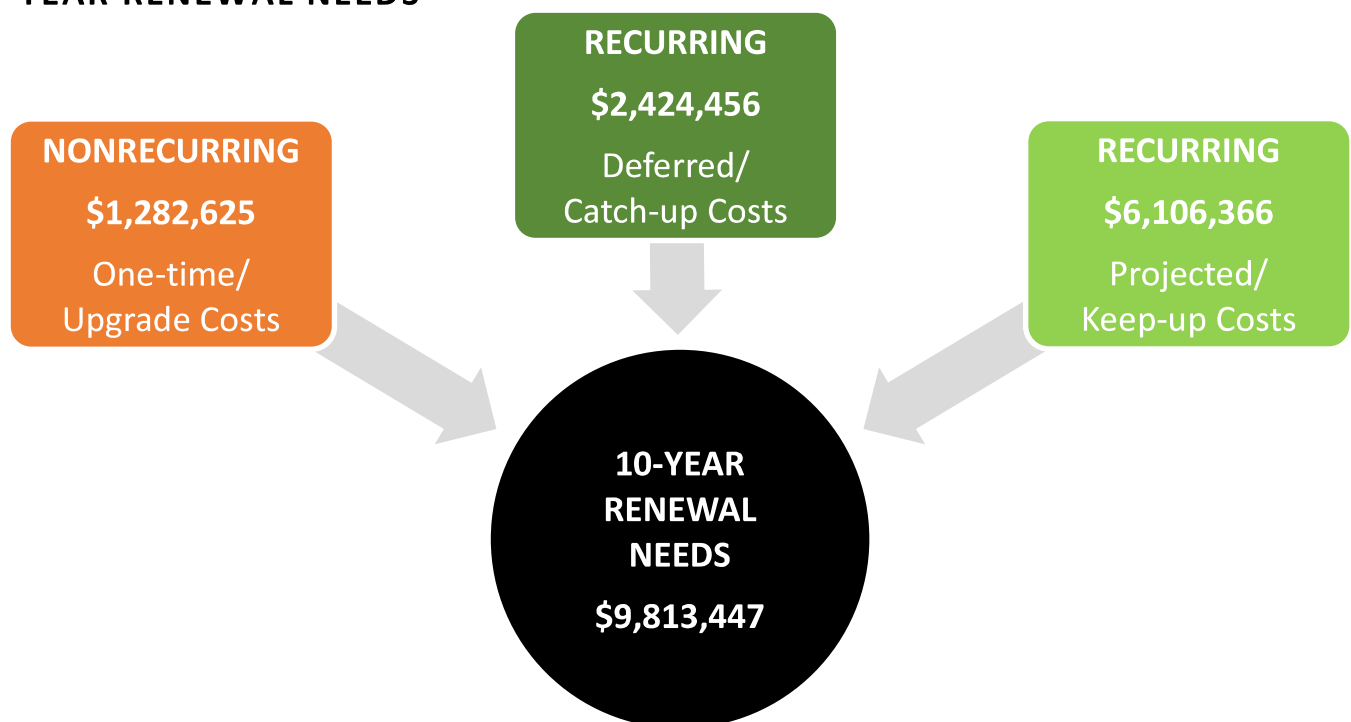
### FCNI SCALE

The FCNI for this asset is 0.13

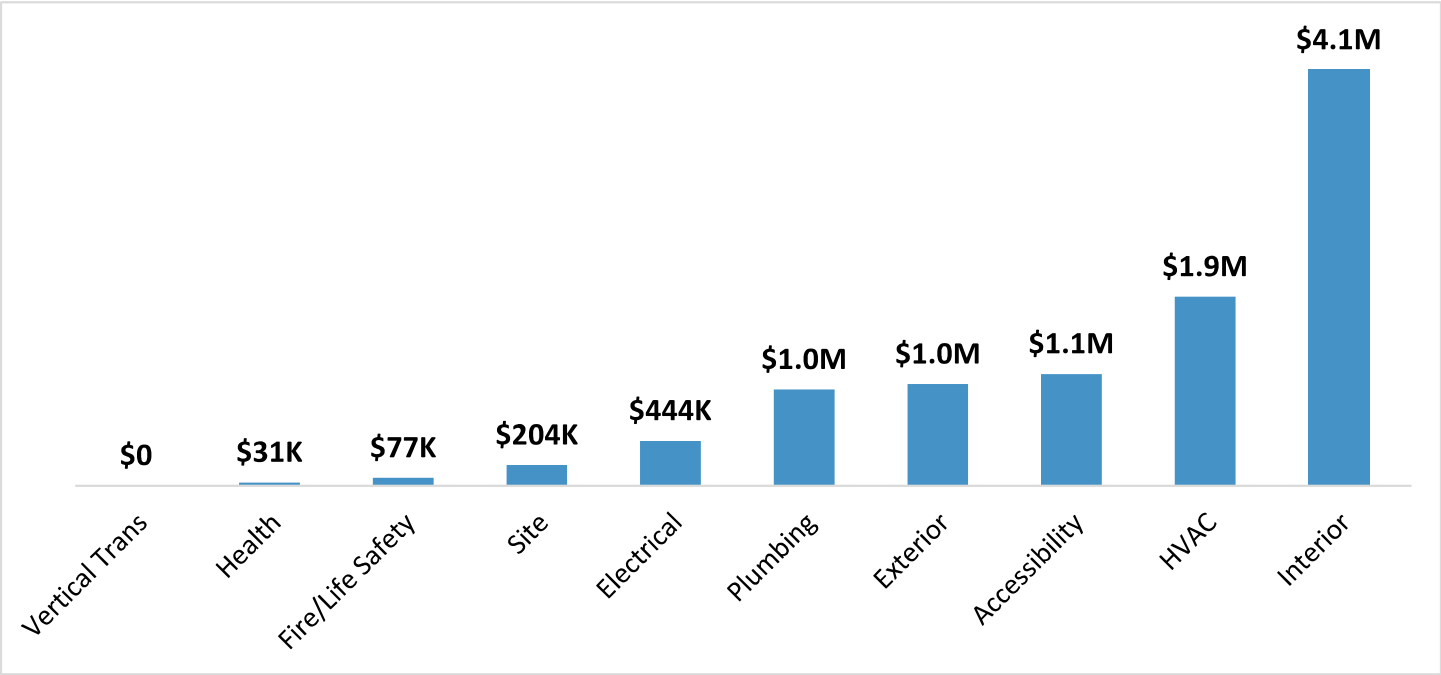
 <b>Excellent Condition</b> (typically new construction)	 <b>Below Average Condition</b> (major renovation required)
 <b>Good Condition</b> (maintained within lifecycle)	 <b>Poor Condition</b> (total renovation required)
 <b>Fair Condition</b> (normal renovations required)	 <b>Replacement Indicated</b> (unless historic)



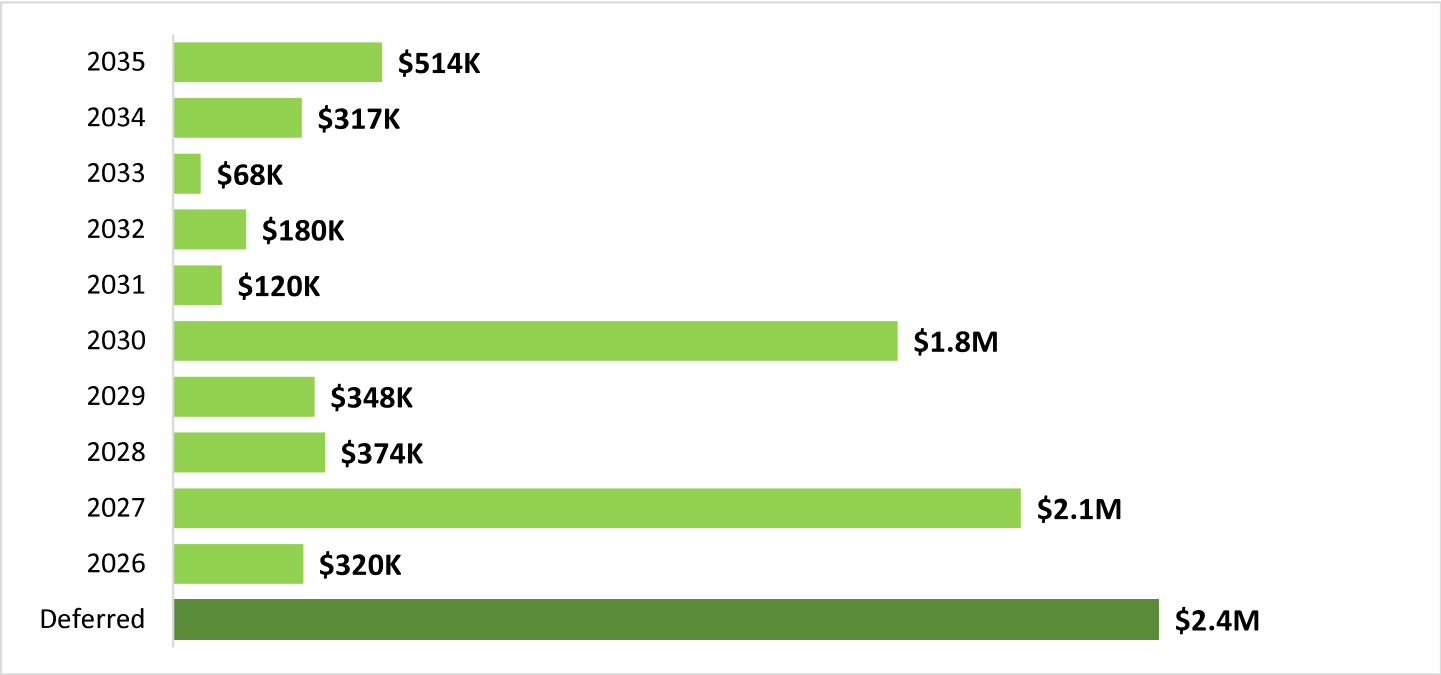
### 10-YEAR RENEWAL NEEDS



10-YEAR RENEWAL NEEDS BY SYSTEM

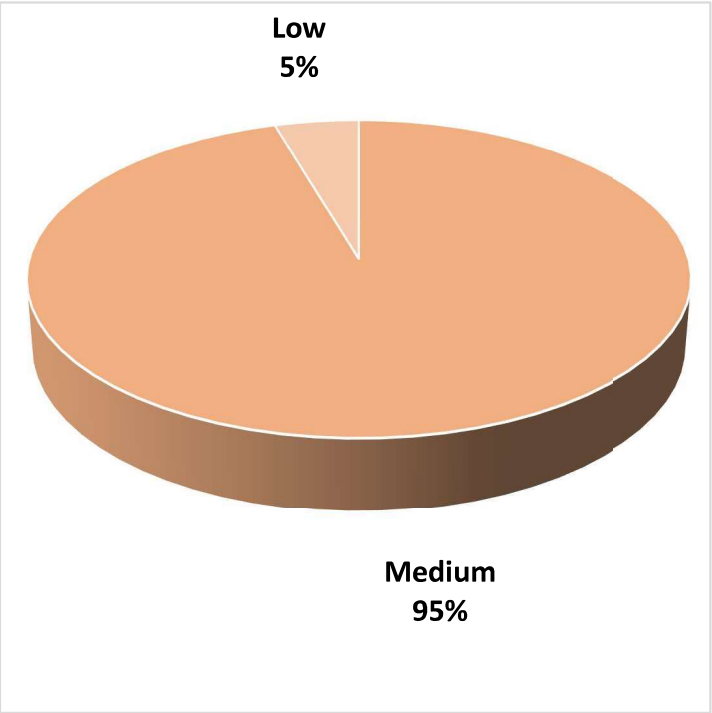


10-YEAR RECURRING NEEDS BY YEAR

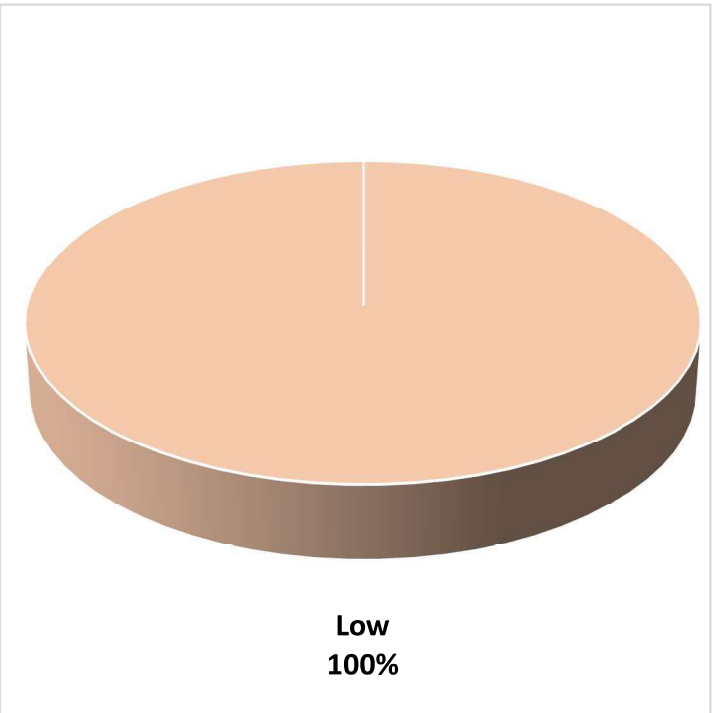


10-YEAR NONRECURRING NEEDS BY CLASSIFICATION

PLANT ADAPTION		
High	\$0	0%
Medium	\$1,134,800	95%
Low	\$54,860	5%
TOTAL	\$1,189,660	100%



CORRECTIVE ACTION		
High	\$0	0%
Medium	\$0	0%
Low	\$92,965	7%
TOTAL	\$92,965	100%





## ASSET NARRATIVE

The Lower Keys Medical Center is the main full-service hospital on the island of Key West in Florida. The original hospital structure was constructed in 1967, with smaller Annex and Business buildings added in the northeast corner at later dates. Today, this 95,000 gross square foot (GSF), three-story hospital includes various patient rooms on the upper two floors, an emergency room, a surgical department, laboratory and radiology departments, a kitchen with a small dining room, and various support spaces. The building features painted concrete stucco facades with limited glazing assemblies and various flat roofs.

Information for this report was gathered during an inspection conducted on January 27, 2026.

## SITE

This site is relatively flat and landscaped with established lawns, as well as native trees and plants that appear well-maintained. The concrete sidewalks are in good overall condition with no significant trip hazards. The surrounding asphaltic concrete paving systems are in fair condition, but the south service drive is uneven and timeworn, and there are various areas of cracking. To support longevity and limit owner liability, crack repair is recommended throughout, and the south service drive should be repaired or rebuilt. Restriping is also recommended within the next two years. The painted concrete helipad is timeworn and recommended for near-term repainting. The fencing around the helipad area is in good condition.

## EXTERIOR STRUCTURE

The exterior finishes include painted concrete stucco, standard windows, storefront, and stained wood decking. While the exterior finishes are in fair condition, the original standard windows and storefront have exceeded their typical lifecycles and are recommended for replacement with energy-efficient assemblies. The wood decking needs cyclical restaining to support longevity. An area of the main entry canopy is damaged and recommended for repair and repainting as part of routine maintenance.

Exterior doors are painted metal, full-lite aluminum, full-lite automatic sliders, or accordion storm screens. The associated hardware consists of levers, panic bars, card access, or overhead electric operators. Although the doors and hardware are in working order, the older full-lite aluminum doors and full-lite automatic sliders have exceeded their typical lifecycles and are recommended for a near-term upgrade. Within the next two to nine years, the remaining full-lite aluminum doors, original painted metal doors, levers, panic bars, and card access systems should also be considered for upgrade. The remaining doors and overhead electric operators should last beyond the ten-year outlook of this report. The metal doors, however, are recommended for cyclical repainting within the next two years to maintain a suitable exterior aesthetic.

The various roofs are either single-ply white membranes, built-up mineral-faced, or metal panels. While no roof leaks were reported or noted, the built-up assemblies have exceeded their typical lifecycles and are recommended for near-term upgrade. The remaining roofing finishes, lightning protection system, and metal gutters with downspouts are

expected to last beyond the scope of this report. Debris buildup around the internal roof drains should be removed as part of routine maintenance.

## INTERIOR FINISHES/SYSTEMS

Floor finishes include carpet, vinyl tile or plank, ceramic tile, laminate plank, sealed or painted concrete, and medical sheet rubber. Ceilings are acoustical tiles or painted, and the walls are painted with areas of ceramic tile or fiberglass reinforced polypropylene or plastic (FRP) wainscot. The interior finishes vary in age and are in fair to good condition. However, the older vinyl tile, vinyl plank in the Business building, original ceramic floor tile, and most standard and premium painted walls have exceeded their typical lifecycles and are recommended for near-term upgrade or cyclical repainting. Within the next two to five years, the laminate plank, older medical sheet rubber, most of the remaining older painted walls, original ceramic wall tiles, and FRP should also be considered for replacement or repainting. Carpeting and painted concrete will need to be upgraded or cyclically repainted within six to ten years. The remaining finishes are expected to last beyond the ten-year purview of this report.

The plastic wall bumpers, laboratory casework, and cabinetry appear to be in fair condition. However, the bumpers, lab casework, and older cabinetry are showing signs of age and will need to be upgraded within the next five to ten years. The metal toilet partitions are also in acceptable condition but will need replacement in the near term.

The interior doors are wood, painted metal, full-lite wood, full-lite aluminum, or manual full-lite sliders. The associated hardware consists of knobs, levers, panic bars, card access, and overhead electric operators. While the doors and hardware are in working order, the overhead electric operators should be considered for near-term replacement. Knob replacement is addressed in the Accessibility section. Within the next two years, the original wood and painted metal doors should be upgraded. The panic bars should be replaced within the next nine years. The remaining doors, hardware, and card access panels are expected to last beyond the scope of this report.

## ACCESSIBILITY

Building accessibility has been evaluated based on the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design (2010 Standards).

This facility has various grade-level entrances with powered sliding entry doors at the main north entrance and emergency room entry on the east elevation. To improve entry and site accessibility, install compliant handrail assemblies at the various entry steps throughout the site and construct a compliant curb ramp at the ambulance entry. Once inside this multi-story building, all levels are accessed by stair towers or elevators with accessible control panels and hands-free phones. Comprehensive handrails and guardrails should be installed within each stair tower.

Most of the public restrooms on the first floor, as well as the one public restroom on the second floor, appear to have accessible plumbing fixtures with proper clearances. However, the staff restrooms, locker rooms, private department restrooms, and the majority of patient restrooms do not appear to be fully ADA-compliant. These areas should be updated, including one patient restroom within the second and third floor pods, to meet the 2010 Standards.

Additionally, provide accessible roll-in showers where lacking, and construct a new all-gender restroom on the third floor for general use.

While many doors have lever hardware, some knob hardware was observed. The remaining knobs should be replaced. The addition of compliant signage is recommended throughout. To improve user accessibility, the inaccessible kitchen sink cabinetry should be modified to provide proper knee clearance, and dual-level drinking fountains should be installed where lacking.

## HEALTH

The commercial kitchen equipment is reportedly replaced on an as-needed basis and expected to last beyond the next ten years. The supporting mechanical systems for the walk-in cooler and walk-in freezer are installed along the hospital's north elevation. The structures have substantial remaining service life, but the refrigeration packages will be due for replacement within the ten-year reporting period.

Emergency eyewash wands are installed throughout the building, and the lab includes a wall-mounted emergency shower. These safety devices appear well-maintained and are expected to last beyond the next ten years.

## FIRE/LIFE SAFETY

The building appears to have adequate egress passages, and no obstructions were noted during the inspection. Exit signage appears to be properly installed and clearly visible along all egress routes. Emergency lighting is provided by select normal fixtures receiving power from the emergency power systems.

Hard-looped tie-off points should be installed at regular intervals throughout the various flat roofs. Also install painted steel guards at the various elevated walkways around the building.

The building includes a fire detection and alarm system. Manual pull stations and automated fire detection devices are provided for system activation, and occupants are notified of an alarm by horn and strobe signalers. At the time of the inspection, the panel was being replaced with a Simplex 4100ES panel, and the devices were slated to be replaced next. Once this update is complete, the new panel and devices will have over ten years of remaining statistical service life.

An automated fire suppression system provides building protection during fire emergencies. The wet-pipe sprinkler system has fixed and retractable sprinkler heads and is expected to continue providing reliable service beyond the coming decade.

## HVAC

The hospital's primary cooling medium is chilled water produced by water-cooled chillers in a mechanical room along the west elevation. Each chiller has sufficient capacity to meet the chilled water demands of the building and is operated in an alternating pattern. This effectively extends the overall service life of each chiller. The chillers are supported by cooling towers mounted on the roof, with condenser water pumps circulating the cooling water between the towers and chillers. Two chilled water pumps deliver the cooling medium to the applicable loads through a closed loop system that

includes an expansion tank. One of the chillers and the expansion tank will reach the end of their expected service lives within the next five years. The other chiller is a more recent installation and has over a decade of statistical service life left, as do the chilled water and condenser water pumps. The cooling towers are scheduled for replacement later this year, and funding has already been procured for this replacement. Once installed, the new towers will provide reliable service beyond the scope of this report.

Three natural gas-fired boilers produce high-temperature water that is used as the main heating medium for the hospital. Two heating water pumps deliver this water through another closed loop system, also with an expansion tank. The boilers have over a decade of remaining life, but the pumps and expansion tank will need replacement within ten years.

The heating and cooling media are employed by six indoor and four outdoor air handlers and by over 100 fan coil units distributed throughout the facility. Five roof-mounted package air conditioning units and 12 ducted split systems, each consisting of an exterior-mounted, air-cooled condenser and an AC coil in or near the space served, provide additional climate control. A make-up air unit on the roof provides fresh air supply to the system. Conditioned air is delivered to the applicable spaces via a ducted distribution system that includes electric duct heaters. Direct digital controls regulate the various components to ensure proper conditions are maintained. The indoor air handlers, fan coil units, two of the outdoor air handlers, seven of the ducted split system AC coils, one of the air-cooled condensers, the distribution system, and some of the control system components are expected to continue providing reliable service beyond the purview of this assessment. One of the package units is scheduled and budgeted for replacement later this year. Once installed, the replacement will have over a decade of useful life. The other outdoor air handlers, the make-up air unit, five of the condensers, three of the AC coils, and four of the package units should be considered for renewal within the coming decade. The remaining two condensers and two AC coils are in a deferred maintenance status.

Ten ductless split systems and a package terminal air conditioner provide supplemental cooling to select locations such as the stairwells, elevator machine room, and some offices. Two electric steam generators support two sterilizers in the surgical wing. An electric point-of-use humidifier provides humidity control for specific areas. The humidifier, sterilizers, and four of the ductless split systems have over ten years of remaining serviceable life. The steam generators and package terminal air conditioner will reach lifecycle depletion within the coming decade. The remaining ductless split systems have exceeded their statistical service lives and should be considered for renewal.

Three air curtains protect pedestrian entry to the building along the first floor. The kitchen and serving area include two kitchen hoods with integrated fire suppression systems. Hood and building ventilation are enforced by 29 centrifugal curb-mounted exhausters, six utility set exhausters, three propeller-style fans, and an inline centrifugal airfoil. The propeller fans are overdue for replacement, and the airfoil and 19 of the curb-mounted exhausters will become so over the next ten years. The air curtains, hoods, utility sets, and remaining curb-mounted exhausters have substantial remaining service life.

The vacuum pump room along the south elevation was observed to be very warm, and a portable fan was set up to provide air flow over the vacuum pump installed within. Install a dedicated ductless split system to ensure the temperature in the room is adequate to keep the vacuum pump appropriately cooled.



## ELECTRICAL

Electrical power is supplied from the local power grid at 480/277 volts and enters the building through a service entry into a switchgear room along the west elevation. The power is received by a main switchboard that distributes it to building loads, including two other switchboards. Electrical distribution is a dual-voltage system operating at 480/277 volts and 120/208 volts and consisting of insulated copper conductors routed through metallic conduits. Step-down transformers supply the lower voltage branches, and two of these have 112.5 kVA ratings or higher. Seven distribution panels and load centers with 400 amp or greater capacities are installed throughout the building. The electrical supply and distribution systems are expected to require no more than routine maintenance over the next ten years.

In the event of a loss of main power, a diesel-fired emergency generator along the west elevation provides 1,000 kW of 480/277-volt power. The generator is supported by a day tank and fuel oil storage tank, also on the west elevation. Five automatic transfer switches stand by to connect the generator output to the emergency loads. An electrical cabinet near the generator provides a connection point for an additional portable generator. A manual transfer switch connects this power source to the building systems. The main IT room on the second floor has an uninterruptible power supply to support the server racks. The emergency power systems have over a decade of remaining viability.

Ten variable frequency drives (VFDs) support equipment in the building, including many of the air handler supply fans, the cooling tower fans, and the chillers. In most cases, the drives are installed near the equipment they serve. One of the chiller VFDs has achieved technical obsolescence, and five others will do so over the course of the next ten years. The remaining four have service lives that extend beyond the timeframe considered in this assessment.

Most of the interior lighting has been updated to lay-in LED fixtures. While some older fixtures with T8 fluorescent lamps remain, they are being updated on an ongoing basis. Replacement efforts should continue as these fixtures are outdated. Surgical suites include four surgery procedure lighting modules. The newer LED lighting and the surgical lighting modules have over ten years of remaining life.

The exterior is illuminated by numerous fixture styles. Entrances are lit by soffit CFLs and surface-mounted LED fixtures. Surface-mounted fixtures with T8 fluorescent tubes light the drive-up areas for the emergency room and patient drop-off. Incandescent fixtures retrofitted with LED lamps provide lighting for the helipad. The parking lot includes stanchion-mounted LED fixtures, and LED bollards illuminate the sidewalk along the north elevation. General area illumination is provided by HID wall packs and floodlight fixtures that are retrofitted with LED lamps. The bollard lights, surface LED lights, and parking lot lights and poles are expected to remain viable beyond the report scope. The soffit fixtures are nearing obsolescence. The other lighting is outdated and should be upgraded to more energy-efficient lighting solutions.

## PLUMBING

Domestic water for the hospital is supplied by the local distribution systems and backed up by two water storage tanks at the northwest corner. Two transfer pumps send water from the tanks to the building in the event that it is needed. Potable water distribution is a rigid copper system. No signs of significant degradation were observed in the system or reported. It is expected that the distribution system will continue reliable operation beyond the next ten years. The tanks and transfer pumps, however, have fewer than ten years of statistically useful life remaining.

The drain piping system is cast-iron construction with no-hub connections. Like the supply piping, no indications of degradation were observed, and the drain piping has substantial remaining service life.

Two natural gas-fired domestic water boilers provide potable hot water for the patient rooms and general use. A commercial-grade, gas-fired water heater supports the surgical suites. This water heater was undergoing installation during the inspection due to the previous component having developed leaks. A temporary gas-fired water heater was installed to support the surgical suites while the main water heater was being replaced. An expansion tank allows for pressure fluctuations in the system. Both the new water heater and the temporary unit, should it remain in place, have service lives that exceed the reporting period. The domestic water boilers and expansion tank have only a few years of statistically serviceable lives remaining.

Two duplex air compressors, one utility and one medical, serve the hospital, as do two duplex vacuum pumps. The utility compressor is supported by a refrigerated air dryer. Medical gas panels, both digital and analog, are installed throughout the building. A water softener provides treated water, and a duplex sump pump station aids in maintaining proper building drainage. The vacuum pumps and water softener have been in service beyond their useful lives. The other equipment has over a decade of remaining serviceability.

Plumbing fixtures include countertop and wall-hung lavatories, water closets, showers, kitchen sinks, various utility and service sinks, as well as single-level and dual-level drinking fountains. While the plumbing fixtures are in working order, the older countertop lavatories, kitchen sinks, and the original utility sinks have exceeded their typical lifecycles and should be upgraded. The single-level drinking fountains are addressed in the Accessibility section. Within the next four to ten years, the Annex restroom countertop lavatories and the older wall-hung lavatories, water closets, and showers are also recommended for upgrade. The remaining fixtures are expected to last beyond the ten-year period of this report.

## VERTICAL TRANSPORTATION

The facility is served by two hydraulic passenger elevators, which both provide access to all three levels of the building. A detailed elevator assessment was not performed; however, based on renovation dates and statistical lifecycle models, the elevators are expected to require no more than routine maintenance over the next ten years.

Note: The renewal needs outlined in this report were identified from the visual inspection and staff interviews. Our professional architectural and engineering inspectors examined the accessible equipment and various building components to determine what repairs or modifications may be necessary to restore the systems and facility asset to an acceptable condition, or a level defined by the Client.

The estimated costs represent correction of existing deficiencies and anticipated lifecycle failures within ten years. These recommendations are to bring the facility to modern standards without any anticipation of a change to the facility space layout or function. Estimates include variable project delivery costs as determined by the Owner. They do not represent the cost of a complete facility renovation. Soft costs not represented in this report include telecommunications, security, furniture, window treatment, space change, program issues, relocation, swing space, contingency, or costs that could not be identified or determined from the visual inspection and available building information.

## INSPECTION TEAM DATA

### REPORT DEVELOPMENT

ISES Corporation

3100 Breckinridge Boulevard, Suite 400

Duluth, GA 30096

<https://isescorp.com/>

### DATE OF INSPECTION

January 27, 2026

### INSPECTION TEAM PERSONNEL

NAME	ROLE	SPECIALTY
Erika Parker, RA	Architectural Assessor	Interior Finishes, Exterior Structure, ADA Compliance, Site, Fire/Life Safety, Health
Keith Lewis	Engineering Assessor	Mechanical, Electrical, Plumbing, Energy, Fire/Life Safety, Health

### ISES CORP CONTACTS

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### CLIENT CONTACT

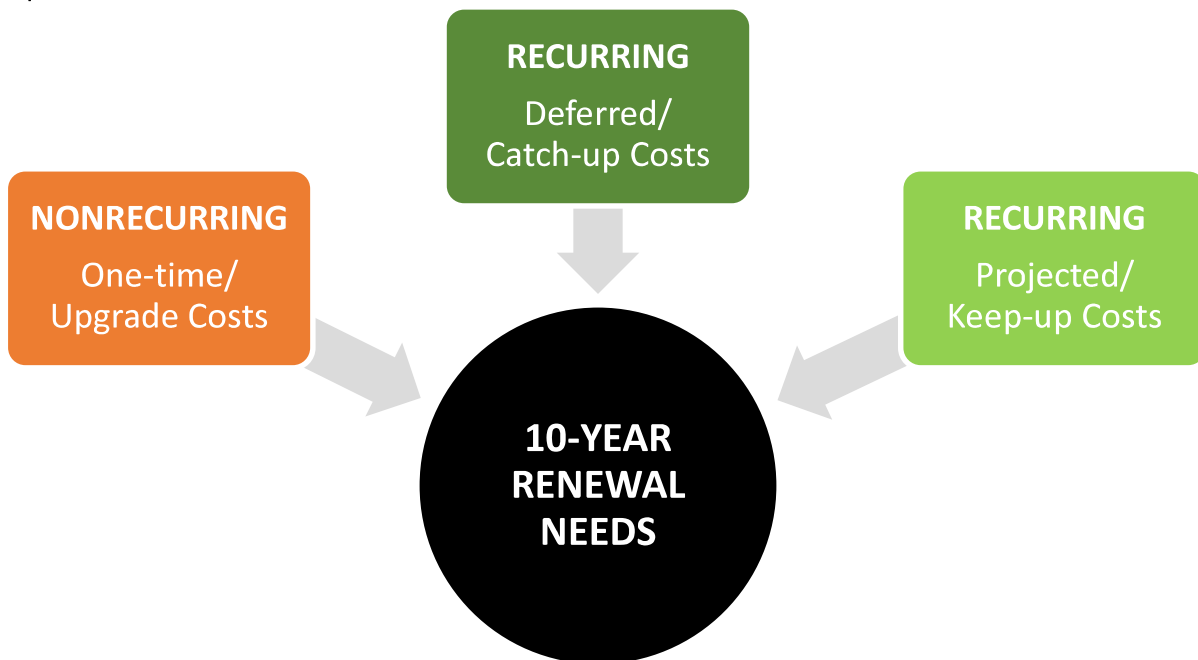
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## FCA METHODOLOGY

### 10-YEAR RENEWAL NEEDS

Renewal needs are developed to address anything that is currently deficient or expected to require attention within the next ten years based on existing conditions, industry averages, and anticipated lifecycle failures. These recommendations are to enhance user safety, mitigate liability, or bring the facility to modern standards without any expectation of change to space layout or function. They replenish the lifecycle of existing components but do not include updates related to departmental space or program use changes, system replacements as a reaction to failure, or specialized program-related equipment. Routine minor facilities maintenance and repair activities are also excluded, as they are considered to be operating expenses. Examples include preventive maintenance, minor breakdown repairs, spot ceiling tile replacement, etc.



All renewal needs are properly classified, prioritized, and estimated for long-range planning purposes. Renewal needs are divided into two main categories – *Recurring* and *Nonrecurring*.

### RECURRING NEEDS

Recurring needs are associated with cyclical replacement or renewal of major components and building systems. Each component has a record of the installation date, life expectancy, and associated renewal cost based on industry-standard life expectancies.

These needs are either deferred or projected for renewal within the next ten years. Examples include roofs, chillers, windows, finishes, and air handling units.

## DEFERRED RENEWAL

Repairs or renewals, not accomplished as part of normal maintenance or capital repair, that have accumulated to the point that facility deterioration is evident. These needs represent *catch-up* costs. Further deferral could impair the proper functioning of the facility. Estimated costs include compliance with applicable codes, even if such compliance requires expenses beyond those essential to affect the needed repairs.

## PROJECTED RENEWAL

Major regular facility maintenance, repairs, or renovations necessary to ensure components can reach or extend the end of their useful service life. These needs are considered *keep-up* costs. They include planned cyclical renewal efforts that will be due within the scope of the FCA. Examples include chiller overhaul, repointing and sealing of masonry, roof repairs instead of early replacement, etc.

## RENEWABLE COMPONENTS INVENTORY

Record of all major renewable components within a building categorized by ASTM UNIFORMAT II classification codes. The inventory includes the install date, lifecycle information, and renewal cost, as reported by industry standard lifecycle expectancies and actual conditions. The projected replacement year is based on its remaining useful life. Components that are past the end of their lifecycle list the replacement year as Deferred Renewal. Each record contains the following associated information.

TERM	DEFINITION
ASSET CODE	Alphanumeric identifier used to identify or distinguish the facility asset.
CLIENT ID	Customer-provided identification for a renewable component, such as a barcode/QR number or similar descriptor.
COMPLEXITY FACTOR	Factor used to adjust component replacement cost when it is anticipated that the actual cost will deviate from the average cost.
COMPONENT CODE	Four-digit identifier associated with a renewable component.
COMPONENT DESCRIPTION	Narrative explanation of the renewable component.
IDENTIFIER	Unique information used to distinguish a specific component (if necessary).
INSTALL YEAR	Year renewable component was, or is estimated to have been, installed (When this data is not available, it defaults to the year the Asset was constructed).
LOCATION	Descriptor used to designate a place or position within an Asset (e.g., room number).

TERM	DEFINITION
<b>REPLACEMENT COST</b>	Calculation of (Indexed Unit Material Cost x Quantity) + (Indexed Unit Labor Cost x Quantity) + Construction Markups + Professional Fees. Costs are for one-time renewal/replacement and are in current year dollars.
<b>REPLACEMENT YEAR</b>	Future year that a renewable component is scheduled to need replacement based on industry averages and actual condition. It is the sum of the Install Year + Useful Life Expectancy + Useful Life Adjustment (if applicable).
<b>QUANTITY</b>	Amount or number of the renewable component.
<b>UNIFORMAT II</b>	ASTM elemental classification for building specifications, cost estimating, and cost analysis.
<b>UNIT</b>	Standard unit of measure associated with the quantity.
<b>USEFUL LIFE ADJUSTMENT</b>	Optional adjustment that shortens or lengthens the first lifecycle of the renewable component.
<b>USEFUL LIFE EXPECTANCY</b>	Average life expectancy of the individual component.

## NONRECURRING NEEDS

Nonrecurring needs are related to recommendations for one-time facility repairs and improvements. These needs are called *upgrade* costs. They typically consist of modifications or enhancements to accommodate accessibility, address fire/life safety deficiencies, or alter a building for a new use. They also include isolated deficiencies that could negatively affect the structure or systems and components within.

Nonrecurring needs are not included in the Renewable Components Inventory. A project is created for the one-time correction of each deficiency. Projects have unique nonrecurring numbers, include estimated costs, and are categorized by system type, priority, and classification.

These needs are classified as either plant/program adaption or corrective action. Examples include repair of building façade damage or a roof section and installing an ADA entrance ramp.

### PLANT/PROGRAM ADAPTION

One-time costs required to adapt the physical plant to the evolving needs of the organization and to changing codes or standards. These are expenses beyond normal maintenance.

**CORRECTIVE ACTION**

Noncyclical repairs needed to correct random and unpredictable deficiencies. These recommendations are not related to aligning a building with codes or standards, but could have an effect on building aesthetics, safety, or usability.

**NONRECURRING NUMBER**

Unique number consisting of three elements:

- Asset Code
- Building System
- Sequential number assigned by AMS

For example, the third fire/life safety need identified for asset 0001 would have a nonrecurring number of **0001FS03**.

*Example*

Nonrecurring Number = 0001FS03	
<b>0001</b>	Asset Code
<b>FS</b>	Building System
<b>03</b>	Sequential number assigned by AMS

**SYSTEM CODE**

Used to further classify nonrecurring needs by using component and element descriptions.

SYSTEM CODE			BUILDING SYSTEM
<b>AC1A</b>	–	<b>AC4B</b>	Accessibility
<b>EL1A</b>	–	<b>EL8A</b>	Electrical
<b>ES1A</b>	–	<b>ES6E</b>	Exterior Structure
<b>FS1A</b>	–	<b>FS6A</b>	Fire/Life Safety
<b>HE1A</b>	–	<b>HE7A</b>	Health
<b>HV1A</b>	–	<b>HV8B</b>	HVAC
<b>IS1A</b>	–	<b>IS6D</b>	Interior Finishes/Systems
<b>PL1A</b>	–	<b>PL5A</b>	Plumbing
<b>SI1A</b>	–	<b>SI4A</b>	Site
<b>VT1A</b>	–	<b>VT7A</b>	Vertical transportation

*Example*

System Code = EL5A	
<b>EL</b>	System Description
<b>5</b>	Component Description
<b>A</b>	Element Description



## PRIORITY SEQUENCE NUMBER

Number automatically assigned to each nonrecurring need to rank the recommendations in order of relative criticality and show the suggested execution order. This number is calculated using both the priority class and the building system of each nonrecurring need.

PRIORITY SEQUENCE	PRIORITY CLASS	SYSTEM CODE	NONRECURRING NUMBER
01	High	HV2C	0001HV04
02	High	PL1D	0001PL02
03	Medium	IS1E	0001IS06
04	Medium	EL4C	0001EL03

## RENEWAL NEEDS PRIORITIZATION

All renewal needs are prioritized for corrective action within the next ten years. Recurring needs do not receive individual prioritization, as the entire dataset is year-based. Each separate component has a distinct need year, rendering further prioritization unnecessary. Nonrecurring needs, on the other hand, are assigned priorities to indicate the criticality of the recommended work. The priorities for nonrecurring needs are defined as follows.

## NONRECURRING PRIORITIZATIONS

### PRIORITY 1 – HIGH

Items in this category include:

- correcting a cited safety hazard
- stopping accelerated deterioration
- returning a facility to normal operation

### PRIORITY 2 – MEDIUM

Items in this category include:

- repairs to prevent further deterioration
- improvements to facility approach/entry and access to goods and services
- correction of potential safety hazards

### PRIORITY 3 – LOW

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Items in this category include:

- improving access to restrooms and other amenities
- bringing a facility into compliance with current building codes as grandfather clauses expire
- increasing usability following an occupancy or use change
- actions that are recommended but not required by code

### PRIORITY SUBCLASS

Subset ratings can be assigned to Accessibility needs based on the four Department of Justice priority rankings for planning readily achievable barrier removal projects:

- DOJ1 – Accessible approach and entrance
- DOJ2 – Access to goods and services
- DOJ3 – Access to restrooms
- DOJ4 – Any other necessary measures

## CONDITION METRICS

### CURRENT REPLACEMENT VALUE (CRV)

Calculated by prorating the base cost per GSF according to building size and type (e.g., theater, research lab, classroom building, etc.). The RSMeans Square Foot cost is used as the base number and is adjusted for facility size and local area city cost indices. Modifiers are added for construction markups, professional fees, construction/project oversight, and demolition of the existing structure. CRV is based on replacement with current construction standards for the facility type, not original design parameters.

Traditional methods of calculating CRV don't consider the historic significance of a structure. Replacement of a historic structure would only occur in the event of a catastrophic loss of the building. In such occurrences, the cost to construct a modern facility that meets your architectural standards is calculated rather than attempting to mimic the historical construction style that has been lost.

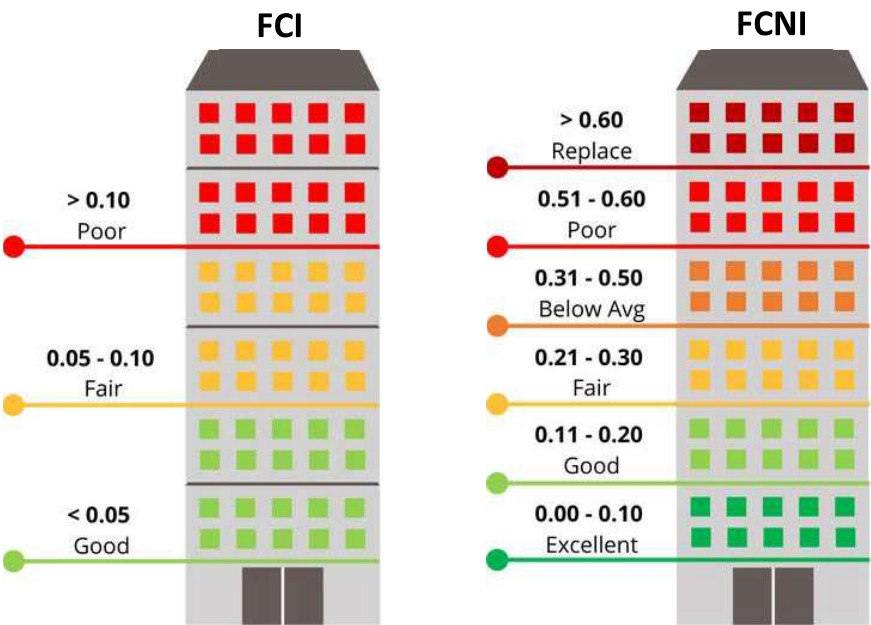
Cost factors and their applications can be changed readily upon consultation with the Client without impacting project scope or cost, as long as the change is made before report publication. Calculated CRVs are automatically updated in AMS when the annual inflation factor is added to the database.

FACILITY CONDITION INDEX (FCI)

Relative measure for an objective comparison of building conditions. It is derived by dividing Deferred Renewal Needs by Current Replacement Value.

FACILITY CONDITION NEEDS INDEX (FCNI)

Lifecycle cost comparison against all buildings for identifying worst-case/best-case building conditions. It is a ratio of 10-Year Renewal Needs (including Deferred Renewal) to Current Replacement Value.



MATERIAL AND LABOR COST FACTORS AND ADDITIONAL MARKUPS

Estimated renewal costs are adjusted from national averages to reflect local conditions using the RSMeans City Cost Index for material and labor cost factors. The percentage adjustment of the national average is shown in the table below. Renewal costs also include construction markup (general contractor profit and overhead, construction management, permitting, accounting, site security, insurance, bonds, sales tax, institutional fees, site utilities, refuse fees, and insurance) and professional fees (architect or engineer design fees and in-house design costs).

GLOBAL MARKUP	%
Local Labor Index	70.6
Local Materials Index	99.7
Construction Markup	20.0
Professional Fees	16.0

## PHOTOGRAPHS

A code shown on the Photo Log identifies the asset code, photo sequence, and a letter designation for architectural (a) or engineering (e) assessor.

*Example*

Photo Number: 0001006e	
0001	Asset Code
006	Photo Sequence
e	Engineering Photo

## DRAWINGS/FLOOR PLANS

If good quality, single-line, space management drawings are provided by the Client, they will be included in the reports and integrated with AMS to record the building's footprint at the time of inspection.

# **COST SUMMARIES AND TOTALS**

SECTION 2

10-YEAR RENEWAL NEEDS MATRIX

All costs shown as Present Value

SYSTEMS	NONRECURRING NEEDS			RECURRING NEEDS											TOTAL 10-YEAR NEEDS
	High	Medium	Low	Deferred	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
ACCESSIBILITY	0	1,106,800	0	0	0	0	0	0	0	0	0	0	0	0	\$1,106,800
EXTERIOR	0	0	0	883,417	0	23,965	0	7,558	23,940	0	0	68,008	0	0	\$1,006,887
INTERIOR	0	0	0	885,552	0	1,734,832	220,563	321,409	453,289	45,268	0	0	171,584	287,655	\$4,120,153
PLUMBING	0	0	0	196,373	0	100,812	0	2,092	425,833	0	43,098	0	0	184,349	\$952,556
HVAC	0	0	5,898	106,775	320,195	170,692	153,111	16,854	878,362	58,920	110,176	0	8,390	41,811	\$1,871,183
FIRE/LIFE SAFETY	0	28,001	48,962	0	0	0	0	0	0	0	0	0	0	0	\$76,962
ELECTRICAL	0	0	0	351,180	0	0	0	0	0	2,853	26,359	0	63,977	0	\$444,370
SITE	0	0	92,965	1,160	0	54,869	0	0	0	0	0	0	54,869	0	\$203,862
VERTICAL TRANS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$0
HEALTH	0	0	0	0	0	0	0	0	0	12,711	0	0	17,964	0	\$30,674
TOTALS	\$0	\$1,134,800	\$147,825	\$2,424,456	\$320,195	\$2,085,169	\$373,674	\$347,914	\$1,781,424	\$119,752	\$179,633	\$68,008	\$316,783	\$513,814	\$9,813,447

NONRECURRING NEEDS	\$1,282,625	CURRENT REPLACEMENT VALUE	\$74,787,000
RECURRING NEEDS	\$8,530,823	GROSS SQUARE FEET	95,000
TOTAL 10-YEAR RENEWAL NEEDS	\$9,813,447	FACILITY CONDITION NEEDS INDEX	0.13
10-YEAR NEEDS PER SF	\$103.30	FACILITY CONDITION INDEX	0.03

10-YEAR RENEWAL NEEDS BY SYSTEM

All costs shown as Present Value

SYSTEM	NONRECURRING	DEFERRED	PROJECTED	10-YEAR NEED
ACCESSIBILITY	\$1,106,800	\$0	\$0	\$1,106,800
EXTERIOR	\$0	\$883,417	\$123,471	\$1,006,887
INTERIOR	\$0	\$885,552	\$3,234,601	\$4,120,153
PLUMBING	\$0	\$196,373	\$756,183	\$952,556
HVAC	\$5,898	\$106,775	\$1,758,511	\$1,871,183
FIRE/LIFE SAFETY	\$76,962	\$0	\$0	\$76,962
ELECTRICAL	\$0	\$351,180	\$93,189	\$444,370
SITE	\$92,965	\$1,160	\$109,737	\$203,862
VERTICAL TRANSPORTATION	\$0	\$0	\$0	\$0
HEALTH	\$0	\$0	\$30,674	\$30,674
TOTALS	\$1,282,625	\$2,424,456	\$6,106,366	\$9,813,447



10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
Deferred	B1010	LKMC	EF10	DECK, ELEVATED WOOD WASH AND STAIN	WOOD PATIO		DINING PATIO	300	SF	\$357
Deferred	B2010	LKMC	WN05	GLASS, STOREFRONT	SINGLE-PANE ALUMINUM		DINING	110	SF	\$19,166
Deferred	B2020	LKMC	WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	SINGLE-PANE ALUMINUM		BLDG-WIDE	1,950	SF	\$302,290
Deferred	B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		DINING PATIO	1	LEAF	\$3,779
Deferred	B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		BUSINESS BLDG	1	LEAF	\$3,779
Deferred	B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		AMBULANCE	2	LEAF	\$7,558
Deferred	B2030	LKMC	DR17	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED	FULL-LITE AUTO SLIDER		ER ENTRY	2	EA	\$49,287
Deferred	B2030	LKMC	DR17	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED	FULL-LITE AUTO SLIDER		MAIN NORTH ENTRY	4	EA	\$98,574
Deferred	B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		SELECT 2ND & 3RD FL POD ENTRIES	6	EA	\$53,907
Deferred	B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		SELECT 1ST FL CORRIDOR DOORS	11	EA	\$98,830
Deferred	B3010	LKMC	RR06	ROOF - BITUMINOUS, 3-PLY, SBS MODIFIED BITUMEN, MOP	MODIFIED BITUMEN MINERAL-FACED		BUSINESS BLDG & MISC LOW ROOFS	8,035	SF	\$245,889
Deferred	C1010	LKMC	IW14	TOILET PARTITION WITH ACCESSORIES	METAL		ANNEX RESTROOMS & MEN'S LOCKER RM	5	SYS	\$17,058
Deferred	C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2004		BLDG-WIDE	85,990	SF	\$252,077
Deferred	C3010	LKMC	IW02	WALL FINISH - APPLIED, PREMIUM	PAINTED, PREMIUM		PACU & SELECT WALLS	10,750	SF	\$78,966
Deferred	C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL PLANK		BUSINESS BLDG	4,040	SF	\$33,912
Deferred	C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL TILE		BLDG-WIDE	20,390	SF	\$171,156
Deferred	C3020	LKMC	IF06	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	CERAMIC TILE		RESTROOMS BLDG-WIDE	7,980	SF	\$332,383

10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
Deferred	D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN, INTEGRAL OR DROP-IN		2ND & 3RD FL RMS & RESTROOMS	38	EA	\$39,747
Deferred	D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESSS STEEL		SELECT RMS BLDG-WIDE	14	EA	\$13,358
Deferred	D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESSS STEEL		SELECT 1ST FL RMS	17	EA	\$16,221
Deferred	D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	TERRAZO, FLOOR-MOUNTED		EVS RMS	7	EA	\$15,012
Deferred	D2020	LKMC	WT01	WATER SOFTENER (41 - 70 GPM)	SOFT-1, MARLO		1ST FL SW EQUIP RM	24	GPM	\$6,489
Deferred	D2090	LKMC	PG08	VACUUM PUMP - ROTARY VANE (6.1-30 HP)	VACP-1, DUPLEX, PURITAN BENNETT		COMPRESSOR RM	10	HP	\$35,182
Deferred	D2090	LKMC	PG08	VACUUM PUMP - ROTARY VANE (6.1-30 HP)	VACP-2, DUPLEX, AMICO		MED VAC RM	20	HP	\$70,363
Deferred	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-4, LENNOX, R22		EAST ELEVATION	2	TON	\$5,618
Deferred	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-8		EAST LOWER ROOF	3	TON	\$8,427
Deferred	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #2		NORTH LOWER ROOF	3	TON	\$8,427
Deferred	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-5		EAST ELEVATION	3	TON	\$8,427
Deferred	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-6		EAST ELEVATION	3	TON	\$8,427
Deferred	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-10, PAYNE, R-410A		NORTH LOWER ROOF	5	TON	\$14,045
Deferred	D3030	LKMC	HU07	AC COIL AND FAN UNIT, NO HEAT (1.6-2 TON)	AC-4		UNKNOWN	2	TON	\$5,980
Deferred	D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-8		UNKNOWN	3	TON	\$7,224
Deferred	D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-3, MITSUBISHI, R-410A		EAST LOWER ROOF	2	TON	\$4,609

10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
Deferred	D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-4, MITSUBISHI, R-410A		EAST LOWER ROOF	2	TON	\$6,146
Deferred	D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-5, MITSUBISHI, R-410A		EAST LOWER ROOF	2	TON	\$6,146
Deferred	D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-2, MITSUBISHI, R-410A		EAST LOWER ROOF	3	TON	\$4,688
Deferred	D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-1, MITSUBISHI, R-410A		EAST ELEVATION	3	TON	\$5,625
Deferred	D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-6, MITSUBISHI		UPPER ROOF	3	TON	\$5,625
Deferred	D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-1		COMPRESSOR RM	0	HP	\$2,453
Deferred	D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-2		1ST FL SW EQUIP RM	0	HP	\$2,453
Deferred	D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-3		1ST FL SW EQUIP RM	0	HP	\$2,453
Deferred	D5010	LKMC	VF13	VARIABLE FREQUENCY DRIVE (>150 HP)	CHILLER #1 VFD, TRANE		CHILLER RM	200	HP	\$63,977
Deferred	D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	HELIPAD LIGHTING, INCANDESCENT RETROFIT		NE, HELIPAD	12	EA	\$3,113
Deferred	D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	T8 FL		AWNINGS	16	EA	\$4,150
Deferred	D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	INCANDESCENT FLOOD, LED RETROFIT		EXTERIOR FACADES	2	EA	\$519
Deferred	D5020	LKMC	LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	HID WALL PACK		EXTERIOR FACADES	2	EA	\$2,056
Deferred	D5020	LKMC	LI12	LIGHTING SYSTEM, INTERIOR - HOSPITAL	T8 FLUORESCENT		ALL AREAS	25,000	SF	\$277,366
Deferred	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	CONCRETE HELIPAD		NE CORNER	380	SY	\$1,160



10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
2026	D3060	LKMC	BA35	HVAC CONTROLS - FIELD PANELS/OPS SOFTWARE - HOSPITAL	DDC		ALL AREAS	95,000	SF	\$214,267
2026	D3060	LKMC	BA58	HVAC CONTROLS - MAJOR INSTRUMENTATION - HOSPITAL	DDC		ALL AREAS	95,000	SF	\$105,928
2027	B2010	LKMC	EF04	EXTERIOR DOOR OR WINDOW APPLIED FINISH	PAINTED METAL		ROOFS & 1ST FL	44	EA	\$23,965
2027	C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	WOOD		SECONDARY DOORS, BLDG-WIDE	168	LEAF	\$476,318
2027	C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	PAINTED METAL		STAIRS	9	LEAF	\$44,071
2027	C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	WOOD		CORRIDOR DOORS, BLDG-WIDE	209	LEAF	\$1,023,438
2027	C3010	LKMC	IW03	WALL FINISH - TILE, CERAMIC / STONE, STANDARD	CERAMIC TILE, ORIGINAL		KITCHEN & SELECT RESTROOMS	3,800	SF	\$191,005
2027	D2020	LKMC	TK18	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	DWXT, WESSELS		1ST FL SW EQUIP RM	180	GAL	\$19,460
2027	D2020	LKMC	WH06	WATER HEATER - COMMERCIAL, GAS (>613 MBH INPUT)	WATER HEATER #1, A.O. SMITH, 600 GAL		1ST FL SW EQUIP RM	720	MBH	\$40,676
2027	D2020	LKMC	WH06	WATER HEATER - COMMERCIAL, GAS (>613 MBH INPUT)	WATER HEATER #2, A.O. SMITH, 600 GAL		1ST FL SW EQUIP RM	720	MBH	\$40,676
2027	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #3		NORTH LOWER ROOF	3	TON	\$7,023
2027	D3040	LKMC	FN18	FAN - CENTRIFUGAL ROOF EXHAUST (10"-18" DIAMETER)	EF-1 X-RAY-1, DAYTON		EAST LOWER ROOF	1	EA	\$4,740
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	K-1, DAYTON		NORTH LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-1, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-10, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-11, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-13, DAYTON		EAST LOWER ROOF	1	EA	\$8,390



10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-6, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-5, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	BIOHAZARD, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-6		UPPER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-10, DAYTON		UPPER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-11, DAYTON		UPPER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF-3-3, DAYTON		UPPER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	ISOLATION RM, DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	ISOLATION RM DAYTON		EAST LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	DAYTON		SOUTH LOWER ROOF	1	EA	\$8,390
2027	D3040	LKMC	FN20	FAN - CENTRIFUGAL ROOF EXHAUST (25"-30" DIAMETER)	K-2		NORTH LOWER ROOF	1	EA	\$10,414
2027	D3040	LKMC	TK32	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	HWXT, BELL & GOSSETT		BOILER RM	132	GAL	\$14,270
2027	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SOUTH SIDE, SERVICE DRIVE	733	SY	\$2,237
2027	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NE CORNER, DRIVE	1,239	SY	\$3,781
2027	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SW CORNER, SERVICE LOTS & DRIVES	2,925	SY	\$8,926

10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
2027	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		EAST SIDE, LOTS & DRIVES	4,265	SY	\$13,015
2027	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NORTH SIDE, LOTS & DRIVES	8,818	SY	\$26,909
2028	C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2016		BLDG-WIDE	75,240	SF	\$220,563
2028	D3040	LKMC	TK32	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	CHWXT, AMTROL		CHILLER RM	132	GAL	\$14,270
2028	D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-3, RHEEM, R-410A, NO HEAT		EAST LOWER ROOF	10	TON	\$61,707
2028	D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-4, RHEEM, R-410A, NO HEAT		EAST LOWER ROOF	13	TON	\$77,133
2029	B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		ANNEX BLDG	2	LEAF	\$7,558
2029	C3020	LKMC	IF12	FLOORING - LAMINATE PLANK, STANDARD	LAMINATE PLANK		PUBLIC CORRIDORS & ANNEX BLDG	17,100	SF	\$225,102
2029	C3020	LKMC	IF21	FLOORING - MED/LAB, CONDUCTIVE RUBBER, ROLL	MED SHEET RUBBER		EMERGENCY RMS	3,710	SF	\$96,307
2029	D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN INTEGRAL OR DROP-IN		ANNEX RESTROOMS	2	EA	\$2,092
2029	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #1		NORTH LOWER ROOF	3	TON	\$8,427
2029	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-7, LENNOX, R-410A		EAST ELEVATION	3	TON	\$8,427
2030	B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		LOWER ROOFS	4	LEAF	\$10,640
2030	B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		UPPER ROOF	5	LEAF	\$13,300
2030	C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	PLAM OR WOOD VENEER		SELECT RMS BLDG-WIDE	125	LF	\$88,291
2030	C3010	LKMC	IW12	WALL FINISH - PANEL, MEDICAL / LABORATORY APPLICATION	FIBER REINFORCED POLYPROPYLENE (FRP)		CORRIDORS & SELECT PATIENT RMS BLDG-WIDE	25,290	SF	\$364,998

10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
2030	D2020	LKMC	TK05	WATER TANK (1,650-4,000 GAL)	WATER PRESSURE TANK, BUFFALO		NW SITE	2,000	GAL	\$106,458
2030	D2020	LKMC	TK05	WATER TANK (1,650-4,000 GAL)	WATER STORAGE TANK		NW SITE	6,000	GAL	\$319,375
2030	D3020	LKMC	BL14	BOILER - ELECTRIC (311-2,100 MBH)	SG-1, STERIS		BOILER RM	400	MBH	\$21,071
2030	D3020	LKMC	BL14	BOILER - ELECTRIC (311-2,100 MBH)	SG-2, STERIS		BOILER RM	400	MBH	\$21,071
2030	D3030	LKMC	CH02	CHILLER - WATER-COOLED CENTRIFUGAL OR SCREW (151-350 TONS)	CHILLER #1, YORK, R123		CHILLER RM	250	TON	\$490,378
2030	D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	AHU-14, TEMTROL		OUTSIDE, NORTH	8	HP	\$158,619
2030	D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	AHU-15, TEMTROL		EAST LOWER ROOF	8	HP	\$158,619
2030	D3040	LKMC	FN21	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY (<=30 HP)	EF-25		CHILLER RM	0	HP	\$459
2030	D3050	LKMC	HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	RTU-1, CARRIER, R-410A, ELECTRIC HEAT		EAST LOWER ROOF	5	TON	\$28,143
2031	C3020	LKMC	IF02	FLOORING - CARPET, TILE OR ROLL, PREMIUM (WOOL, CUSTOM)	CPT		ENTRY LOBBY	950	SF	\$45,268
2031	D3040	LKMC	AH29	AIR HANDLING UNIT - OUTDOOR MAKEUP, GAS (>525 MBH INPUT)	MAU-1, CAPTIVEAIRE		NORTH LOWER ROOF	1,000	MBH	\$58,920
2031	D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	SOFFIT CFL		ENTRANCES	11	EA	\$2,853
2031	E1020	LKMC	CR02	REFRIGERATION SYSTEM - WALK-IN, 2 EVAP FANS, 6700 BTUH, CONDENSER	COOLER MECH, HEATCRAFT		NORTH ELEVATION	1	EA	\$12,711
2032	D2020	LKMC	PP05	PUMP - ELECTRIC (<=10 HP)	PUMP 1		NW ELEVATION	10	HP	\$21,549
2032	D2020	LKMC	PP05	PUMP - ELECTRIC (<=10 HP)	PUMP 2		NW ELEVATION	10	HP	\$21,549
2032	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU-1, LIEBERT, R-410A		NORTH LOWER ROOF	10	TON	\$28,090
2032	D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU-2, LIEBERT, R-410A		NORTH LOWER ROOF	10	TON	\$28,090
2032	D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-2		UNKNOWN	3	TON	\$7,224



10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
2032	D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-5		UNKNOWN	3	TON	\$7,224
2032	D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-6		UNKNOWN	3	TON	\$7,224
2032	D3040	LKMC	PH01	PUMP - ELECTRIC (<=10 HP)	HWP-1, BELL & GOSSETT		BOILER RM	8	HP	\$16,162
2032	D3040	LKMC	PH01	PUMP - ELECTRIC (<=10 HP)	HWP-2, BELL & GOSSETT		BOILER RM	8	HP	\$16,162
2032	D5010	LKMC	VF02	VARIABLE FREQUENCY DRIVE (6-7.5 HP)	AHU-12 VFD, ABB		2ND FL NW MECH RM	8	HP	\$6,240
2032	D5010	LKMC	VF02	VARIABLE FREQUENCY DRIVE (6-7.5 HP)	AHU-12A VFD, ABB		2ND FL WEST MECH RM	8	HP	\$6,240
2032	D5010	LKMC	VF03	VARIABLE FREQUENCY DRIVE (7.6-10 HP)	CT-1 VFD, ABB		SWITCHGEAR RM	10	HP	\$6,939
2032	D5010	LKMC	VF03	VARIABLE FREQUENCY DRIVE (7.6-10 HP)	CT-2 VFD, ABB		SWITCHGEAR RM	10	HP	\$6,939
2033	B2030	LKMC	DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		SELECT DOORS	3	EA	\$3,750
2033	B2030	LKMC	DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		ROOFS	8	EA	\$10,000
2033	B2030	LKMC	DR36	DOOR PANIC HARDWARE, EXTERIOR	PANIC BAR		UPPER ROOF	1	EA	\$1,596
2033	B2030	LKMC	DR36	DOOR PANIC HARDWARE, EXTERIOR	PANIC BAR		BLDG-WIDE	33	EA	\$52,662
2034	C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		DINING RM	2	EA	\$3,191
2034	C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		SELECT CORRIDOR DOORS	8	EA	\$12,765
2034	C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		STAIRS	9	EA	\$14,361
2034	C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	PLAM OR WOOD VENEER		1ST FL RMS	200	LF	\$141,266
2034	D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF1C.1, GREENHECK		EAST LOWER ROOF	1	EA	\$8,390
2034	D5010	LKMC	VF13	VARIABLE FREQUENCY DRIVE (>150 HP)	CHILLER #2 VFD, YORK		CHILLER RM	200	HP	\$63,977
2034	E1020	LKMC	CR03	REFRIGERATION SYSTEM - WALK-IN, 3 EVAP FANS, 10000 BTUH, CONDENSER	FREEZER MECH, RUSSELL		NORTH ELEVATION	1	EA	\$17,964



10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
2034	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NORTH SIDE, LOTS & DRIVES	8,818	SY	\$26,909
2034	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		EAST SIDE, LOTS & DRIVES	4,265	SY	\$13,015
2034	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SW CORNER, SERVICE LOTS & DRIVES	2,925	SY	\$8,926
2034	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NE CORNER, DRIVE	1,239	SY	\$3,781
2034	G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE,		SOUTH SIDE, SERVICE DRIVE	733	SY	\$2,237
2035	C1030	LKMC	CW04	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	PLAM		3RD FL PHARMACY	450	SF	\$26,530
2035	C1030	LKMC	CW04	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	PLAM		1ST FL LAB	2,375	SF	\$140,018
2035	C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6”	PLASTIC		2ND FL	825	LF	\$25,627
2035	C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6”	PLASTIC		3RD FL	825	LF	\$25,627
2035	C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6”	PLASTIC		1ST FL	2,000	LF	\$62,125
2035	C3020	LKMC	IF15	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL	PAINTED CONCRETE		STAIRS	1,920	SF	\$7,728
2035	D2010	LKMC	FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	PORCELAIN		SELECT RESTROOMS & RMS BLDG-WIDE	13	EA	\$22,650
2035	D2010	LKMC	FX08	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	FIBERGLASS OR TILE		SELECT RESTROOMS BLDG-WIDE	41	EA	\$56,247
2035	D2010	LKMC	FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	PORCELAIN, WALL- OR FLOOR-MOUNTED		SELECT RESTROOMS BLDG-WIDE	46	EA	\$105,452
2035	D3030	LKMC	HU24	PTAC, DX/ HP COOL, ELEC HEAT (>2 TON)	BMC INC, R-410A		ELEVATOR RM MECH PH	5	TON	\$13,667
2035	D3050	LKMC	HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	RTU-2, RHEEM, R-410A, ELECIC HEAT		EAST LOWER ROOF	5	TON	\$28,143

10-YEAR RECURRING RENEWAL NEEDS

All costs shown as Present Value

NEED YEAR	UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	NEED COST
TOTAL										\$8,530,823

10-YEAR NONRECURRING RENEWAL NEEDS

All costs shown as Present Value

PRIORITY	UNIFORMAT II	ASSET CODE	NEED NUMBER	NEED DESCRIPTION	CLASSIFICATION	NEED COST
Medium	B1010	LKMC	LKMCFS01	SITE GUARDRAIL UPGRADES	Plant Adaption	\$28,001
Medium	B2030	LKMC	LKMCAC01	IMPROVE BUILDING ENTRY ACCESSIBILITY	Plant Adaption	\$119,045
Medium	C1010	LKMC	LKMCAC04	UPGRADE CABINETRY	Plant Adaption	\$177,985
Medium	C1020	LKMC	LKMCAC05	REPLACE INTERIOR DOOR HARDWARE AND SIGNAGE	Plant Adaption	\$131,961
Medium	C2020	LKMC	LKMCAC08	UPGRADE INTERIOR STAIR	Plant Adaption	\$61,106
Medium	D2010	LKMC	LKMCAC03	REPLACE DRINKING FOUNTAINS	Plant Adaption	\$38,974
Medium	D2010	LKMC	LKMCAC06	IMPROVE RESTROOM ACCESSIBILITY	Plant Adaption	\$550,625
Medium	D2010	LKMC	LKMCAC07	ADD ALL-GENDER RESTROOM	Plant Adaption	\$25,045
Medium	G2020	LKMC	LKMCAC02	IMPROVE SITE ACCESSIBILITY	Plant Adaption	\$2,059
Low	B3010	LKMC	LKMCFS02	ADD ROPE DAVITS TO SUPPORT WORKER FALL PROTECTION	Plant Adaption	\$48,962
Low	D3050	LKMC	LKMCHV01	INSTALL DEDICATED COOLING FOR MED VAC ROOM	Plant Adaption	\$5,898
Low	G2030	LKMC	LKMCSI01	SITE VEHICULAR PAVING RENEWAL	Corrective Action	\$92,965
TOTAL						\$1,282,625

# **NONRECURRING RENEWAL NEEDS**

SECTION 3

10-YEAR NONRECURRING NEEDS BY PRIORITY

UPGRADE SITE GUARDRAIL				
NEED NUMBER	LKMCFS01	SYSTEM CODE: FS6A		
PRIORITY	Medium	System	FS	FIRE/LIFE SAFETY
CLASSIFICATION	Plant Adaption	Component	6	GENERAL
DATE BASIS	2/4/2026	Element	A	OTHER

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

IBC                      1011, 1014                      Not Applicable                      Floor-wide: Floor(s) 1

DESCRIPTION
A formal guard is required at any vertical drop exceeding 30 inches in height. This guard must resist the passage of a four-inch sphere, be able to resist a 50-pound lateral force, and extend at least 42 inches vertically above the upper landing of the drop. Installation of a painted steel guard is recommended at the various elevated walkways around the building that do not currently meet standard requirements.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Railing system up to 42 inches high with pickets at 4 1/2 inches on center	L	205	\$6	\$12,675.00	\$5	\$10,592.00	\$23,268
BASE MATERIAL/LABOR COSTS				\$12,675.15		\$10,592.35	\$23,268
INDEXED MATERIAL/LABOR COSTS				\$12,637.12		\$7,478.19	\$20,115
CONSTRUCTION MARKUP AT 20.0%							\$4,023
ORIGINAL CONSTRUCTION COST							\$24,138
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$24,138
PROFESSIONAL FEES AT 16.0%							\$3,862
TOTAL NEED COST							\$28,001

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

IMPROVE BUILDING ENTRY ACCESSIBILITY				
NEED NUMBER	LKMCAC01	SYSTEM CODE: AC2A		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	2	BUILDING ENTRY
DATE BASIS	2/4/2026	Element	A	GENERAL

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

ADAAG                      403.6, 505                      DOJ1 - Approach & Entrance                      Item Only: Floor(s) 1

DESCRIPTION
To comply with the intent of current ADA legislation, it is recommended that ADA-compliant handrails be installed at all entrances, as required.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Freestanding handrail system	L	215	\$15	\$33,880.00	\$25	\$55,756.00	\$89,636
Wall-mounted handrail system	L	95	\$8	\$8,298.00	\$6	\$5,816.00	\$14,114
BASE MATERIAL/LABOR COSTS				\$42,177.95		\$61,571.85	\$103,750
INDEXED MATERIAL/LABOR COSTS				\$42,051.41		\$43,469.72	\$85,521
CONSTRUCTION MARKUP AT 20.0%							\$17,104
ORIGINAL CONSTRUCTION COST							\$102,625
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$102,625
PROFESSIONAL FEES AT 16.0%							\$16,420
TOTAL NEED COST							\$119,045

All costs shown as Present Value



10-YEAR NONRECURRING NEEDS BY PRIORITY

IMPROVE SITE ACCESSIBILITY				
NEED NUMBER	LKMCAC02	SYSTEM CODE: AC1B		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	1	SITE
DATE BASIS	2/4/2026	Element	B	RAMPS AND WALKS

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

ADAAG 502

DOJ1 - Approach & Entrance

Item Only: Floor(s) 1

DESCRIPTION
To improve site accessibility, it is recommended that an ADA-compliant curb ramp be constructed at the ambulance entry.

10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Construct concrete curb ramp	E	1	\$90	\$904.00	\$81	\$819.00	\$1,723
BASE MATERIAL/LABOR COSTS			\$903.82		\$818.75		\$1,723
INDEXED MATERIAL/LABOR COSTS			\$901.10		\$578.03		\$1,479
CONSTRUCTION MARKUP AT 20.0%							\$296
ORIGINAL CONSTRUCTION COST							\$1,775
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$1,775
PROFESSIONAL FEES AT 16.0%							\$284
TOTAL NEED COST							\$2,059

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

IMPROVE RESTROOM ACCESSIBILITY				
NEED NUMBER	LKMCAC06	SYSTEM CODE: AC3E		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	3	INTERIOR PATH OF TRAVEL
DATE BASIS	2/4/2026	Element	E	RESTROOMS/BATHROOMS

CODE APPLICATION

ADAAG 309, 603, 604, 605,  
606, 607, 608

SUBCLASS/SAVINGS

DOJ3 - Restrooms

LOCATION

Floor-wide: Floor(s) 1,2,3

DESCRIPTION
The majority of the public restrooms on first floor and the one public restroom on the second floor appear to have accessible plumbing fixtures with proper clearances. However, the staff restrooms, locker rooms, private department restrooms, and most of the patient restrooms do not appear to be fully ADA accessible. It is recommended that these noncompliant areas, including one patient room within each second and third floor pod, be updated to meet current accessibility requirements. Additionally, accessible roll-in showers should be provided where lacking.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	UN	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Door operator, signage, and controls	E.	24	\$5,21.	\$125,158.00	\$1,40.	\$33,809.00	\$158,967
Grab bars (per stall)	S\	24	\$24.	\$5,878.00	\$57.	\$13,831.00	\$19,709
Mirror	E.	24	\$50.	\$12,102.00	\$38.	\$9,293.00	\$21,394
ADA-compliant signage	E.	24	\$9.	\$2,204.00	\$2.	\$648.00	\$2,852
ADA-compliant lavatory	E.	24	\$1,06.	\$25,515.00	\$39.	\$9,499.00	\$35,014
ADA-compliant toilet	E.	24	\$1,67.	\$40,081.00	\$44.	\$10,591.00	\$50,672
Roll-in shower	E.	12	\$5,67.	\$68,073.00	\$7,38.	\$88,603.00	\$156,676
BASE MATERIAL/LABOR COSTS				\$279,010.92		\$166,274.64	\$445,286
INDEXED MATERIAL/LABOR COSTS				\$278,173.88		\$117,389.89	\$395,564
CONSTRUCTION MARKUP AT 20.0%							\$79,113
ORIGINAL CONSTRUCTION COST							\$474,677
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$474,677
PROFESSIONAL FEES AT 16.0%							\$75,948
TOTAL NEED COST							\$550,625

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

REPLACE INTERIOR DOOR HARDWARE AND SIGNAGE				
NEED NUMBER	LKMCAC05	SYSTEM CODE: AC3C		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	3	INTERIOR PATH OF TRAVEL
DATE BASIS	2/4/2026	Element	C	DOORS AND HARDWARE

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

ADAAG                      309.4, 703.1                      DOJ2 - Access to Goods & Services                      Floor-wide: Floor(s) 1,2,3

DESCRIPTION
Accessibility legislation requires that door hardware be designed for people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to permanent spaces is not ADA compliant or is inconsistent. It is recommended that all noncompliant and inconsistent room and directional signage be upgraded to conform to ADA size, graphics, Braille, height, and location requirements.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
ADA-compliant signage	E	553	\$9	\$50,788.00	\$2	\$14,937.00	\$65,724
ADA-compliant, commercial-grade door hardware	E	50	\$52	\$26,269.00	\$21	\$10,523.00	\$36,792
BASE MATERIAL/LABOR COSTS				\$77,056.02		\$25,459.53	\$102,516
INDEXED MATERIAL/LABOR COSTS				\$76,824.85		\$17,974.42	\$94,799
CONSTRUCTION MARKUP AT 20.0%							\$18,960
ORIGINAL CONSTRUCTION COST							\$113,759
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$113,759
PROFESSIONAL FEES AT 16.0%							\$18,201
TOTAL NEED COST							\$131,961

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

ADD ALL-GENDER RESTROOM				
NEED NUMBER	LKMCAC07	SYSTEM CODE: AC3E		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	3	INTERIOR PATH OF TRAVEL
DATE BASIS	2/4/2026	Element	E	RESTROOMS/BATHROOMS

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

ADAAG

604, 605, 606

DOJ3 - Restrooms

Undefined: Floor(s) 3

DESCRIPTION
The third floor currently does not have a common public restroom. It is recommended that a new all-gender restroom be constructed on this floor for general use. The estimated costs include construction, fixtures, finishes, and accessories.

### 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Construct accessible, all-gender restroom, including toilet, lavatory, piping, and rough-in (60 square feet in area)	E	1	\$9,06	\$9,067.00	\$12,68	\$12,680.00	\$21,747
BASE MATERIAL/LABOR COSTS				\$9,067.32		\$12,680.01	\$21,747
INDEXED MATERIAL/LABOR COSTS				\$9,040.11		\$8,952.08	\$17,992
CONSTRUCTION MARKUP AT 20.0%							\$3,598
ORIGINAL CONSTRUCTION COST							\$21,591
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$21,591
PROFESSIONAL FEES AT 16.0%							\$3,455
TOTAL NEED COST							\$25,045

All costs shown as Present Value



10-YEAR NONRECURRING NEEDS BY PRIORITY

UPGRADE INTERIOR STAIRS				
NEED NUMBER	LKMCAC08	SYSTEM CODE: AC3B		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	3	INTERIOR PATH OF TRAVEL
DATE BASIS	2/4/2026	Element	B	STAIRS AND RAILINGS

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

IBC 1011, 1014  
ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1,2,3

DESCRIPTION
Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle) or meet a minimum height requirement. Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current ADA standards. Future renovation efforts should include comprehensive stair railing upgrades.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Wall-mounted handrail system per floor	FI	9	\$99	\$8,914.00	\$90	\$8,104.00	\$17,018
Switchback handrail/guardrail system per floor	FI	9	\$2,24	\$20,195.00	\$1,44	\$12,966.00	\$33,161
BASE MATERIAL/LABOR COSTS				\$29,109.51		\$21,070.26	\$50,180
INDEXED MATERIAL/LABOR COSTS				\$29,022.18		\$14,875.60	\$43,898
CONSTRUCTION MARKUP AT 20.0%							\$8,780
ORIGINAL CONSTRUCTION COST							\$52,677
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$52,677
PROFESSIONAL FEES AT 16.0%							\$8,428
TOTAL NEED COST							\$61,106

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

UPGRADE CABINETRY				
NEED NUMBER	LKMCAC04	SYSTEM CODE: AC4A		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	4	GENERAL
DATE BASIS	2/4/2026	Element	A	FUNCTIONAL SPACE MOD.

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

ADAAG                      305, 306, 606, 606.2                      DOJ2 - Access to Goods & Services                      Floor-wide: Floor(s) 1,2,3

DESCRIPTION
Building amenities are required to be accessible to all persons. The current configuration of the sink and older base cabinetry throughout is a barrier to accessibility. The sink and base cabinetry installation should be modified, allowing for frontal wheelchair access, including knee shielding or piping insulation provisions.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
ADA-compliant kitchen sink with base cabinet knee space and storage shelving upgrade	E	31	\$2,84	\$88,299.00	\$1,81	\$56,413.00	\$144,713
BASE MATERIAL/LABOR COSTS				\$88,299.47		\$56,413.49	\$144,713
INDEXED MATERIAL/LABOR COSTS				\$88,034.57		\$39,827.92	\$127,862
CONSTRUCTION MARKUP AT 20.0%							\$25,572
ORIGINAL CONSTRUCTION COST							\$153,435
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$153,435
PROFESSIONAL FEES AT 16.0%							\$24,550
TOTAL NEED COST							\$177,985

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

REPLACE DRINKING FOUNTAINS				
NEED NUMBER	LKMCAC03	SYSTEM CODE: AC3F		
PRIORITY	Medium	System	AC	ACCESSIBILITY
CLASSIFICATION	Plant Adaption	Component	3	INTERIOR PATH OF TRAVEL
DATE BASIS	2/4/2026	Element	F	DRINKING FOUNTAINS

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

ADAAG 602

DOJ4 - Other

Item Only: Floor(s) 1

DESCRIPTION
The single-level drinking fountains throughout the first floor are a barrier to accessibility. They should be replaced with dual-level units and located in adequately-sized alcoves, as required.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Dual-level drinking fountain	E	4	\$2,10	\$8,414.00	\$64	\$2,586.00	\$11,000
Construct recessed alcove, including all finishes and MEP updates	E	4	\$1,26	\$5,064.00	\$4,50	\$18,040.00	\$23,103
BASE MATERIAL/LABOR COSTS				\$13,477.48		\$20,625.80	\$34,103
INDEXED MATERIAL/LABOR COSTS				\$13,437.04		\$14,561.81	\$27,999
CONSTRUCTION MARKUP AT 20.0%							\$5,600
ORIGINAL CONSTRUCTION COST							\$33,599
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$33,599
PROFESSIONAL FEES AT 16.0%							\$5,376
TOTAL NEED COST							\$38,974

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

ADD ROPE DAVITS TO SUPPORT WORKER FALL PROTECTION				
NEED NUMBER	LKMCFS02	SYSTEM CODE: FS6A		
PRIORITY	Low	System	FS	FIRE/LIFE SAFETY
CLASSIFICATION	Plant Adaption	Component	6	GENERAL
DATE BASIS	2/4/2026	Element	A	OTHER

CODE APPLICATION

SUBCLASS/SAVINGS

LOCATION

OSHA                      29 CFR 1926.500                      Not Applicable                      Floor-wide: Floor(s) R

DESCRIPTION
Fall protection is required for roofing installations to protect the welfare of workers on roofing systems located over six feet above grade. The installation of hard-looped tie-off points is recommended at regular intervals throughout the roof to support worker lifelines, personal protective equipment, and suspension systems.

## 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	UI	QT	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Allocation to install metal rope davits to support PPE equipment on roof	E	40	\$41	\$16,511.00	\$66	\$26,504.00	\$43,016
BASE MATERIAL/LABOR COSTS				\$16,511.20		\$26,504.40	\$43,016
INDEXED MATERIAL/LABOR COSTS				\$16,461.66		\$18,712.10	\$35,174
CONSTRUCTION MARKUP AT 20.0%							\$7,035
ORIGINAL CONSTRUCTION COST							\$42,209
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$42,209
PROFESSIONAL FEES AT 16.0%							\$6,753
TOTAL NEED COST							\$48,962

All costs shown as Present Value



10-YEAR NONRECURRING NEEDS BY PRIORITY

INSTALL DEDICATED COOLING FOR MED VAC ROOM				
NEED NUMBER	LKMCHV01	SYSTEM CODE: HV3C		
PRIORITY	Low	System	HV	HVAC
CLASSIFICATION	Plant Adaption	Component	3	HEATING/COOLING
DATE BASIS	1/27/2026	Element	C	PKG./SELF CONTAINED UNIT

CODE APPLICATION

Not Applicable

SUBCLASS/SAVINGS

Not Applicable

LOCATION

Room Only: Floor(s) 1

DESCRIPTION
The Medical Vacuum Room has insufficient cooling, requiring that a portable fan be in place to ensure the vacuum pump installed within is kept within operating temperature. Install a ductless split system to ensure adequate cooling for the equipment in the room.

### 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U*	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Install ductless split system	TC	2	\$1,32	\$2,658.00	\$1,12	\$2,247.00	\$4,906
BASE MATERIAL/LABOR COSTS				\$2,658.48		\$2,247.06	\$4,906
INDEXED MATERIAL/LABOR COSTS				\$2,650.50		\$1,586.42	\$4,237
CONSTRUCTION MARKUP AT 20.0%							\$847
ORIGINAL CONSTRUCTION COST							\$5,084
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$5,084
PROFESSIONAL FEES AT 16.0%							\$813
TOTAL NEED COST							\$5,898

All costs shown as Present Value

10-YEAR NONRECURRING NEEDS BY PRIORITY

SITE VEHICULAR PAVING RENEWAL				
NEED NUMBER	LKMCSI01	SYSTEM CODE: SI4A		
PRIORITY	Low	System	SI	SITE
CLASSIFICATION	Corrective Action	Component	4	GENERAL
DATE BASIS	2/4/2026	Element	A	OTHER

CODE APPLICATION

Not Applicable

SUBCLASS/SAVINGS

Not Applicable

LOCATION

Undefined: Floor(s) 1

DESCRIPTION
The asphaltic concrete paving systems are in overall fair condition. However, the south service drive is uneven, timeworn, and has various areas of cracking. To support longevity and limit owner liability, crack repair is recommended throughout and the south service drive should be repaired or rebuilt.

### 10-YEAR NONRECURRING NEEDS BY PRIORITY

TASK DESCRIPTION	U†	QTY	MATERIAL UNIT COST	TOTAL MATERIAL COST	LABOR UNIT COST	TOTAL LABOR COST	TOTAL NEED COST
Repair cracks and seal paved concrete surfaces	L	300	\$1	\$3,408.00	\$2	\$7,971.00	\$11,379
Rebuild concrete vehicular paving system	S	1,500	\$	\$14,670.00	\$1	\$17,940.00	\$32,610
Scarify and overlay for asphalt parking lot surfaces	S	1,500	\$1	\$20,055.00	\$	\$14,835.00	\$34,890
BASE MATERIAL/LABOR COSTS				\$38,133.00		\$40,746.00	\$78,879
INDEXED MATERIAL/LABOR COSTS				\$38,018.60		\$28,766.67	\$66,785
CONSTRUCTION MARKUP AT 20.0%							\$13,357
ORIGINAL CONSTRUCTION COST							\$80,142
INFLATION							\$0
CURRENT YEAR CONSTRUCTION COST							\$80,142
PROFESSIONAL FEES AT 16.0%							\$12,823
TOTAL NEED COST							\$92,965

All costs shown as Present Value

# **RECURRING RENEWAL NEEDS**

4  
NOTES  
ELECTIONS

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMPLX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
B1010	LKMC	EF06	DECK, ELEVATED WOOD	WOOD PATIO		DINING PATIO	300	SF	1.00	\$12,327	2013	25		2038
B1010	LKMC	EF10	DECK, ELEVATED WOOD WASH AND STAIN	WOOD PATIO		DINING PATIO	300	SF	1.00	\$357	2013	6	6	Deferred
B2010	LKMC	EF01	EXTERIOR WALL FINISH - APPLIED, STANDARD	PAINTED CONCRETE STUCCO		BLDG-WIDE	57,100	SF	1.00	\$173,595	2024	12		2036
B2010	LKMC	EF04	EXTERIOR DOOR OR WINDOW APPLIED FINISH	PAINTED METAL		ROOFS & 1ST FL	44	EA	1.00	\$23,965	2016	11		2027
B2010	LKMC	EW02	WALL, EXTERIOR, STUCCO OR CONCRETE RESTORE	PAINTED CONCRETE STUCCO		BLDG-WIDE	57,100	SF	1.12	\$808,665	1967	70	39	2076
B2010	LKMC	WN05	GLASS, STOREFRONT	SINGLE-PANE ALUMINUM		ENTRIES	320	SF	1.12	\$55,754	2004	40		2044
B2010	LKMC	WN05	GLASS, STOREFRONT	SINGLE-PANE ALUMINUM		DINING	110	SF	1.12	\$19,166	1982	40	3	Deferred
B2020	LKMC	WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	SINGLE-PANE ALUMINUM		BLDG-WIDE	1,950	SF	1.12	\$302,290	1982	40	3	Deferred
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		DINING PATIO	1	LEAF	1.00	\$3,779	1967	25	33	Deferred
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		BUSINESS BLDG	1	LEAF	1.00	\$3,779	1982	25	18	Deferred
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		ANNEX BLDG	2	LEAF	1.00	\$7,558	2004	25		2029
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		AMBULANCE	2	LEAF	1.00	\$7,558	1982	25	18	Deferred
B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		UPPER ROOF	5	LEAF	1.00	\$13,300	1967	40	23	2030

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMPLX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		LOWER ROOFS	4	LEAF	1.00	\$10,640	1967	40	23	2030
B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		1ST FL	35	LEAF	1.00	\$93,100	2004	40		2044
B2030	LKMC	DR13	DOOR AND FRAME, EXTERIOR, SWINGING, SCREEN, LOCK	STORM ACCORDION		AMBULANCE	2	LEAF	1.00	\$1,893	2004	35		2039
B2030	LKMC	DR17	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED	FULL-LITE AUTO SLIDER		MAIN NORTH ENTRY	4	EA	1.00	\$98,574	2004	15	6	Deferred
B2030	LKMC	DR17	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED	FULL-LITE AUTO SLIDER		ER ENTRY	2	EA	1.00	\$49,287	2004	15	6	Deferred
B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		SELECT 2ND & 3RD FL POD ENTRIES	6	EA	1.00	\$53,907	2004	20	1	Deferred
B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		SELECT 1ST FL CORRIDOR DOORS	11	EA	1.00	\$98,830	2004	20	1	Deferred
B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		AMBULANCE	2	EA	1.00	\$17,969	2016	20		2036
B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		WEST LOADING	2	EA	1.00	\$17,969	2016	20		2036
B2030	LKMC	DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		ROOFS	8	EA	1.00	\$10,000	2004	20	9	2033
B2030	LKMC	DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		SELECT DOORS	3	EA	1.00	\$3,750	2004	20	9	2033
B2030	LKMC	DR36	DOOR PANIC HARDWARE, EXTERIOR	PANIC BAR		UPPER ROOF	1	EA	1.00	\$1,596	2004	20	9	2033
B2030	LKMC	DR36	DOOR PANIC HARDWARE, EXTERIOR	PANIC BAR		BLDG-WIDE	33	EA	1.00	\$52,662	2004	20	9	2033
B2030	LKMC	DR37	DOOR LOCK, SECURITY, EXTERIOR	CARD ACCESS		SECURE ENTRIES	5	EA	1.00	\$9,429	2016	20		2036
B3010	LKMC	RR03	ROOF - 1-PLY, UNBALLASTED	WHITE MEMBRANE		MAIN ROOFS	55,456	SF	1.08	\$917,673	2018	20		2038

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
B3010	LKMC	RR06	ROOF - BITUMINOUS, 3-PLY, SBS MODIFIED BITUMEN, MOP	MODIFIED BITUMEN, MINERAL-FACED		BUSINESS BLDG & MISC LOW ROOFS	8,035	SF	1.35	\$245,889	2004	20	1	Deferred
B3010	LKMC	RR10	ROOF - PANEL, ALUMINUM OR GALVANIZED, STANDING SEAM	METAL PANEL		MISC LOW ROOFS	2,504	SF	2.48	\$138,240	2016	40		2056
B3010	LKMC	RR20	ROOF GUTTER AND LEADER - ALUMINUM OR GALVANIZED, COATED	METAL		SELECT AREAS & ROOFS	1,000	LF	1.00	\$22,258	2004	20	12	2036
C1010	LKMC	IW14	TOILET PARTITION WITH ACCESSORIES	METAL		ANNEX RESTROOMS & MEN'S LOCKER RM	5	SYS	1.00	\$17,058	2004	20	1	Deferred
C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	FULL-LITE ALUMINUM		3RD FL POD C	3	LEAF	1.00	\$8,506	2016	60		2076
C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	FULL-LITE WOOD		DINING RM	3	LEAF	1.00	\$8,506	2004	60		2064
C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	WOOD		SECONDARY DOORS BLDG-WIDE	168	LEAF	1.00	\$476,318	1967	60		2027
C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	WOOD		ANNEX BLDG SECONDARY RMS	18	LEAF	1.00	\$51,034	1982	60		2042
C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	WOOD		SELECT UPGRADED SECONDARY DOORS	6	LEAF	1.00	\$17,011	2004	60		2064
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	PAINTED METAL		STAIRS	9	LEAF	1.00	\$44,071	1967	60		2027
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	PAINTED METAL		SELECT UPGRADED CORRIDOR DOORS	22	LEAF	1.00	\$107,730	2004	60		2064



RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMPLX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	WOOD		CORRIDOR DOORS BLDG-WIDE	209	LEAF	1.00	\$1,023,438	1967	60		2027
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	WOOD		ANNEX & BUSINESS BLDG CORRIDOR DOORS	45	LEAF	1.00	\$220,357	1982	60		2042
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	WOOD		SELECT UPGRADED CORRIDOR DOORS	70	LEAF	1.00	\$342,778	2004	60		2064
C1020	LKMC	DR04	DOOR, SLIDING SYSTEM, INTERIOR	FULL-LITE SLIDER, MANUAL		3RD FL POD C	8	EA	0.22	\$43,373	2016	25		2041
C1020	LKMC	DR24	DOOR LOCK, COMMERCIAL-GRADE, INTERIOR	LEVER		SECONDARY DOORS BLDG-WIDE	168	EA	1.00	\$163,854	2004	35		2039
C1020	LKMC	DR24	DOOR LOCK, COMMERCIAL-GRADE, INTERIOR	LEVER		CORRIDOR DOORS BLDG-WIDE	288	EA	1.00	\$280,893	2004	35		2039
C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		DINING RM	2	EA	1.00	\$3,191	2004	30		2034
C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		STAIRS	9	EA	1.00	\$14,361	2004	30		2034
C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		SELECT CORRIDOR DOORS	8	EA	1.00	\$12,765	2004	30		2034
C1020	LKMC	DR27	DOOR LOCK, SECURITY, INTERIOR	CARD ACCESS		SELECT SECURE DOORS	3	EA	1.00	\$5,657	2016	25		2041
C1020	LKMC	DR27	DOOR LOCK, SECURITY, INTERIOR	CARD ACCESS		SECURE DOORS BLDG-WIDE	25	EA	1.00	\$47,141	2016	25		2041
C1020	LKMC	DR29	DOOR ACCESS CONTROL SYSTEM	CARD ACCESS PANEL		COMM RMS	7	EA	1.00	\$217,131	2016	25		2041
C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	PLAM OR WOOD VENEER		SELECT RMS BLDG-WIDE	125	LF	1.00	\$88,291	2000	30		2030



RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	PLAM OR WOOD VENEER		1ST FL RMS	200	LF	1.00	\$141,266	2004	30		2034
C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	WOOD VENEER		RMS, BLDG-WIDE	355	LF	1.00	\$250,747	2016	30		2046
C1030	LKMC	CW04	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	PLAM		3RD FL PHARMACY	450	SF	0.30	\$26,530	2000	40	-5	2035
C1030	LKMC	CW04	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	PLAM		1ST FL LAB	2,375	SF	0.30	\$140,018	2000	40	-5	2035
C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2004		BLDG-WIDE	85,990	SF	1.00	\$252,077	2004	12	9	Deferred
C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2016		BLDG-WIDE	75,240	SF	1.00	\$220,563	2016	12		2028
C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2026		UPGRADED AREAS	42,990	SF	1.00	\$126,024	2026	12		2038
C3010	LKMC	IW02	WALL FINISH - APPLIED, PREMIUM	PAINTED, PREMIUM		PACU & SELECT WALLS	10,750	SF	1.00	\$78,966	2004	20	1	Deferred
C3010	LKMC	IW03	WALL FINISH - TILE, CERAMIC / STONE, STANDARD	CERAMIC TILE, 2004		UPGRADED RESTROOMS	8,860	SF	1.00	\$445,342	2004	60		2064
C3010	LKMC	IW03	WALL FINISH - TILE, CERAMIC / STONE, STANDARD	CERAMIC TILE, ORIGINAL		KITCHEN & SELECT RESTROOMS	3,800	SF	1.00	\$191,005	1967	60		2027
C3010	LKMC	IW12	WALL FINISH - PANEL, MEDICAL / LABORATORY APPLICATION	FIBER REINFORCED POLYPROPYLENE (FRP)		CORRIDORS & SELECT PATIENT RMS BLDG-WIDE	25,290	SF	1.00	\$364,998	2004	20	6	2030
C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6"	PLASTIC		1ST FL	2,000	LF	1.00	\$62,125	2004	30	1	2035
C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6"	PLASTIC		2ND FL	825	LF	1.00	\$25,627	2004	30	1	2035

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMPLX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6"	PLASTIC		3RD FL	825	LF	1.00	\$25,627	2004	30	1	2035
C3020	LKMC	IF02	FLOORING - CARPET, TILE OR ROLL, PREMIUM (WOOL, CUSTOM)	CPT		ENTRY LOBBY	950	SF	1.00	\$45,268	2016	15		2031
C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL PLANK		SELECT RMS	3,340	SF	1.00	\$28,036	2016	20		2036
C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL PLANK		BUSINESS BLDG	4,040	SF	1.00	\$33,912	2000	20	5	Deferred
C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL TILE		BLDG-WIDE	20,390	SF	1.00	\$171,156	2004	20	1	Deferred
C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL TILE, 2026		UPGRADED PODS 3A, 3B & SELECT RMS	7,380	SF	1.00	\$61,949	2026	20		2046
C3020	LKMC	IF06	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	CERAMIC TILE		RESTROOMS BLDG-WIDE	7,980	SF	1.00	\$332,383	1967	40	18	Deferred
C3020	LKMC	IF06	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	CERAMIC TILE, 2004		UPGRADED RESTROOMS	1,710	SF	1.00	\$71,225	2004	40		2044
C3020	LKMC	IF06	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	CERAMIC TILE, 2016		ENTRY LOBBY & 1ST FL PUBLIC RESTROOMS	1,710	SF	1.00	\$71,225	2016	40		2056
C3020	LKMC	IF12	FLOORING - LAMINATE PLANK, STANDARD	LAMINATE PLANK		PUBLIC CORRIDORS & ANNEX BLDG	17,100	SF	1.25	\$225,102	2004	25		2029
C3020	LKMC	IF15	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL	PAINTED CONCRETE		STAIRS	1,920	SF	1.00	\$7,728	2025	10		2035
C3020	LKMC	IF15	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL	SEALED CONCRETE		MECH RMS	3,990	SF	1.00	\$16,061	2004	10	22	2036
C3020	LKMC	IF21	FLOORING - MED/LAB, CONDUCTIVE RUBBER, ROLL	MED SHEET RUBBER		OR, 2ND FL POD A, 3RD FL POD C, & SELECT RMS	20,250	SF	1.00	\$525,665	2016	25		2041

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
C3020	LKMC	IF21	FLOORING - MED/LAB, CONDUCTIVE RUBBER, ROLL	MED SHEET RUBBER		EMERGENCY RMS	3,710	SF	1.00	\$96,307	2004	25		2029
C3020	LKMC	IF21	FLOORING - MED/LAB, CONDUCTIVE RUBBER, ROLL	MED SHEET RUBBER		SELECT UPGRADED RMS	740	SF	1.00	\$19,209	2025	25		2050
C3030	LKMC	IC01	CEILING FINISH - SUSPENDED ACOUSTICAL TILE, STANDARD	ACT		BLDG-WIDE	83,600	SF	1.00	\$1,105,047	2004	45		2049
C3030	LKMC	IC04	CEILING FINISH - APPLIED PAINT OR STAIN, STANDARD	PAINTED		STAIRS, RESTROOMS, ORs	11,400	SF	1.00	\$33,419	2016	24		2040
D1010	LKMC	VT03	ELEVATOR MODERNIZATION - HYDRAULIC 2-5 FLOORS	ELEV-1, PASSENGER, THYSEN KRUPP		ELEVATOR MECH PH	1	EA	1.00	\$302,611	2017	25		2042
D1010	LKMC	VT03	ELEVATOR MODERNIZATION - HYDRAULIC 2-5 FLOORS	ELEV-2, PASSENGER, THYSEN KRUPP		ELEVATOR MECH PH	1	EA	1.00	\$302,611	2017	25		2042
D2010	LKMC	DF01	DRINKING FOUNTAIN, DUAL-LEVEL	DUAL-LEVEL		2ND FL CENTRAL CORRIDOR	1	EA	1.00	\$6,555	2016	25		2041
D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN, INTEGRAL OR DROP-IN		2ND & 3RD FL RMS & RESTROOMS	38	EA	1.00	\$39,747	2000	25		Deferred
D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN, INTEGRAL OR DROP-IN		ANNEX RESTROOMS	2	EA	1.00	\$2,092	2004	25		2029
D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN, INTEGRAL OR DROP-IN		2ND & 3RD FL RMS & RESTROOMS	63	EA	1.00	\$65,897	2016	25		2041
D2010	LKMC	FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	PORCELAIN		SELECT RESTROOMS & RMS BLDG-WIDE	13	EA	1.00	\$22,650	2000	35		2035

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D2010	LKMC	FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	PORCELAIN		SELECT 1ST FL RMS & RESTROOMS	18	EA	1.00	\$31,361	2004	35		2039
D2010	LKMC	FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	PORCELAIN		SELECT RMS & RESTROOMS BLDG-WIDE	12	EA	1.00	\$20,908	2016	35		2051
D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESS STEEL		SELECT RMS BLDG-WIDE	14	EA	1.00	\$13,358	2000	20	5	Deferred
D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESS STEEL		SELECT 1ST FL RMS	17	EA	1.00	\$16,221	2004	20	1	Deferred
D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESS STEEL		SELECT RMS BLDG-WIDE	12	EA	1.00	\$11,450	2016	20		2036
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	FIBERGLASS		SELECT 1ST FL RMS	5	EA	1.00	\$10,723	2004	50		2054
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	FIBERGLASS		SELECT 1ST & 2ND FL RMS	3	EA	1.00	\$6,434	2016	50		2066
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	PORCELAIN, SERVICE		SOILED RMS BLDG-WIDE	6	EA	1.00	\$12,868	2000	50		2050
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	STAINLESS STEEL, LARGE, SERVICE		SELECT 1ST FL RMS	5	EA	1.50	\$16,084	2004	50		2054
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	STAINLESS STEEL, LARGE, SERVICE		SELECT 1ST & 2ND FL RMS	6	EA	1.50	\$19,301	2016	50		2066
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	STAINLESS STEEL, SMALL, SERVICE		SELECT 1ST & 3RD FL RMS	3	EA	1.25	\$8,042	2016	50		2066
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	TERRAZO, FLOOR-MOUNTED		OPERATING EVS RM	1	EA	1.00	\$2,145	2016	50		2066
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	TERRAZO, FLOOR-MOUNTED		EVS RMS	7	EA	1.00	\$15,012	1967	50	8	Deferred

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D2010	LKMC	FX08	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	FIBERGLASS OR TILE		SELECT RESTROOMS BLDG-WIDE	41	EA	1.00	\$56,247	2000	35		2035
D2010	LKMC	FX08	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	FIBERGLASS OR TILE		SELECT RESTROOMS BLDG-WIDE	51	EA	1.00	\$69,965	2004	35		2039
D2010	LKMC	FX10	PLUMBING FIXTURE - URINAL	PORCELAIN, WALL-HUNG		ANNEX BLDG, MEN'S RESTROOM	1	EA	1.00	\$1,245	2004	35		2039
D2010	LKMC	FX10	PLUMBING FIXTURE - URINAL	PORCELAIN, WALL-HUNG		SELECT MEN 'S RESTROOMS	3	EA	1.00	\$3,734	2016	35		2051
D2010	LKMC	FX11	PLUMBING FIXTURE - WATER CLOSET, TANK-TYPE	PORCELAIN, TANK		BUSINESS BLDG RESTROOMS	2	EA	1.00	\$1,579	2004	35		2039
D2010	LKMC	FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	PORCELAIN, WALL-OR FLOOR-MOUNTED		SELECT RESTROOMS BLDG-WIDE	46	EA	1.00	\$105,452	2000	35		2035
D2010	LKMC	FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	PORCELAIN, WALL-OR FLOOR-MOUNTED		SELECT 1ST FL RESTROOMS	12	EA	1.00	\$27,509	2004	35		2039
D2010	LKMC	FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	PORCELAIN, WALL-OR FLOOR-MOUNTED		SELECT RESTROOMS BLDG-WIDE	62	EA	1.00	\$142,131	2016	35		2051
D2010	LKMC	FX14	PLUMBING FIXTURE - EMERGENCY SHOWER	WALL-MOUNTED		LAB	1	EA	1.00	\$1,374	2002	50		2052
D2010	LKMC	FX15	PLUMBING FIXTURE - EMERGENCY EYEWASH	WAND		SELECT LOCATIONS	15	EA	1.00	\$19,333	2002	35		2037
D2020	LKMC	PP05	PUMP - ELECTRIC (<=10 HP)	PUMP 1		NW ELEVATION	10	HP	1.00	\$21,549	2002	30		2032
D2020	LKMC	PP05	PUMP - ELECTRIC (<=10 HP)	PUMP 2		NW ELEVATION	10	HP	1.00	\$21,549	2002	30		2032
D2020	LKMC	PS12	SUPPLY PIPING SYSTEM - HOSPITAL	RIGID COPPER		ALL AREAS	95,000	SF	1.00	\$1,826,242	1995	50		2045

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D2020	LKMC	TK05	WATER TANK (1,650-4,000 GAL)	WATER PRESSURE TANK, BUFFALO		NW SITE	2,000	GAL	1.00	\$106,458	2000	30		2030
D2020	LKMC	TK05	WATER TANK (1,650-4,000 GAL)	WATER STORAGE TANK		NW SITE	6,000	GAL	1.00	\$319,375	2000	30		2030
D2020	LKMC	TK18	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	DWXT, WESSELS		1ST FL SW EQUIP RM	180	GAL	1.00	\$19,460	2002	25		2027
D2020	LKMC	WH05	WATER HEATER - COMMERCIAL, GAS (311-613 MBH INPUT)	DWH-1, STATE, SURGICAL SUITES, 120 GAL		1ST FL SW EQUIP RM	400	MBH	1.00	\$31,971	2026	25		2051
D2020	LKMC	WH06	WATER HEATER - COMMERCIAL, GAS (>613 MBH INPUT)	WATER HEATER #1, A.O. SMITH, 600 GAL		1ST FL SW EQUIP RM	720	MBH	1.00	\$40,676	2002	25		2027
D2020	LKMC	WH06	WATER HEATER - COMMERCIAL, GAS (>613 MBH INPUT)	WATER HEATER #2, A.O. SMITH, 600 GAL		1ST FL SW EQUIP RM	720	MBH	1.00	\$40,676	2002	25		2027
D2020	LKMC	WH09	WATER HEATER - RESIDENTIAL, GAS (46-55 GAL)	DWH-3, RHEEM, BACKUP FOR SURGICAL SUITES		1ST FL SW EQUIP RM	50	GAL	1.00	\$2,937	2025	20		2045
D2020	LKMC	WT01	WATER SOFTENER (41 - 70 GPM)	SOFT-1, MARLO		1ST FL SW EQUIP RM	24	GPM	1.00	\$6,489	2002	20	3	Deferred
D2030	LKMC	PD12	DRAIN PIPING SYSTEM - HOSPITAL	CAST IRON, NO HUB		ALL AREAS	95,000	SF	1.00	\$1,413,054	1995	60		2055
D2030	LKMC	PP02	GREYWATER LIFT STATION	SUMP-1, DUPLEX, HYDRO INC		SW SITE	30	HP	1.00	\$99,745	2016	25		2041
D2050	LKMC	HE01	SURGICAL SUPPLY STERILIZER ASSEMBLY	STRLZR-1		STERILIZER RM	1	EA	1.00	\$125,633	2016	25		2041

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D2050	LKMC	HE01	SURGICAL SUPPLY STERILIZER ASSEMBLY	STRLZR-2		STERILIZER RM	1	EA	1.00	\$125,633	2016	25		2041
D2090	LKMC	AD07	AIR DRYER, REFRIGERATED (0-10 CFM)	UAC-1 RAD, HANKISON, R-134A		1ST FL SW MECH RM	1	EA	1.00	\$2,007	2021	15		2036
D2090	LKMC	PG01	AIR COMPRESSOR - MEDICAL/LABORATORY PCKG (<=15 HP), WITH DRYER	MAC-1, DUPLEX, INGERSOLL RAND		COMPRESSOR RM	15	HP	1.00	\$46,862	2016	20		2036
D2090	LKMC	PG08	VACUUM PUMP - ROTARY VANE (6.1-30 HP)	VACP-1, DUPLEX, PURITAN BENNETT		COMPRESSOR RM	10	HP	1.00	\$35,182	1996	25	4	Deferred
D2090	LKMC	PG08	VACUUM PUMP - ROTARY VANE (6.1-30 HP)	VACP-2, DUPLEX, AMICO		MED VAC RM	20	HP	1.00	\$70,363	1996	25	4	Deferred
D2090	LKMC	PG14	MEDICAL GAS CONTROL PANEL	GAS PANEL, ANALOG		ALL AREAS	10	EA	1.00	\$16,979	2002	40		2042
D2090	LKMC	PG14	MEDICAL GAS CONTROL PANEL	GAS PANEL, DIGITAL		ALL AREAS	10	EA	1.00	\$16,979	2016	40		2056
D2090	LKMC	PG16	AIR COMPRESSOR - UTILITY (>5 HP)	UAC-1, DUPLEX, POWEREX		1ST FL SW MECH RM	6	HP	1.00	\$15,411	2021	25		2046
D3020	LKMC	BL14	BOILER - ELECTRIC (311-2,100 MBH)	SG-1, STERIS		BOILER RM	400	MBH	1.00	\$21,071	1995	35		2030
D3020	LKMC	BL14	BOILER - ELECTRIC (311-2,100 MBH)	SG-2, STERIS		BOILER RM	400	MBH	1.00	\$21,071	1995	35		2030
D3020	LKMC	BL26	BOILER - GAS (801-1,500 MBH)	B-1, BRYANT		BOILER RM	1,500	MBH	1.00	\$104,374	2002	35		2037
D3020	LKMC	BL26	BOILER - GAS (801-1,500 MBH)	B-2, BRYANT		BOILER RM	1,500	MBH	1.00	\$104,374	2002	35		2037
D3020	LKMC	BL26	BOILER - GAS (801-1,500 MBH)	B-3, BRYANT		BOILER RM	1,500	MBH	1.00	\$104,374	2002	35		2037
D3030	LKMC	CH02	CHILLER - WATER-COOLED CENTRIFUGAL OR SCREW (151-350 TONS)	CHILLER #1, YORK, R-123		CHILLER RM	250	TON	1.00	\$490,378	2002	18	10	2030



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D3030	LKMC	CH02	CHILLER - WATER-COOLED CENTRIFUGAL OR SCREW (151-350 TONS)	CHILLER #2, TRANE, R134A		CHILLER RM	250	TON	1.00	\$490,378	2014	18	10	2042
D3030	LKMC	CT06	COOLING TOWER (301-550 TONS)	CT-1, REPLACEMENT FUNDED		UPPER ROOF	330	TON	1.00	\$153,761	2026	13		2039
D3030	LKMC	CT06	COOLING TOWER (301-550 TONS)	CT-2, REPLACEMENT FUNDED		UPPER ROOF	330	TON	1.00	\$153,761	2026	13		2039
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-10, PAYNE, R-410A		NORTH LOWER ROOF	5	TON	1.00	\$14,045	2011	13	1	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-4, LENNOX, R22		EAST ELEVATION	2	TON	1.00	\$5,618	1994	13	18	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-5		EAST ELEVATION	3	TON	1.00	\$8,427	2002	13	10	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-6		EAST ELEVATION	3	TON	1.00	\$8,427	2002	13	10	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-7, LENNOX, R-410A		EAST ELEVATION	3	TON	1.00	\$8,427	2016	13		2029
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-8		EAST LOWER ROOF	3	TON	1.00	\$8,427	1994	13	18	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-9, CARRIER, R-410A		NORTH LOWER ROOF	5	TON	1.00	\$14,045	2023	13		2036
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #1		NORTH LOWER ROOF	3	TON	1.00	\$8,427	2016	13		2029
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #2		NORTH LOWER ROOF	3	TON	1.00	\$8,427	2002	13	10	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #3		NORTH LOWER ROOF	2.50	TON	1.00	\$7,023	2014	13		2027

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D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU-1, LIEBERT, R-410A		NORTH LOWER ROOF	10	TON	1.00	\$28,090	2019	13		2032
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU-2, LIEBERT, R-410A		NORTH LOWER ROOF	10	TON	1.00	\$28,090	2019	13		2032
D3030	LKMC	HU07	AC COIL AND FAN UNIT, NO HEAT (1.6-2 TON)	AC-4		UNKNOWN	2	TON	1.00	\$5,980	1994	30	1	Deferred
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-1		UNKNOWN	3	TON	1.00	\$7,224	2016	30		2046
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-2		UNKNOWN	3	TON	1.00	\$7,224	2002	30		2032
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-3, CARRIER		2ND FL MAIN IT RM	2.50	TON	1.00	\$6,020	2014	30		2044
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-5		UNKNOWN	3	TON	1.00	\$7,224	2002	30		2032
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-6		UNKNOWN	3	TON	1.00	\$7,224	2002	30		2032
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-7		UNKNOWN	3	TON	1.00	\$7,224	2016	30		2046
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-8		UNKNOWN	3	TON	1.00	\$7,224	1994	30	1	Deferred
D3030	LKMC	HU09	AC COIL AND FAN UNIT, NO HEAT (>3 TON)	AC-10		UNKNOWN	5	TON	1.00	\$9,562	2011	30		2041
D3030	LKMC	HU09	AC COIL AND FAN UNIT, NO HEAT (>3 TON)	AC-9		UNKNOWN	5	TON	1.00	\$9,562	2023	30		2053
D3030	LKMC	HU09	AC COIL AND FAN UNIT, NO HEAT (>3 TON)	ACCU-1		UNKNOWN	10	TON	1.00	\$19,125	2019	30		2049
D3030	LKMC	HU09	AC COIL AND FAN UNIT, NO HEAT (>3 TON)	ACCU-2		UNKNOWN	10	TON	1.00	\$19,125	2109	30		2139
D3030	LKMC	HU17	DUCTLESS DX SPLIT SYSTEM (<=1 TON)	DDXS-A, GREE, R32		UPPER ROOF, STAIRWELL A	1	TON	1.00	\$3,626	2025	13		2038

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D3030	LKMC	HU17	DUCTLESS DX SPLIT SYSTEM (<=1 TON)	DDXS-B, GREE, R32		UPPER ROOF, STAIRWELL B	1	TON	1.00	\$3,626	2025	13		2038
D3030	LKMC	HU17	DUCTLESS DX SPLIT SYSTEM (<=1 TON)	DDXS-C, GREE, R32		UPPER ROOF, STAIRWELL C	1	TON	1.00	\$3,626	2025	13		2038
D3030	LKMC	HU17	DUCTLESS DX SPLIT SYSTEM (<=1 TON)	DDXS-D, GREE, R32		UPPER ROOF, STAIRWELL D	1	TON	1.00	\$3,626	2025	13		2038
D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-3, MITSUBISHI, R-410A		EAST LOWER ROOF	1.50	TON	1.00	\$4,609	1995	13	17	Deferred
D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-4, MITSUBISHI, R-410A		EAST LOWER ROOF	2	TON	1.00	\$6,146	1995	13	17	Deferred
D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-5, MITSUBISHI, R-410A		EAST LOWER ROOF	2	TON	1.00	\$6,146	1995	13	17	Deferred
D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-1, MITSUBISHI, R-410A		EAST ELEVATION	3	TON	1.00	\$5,625	1995	13	17	Deferred
D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-2, MITSUBISHI, R-410A		EAST LOWER ROOF	2.50	TON	1.00	\$4,688	1995	13	17	Deferred
D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-6, MITSUBISHI		UPPER ROOF	3	TON	1.00	\$5,625	1995	13	17	Deferred
D3030	LKMC	HU24	PTAC, DX/ HP COOL, ELEC HEAT (>2 TON)	BMC INC, R-410A		ELEVATOR RM MECH PH	5	TON	1.00	\$13,667	2017	18		2035
D3040	LKMC	AH01	AIR HANDLING UNIT - INDOOR (.5-1.25 HP)	FCU		SELECT ROOMS	62.50	HP	1.00	\$737,418	2002	35		2037
D3040	LKMC	AH02	AIR HANDLING UNIT - INDOOR (1.26-1.75 HP)	AHU-21, YORK		BOILER RM	1.50	HP	1.00	\$14,485	2021	35		2056
D3040	LKMC	AH06	AIR HANDLING UNIT - INDOOR (7-9 HP)	AHU-12, CARRIER		2ND FL NW MECH RM	7.50	HP	1.00	\$73,130	2017	35		2052
D3040	LKMC	AH06	AIR HANDLING UNIT - INDOOR (7-9 HP)	AHU-12A, CARRIER		2ND FL WEST MECH RM	7.50	HP	1.00	\$73,130	2017	35		2052

RENEWABLE COMPONENTS INVENTORY

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UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMPLX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
D3040	LKMC	AH07	AIR HANDLING UNIT - INDOOR (10-12 HP)	AHU-6, ADAPTIVAIR, DUAL SUPPLY		1ST FL SE MECH RM	10	HP	1.00	\$106,882	2025	35		2060
D3040	LKMC	AH07	AIR HANDLING UNIT - INDOOR (10-12 HP)	AHU-7, ADAPTIVAIR, DUAL SUPPLY		1ST FL SOUTH MECH RM	10	HP	1.00	\$106,882	2025	35		2060
D3040	LKMC	AH12	AIR HANDLING UNIT - INDOOR (36-45 HP)	AHU-20, FAN WALL, YORK		1ST FL SW MECH RM	45	HP	1.00	\$338,505	2017	35		2052
D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	AHU-14, TEMTROL		OUTSIDE, NORTH	7.50	HP	1.00	\$158,619	2017	13		2030
D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	AHU-15, TEMTROL		EAST LOWER ROOF	7.50	HP	1.00	\$158,619	2017	13		2030
D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	RTU-22, YORK		UPPER ROOF	7.50	HP	1.00	\$158,619	2025	13		2038
D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	RTU-3A, YORK		UPPER ROOF	7.50	HP	1.00	\$158,619	2025	13		2038
D3040	LKMC	AH29	AIR HANDLING UNIT - OUTDOOR MAKEUP, GAS (>525 MBH INPUT)	MAU-1, CAPTIVEAIRE		NORTH LOWER ROOF	1,000	MBH	1.00	\$58,920	2018	13		2031
D3040	LKMC	AH46	HUMIDIFIER, ELECTRIC, POINT-OF-USE	HUMIDIFIER #1, NORTEC		1ST FL SW MECH RM	1	EA	1.00	\$8,892	2016	20		2036
D3040	LKMC	FN18	FAN - CENTRIFUGAL ROOF EXHAUST (10"-18" DIAMETER)	EF-1 X-RAY-1, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$4,740	2002	25		2027
D3040	LKMC	FN18	FAN - CENTRIFUGAL ROOF EXHAUST (10"-18" DIAMETER)	EF-2, LOREN COOK		UPPER ROOF	1	EA	1.00	\$4,740	2012	25		2037
D3040	LKMC	FN18	FAN - CENTRIFUGAL ROOF EXHAUST (10"-18" DIAMETER)	EF-2-2, GREENHECK		EAST LOWER ROOF	1	EA	1.00	\$4,740	2024	25		2049
D3040	LKMC	FN18	FAN - CENTRIFUGAL ROOF EXHAUST (10"-18" DIAMETER)	K-5, LOREN COOK		NORTH LOWER ROOF	1	EA	1.00	\$4,740	2021	25		2046
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-1, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-10, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027

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D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-10, LOREN COOK		EAST LOWER ROOF	1	EA	1.00	\$8,390	2021	25		2046
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-11, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-13, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-5, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-6, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-10, DAYTON		UPPER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-11, DAYTON		UPPER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-6		UPPER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	BIOHAZARD, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	DAYTON		SOUTH LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF1C.1, GREENHECK		EAST LOWER ROOF	1	EA	1.00	\$8,390	2009	25		2034
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF-2-12, GREENHECK		EAST LOWER ROOF	1	EA	1.00	\$8,390	2025	25		2050
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF-3-3, DAYTON		UPPER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF-3-4, GREENHECK		UPPER ROOF	1	EA	1.00	\$8,390	2024	25		2049

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UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF-ICU, GREENHECK		UPPER ROOF	1	EA	1.00	\$8,390	2024	25		2049
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	ISOLATION RM, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	ISOLATION RM, DAYTON		EAST LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	K-1, DAYTON		NORTH LOWER ROOF	1	EA	1.00	\$8,390	2002	25		2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	K-3, LOREN COOK		NORTH LOWER ROOF	1	EA	1.00	\$8,390	2017	25		2042
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	K-4, LOREN COOK		NORTH LOWER ROOF	1	EA	1.00	\$8,390	2021	25		2046
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	LOREN COOK		EAST LOWER ROOF	1	EA	1.00	\$8,390	2021	25		2046
D3040	LKMC	FN20	FAN - CENTRIFUGAL ROOF EXHAUST (25"-30" DIAMETER)	K-2		NORTH LOWER ROOF	1	EA	1.00	\$10,414	2002	25		2027
D3040	LKMC	FN21	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY (<=30 HP)	EF-25		CHILLER RM	0.25	HP	1.00	\$459	1995	35		2030
D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-1		COMPRESSOR RM	0.25	HP	1.00	\$2,453	1995	20	10	Deferred
D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-2		1ST FL SW EQUIP RM	0.25	HP	1.00	\$2,453	1995	20	10	Deferred
D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-3		1ST FL SW EQUIP RM	0.25	HP	1.00	\$2,453	1995	20	10	Deferred
D3040	LKMC	FN31	FAN - UTILITY SET (<=0.5 HP)	EF-1 NUC MED, GREENHECK		EAST LOWER ROOF	0.25	HP	1.00	\$2,673	2025	40		2065
D3040	LKMC	FN31	FAN - UTILITY SET (<=0.5 HP)	EF-BRONC, GREENHECK		EAST LOWER ROOF	0.25	HP	1.00	\$2,673	2018	40		2058
D3040	LKMC	FN31	FAN - UTILITY SET (<=0.5 HP)	EF-ENDO, GREENHECK		EAST LOWER ROOF	0.25	HP	1.00	\$2,673	2018	40		2058

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D3040	LKMC	FN32	FAN - UTILITY SET (.6-1.25 HP)	EF-1, LOREN COOK		UPPER ROOF	0.75	HP	1.00	\$5,496	2012	40		2052
D3040	LKMC	FN32	FAN - UTILITY SET (.6-1.25 HP)	EF-2		SOUTH LOWER ROOF	0.75	HP	1.00	\$5,496	2012	40		2052
D3040	LKMC	FN33	FAN - UTILITY SET (1.26-4 HP)	EF-3A, GREENHECK		EAST LOWER ROOF	1.50	HP	1.00	\$8,207	2017	40		2057
D3040	LKMC	HD02	HOOD, KITCHEN, COMMERCIAL WITH FIRE SUPPRESSION	HOOD-1		KITCHEN	20	LF	1.00	\$27,353	2016	30		2046
D3040	LKMC	HD02	HOOD, KITCHEN, COMMERCIAL WITH FIRE SUPPRESSION	HOOD-2		SERVING LINE	6	LF	1.00	\$8,206	2016	30		2046
D3040	LKMC	HV12	HVAC DISTRIBUTION NETWORKS - HOSPITAL	METAL DUCT, ELECTRIC REHEAT		ALL AREAS	95,000	SF	1.00	\$7,495,753	2002	45		2047
D3040	LKMC	PH01	PUMP - ELECTRIC (<=10 HP)	HWP-1, BELL & GOSSETT		BOILER RM	7.50	HP	1.00	\$16,162	2002	30		2032
D3040	LKMC	PH01	PUMP - ELECTRIC (<=10 HP)	HWP-2, BELL & GOSSETT		BOILER RM	7.50	HP	1.00	\$16,162	2002	30		2032
D3040	LKMC	PH02	PUMP - ELECTRIC (11-15 HP)	CHW-1		CHILLER RM	15	HP	1.00	\$28,144	2002	35		2037
D3040	LKMC	PH02	PUMP - ELECTRIC (11-15 HP)	CHW-2		CHILLER RM	15	HP	1.00	\$28,144	2002	35		2037
D3040	LKMC	PH04	PUMP - ELECTRIC (21-25 HP)	CW-1		CHILLER RM	25	HP	1.00	\$28,183	2002	35		2037
D3040	LKMC	PH04	PUMP - ELECTRIC (21-25 HP)	CW-2		CHILLER RM	25	HP	1.00	\$28,183	2002	35		2037
D3040	LKMC	TK32	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	CHWXT, AMTROL		CHILLER RM	132	GAL	1.00	\$14,270	2003	25		2028
D3040	LKMC	TK32	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	HWXT, BELL & GOSSETT		BOILER RM	132	GAL	1.00	\$14,270	2002	25		2027
D3050	LKMC	HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	RTU-1, CARRIER, R-410A, ELECTRIC HEAT		EAST LOWER ROOF	5	TON	1.00	\$28,143	2017	13		2030

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D3050	LKMC	HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	RTU-2, RHEEM, R-410A, ELEC HEAT		EAST LOWER ROOF	5	TON	1.00	\$28,143	2022	13		2035
D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-3, RHEEM, R-410A, NO HEAT		EAST LOWER ROOF	10	TON	1.00	\$61,707	2015	13		2028
D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-4, RHEEM, R-410A, NO HEAT		EAST LOWER ROOF	12.50	TON	1.00	\$77,133	2015	13		2028
D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-5, REPLACEMENT FUNDED		EAST LOWER ROOF	20	TON	1.00	\$123,414	2026	13		2039
D3060	LKMC	BA12	HVAC CONTROLS - TERMINAL ASSEMBLIES - HOSPITAL	DDC		ALL AREAS	95,000	SF	1.00	\$742,356	2016	20		2036
D3060	LKMC	BA35	HVAC CONTROLS - FIELD PANELS/OPS SOFTWARE - HOSPITAL	DDC		ALL AREAS	95,000	SF	1.00	\$214,267	2016	10		2026
D3060	LKMC	BA58	HVAC CONTROLS - MAJOR INSTRUMENTATION - HOSPITAL	DDC		ALL AREAS	95,000	SF	1.00	\$105,928	2016	10		2026
D3090	LKMC	AR01	AIR DOOR - PEDESTRIAN ENTRY/EXIT	CRTN-1, MARS, DUAL MOTOR		MAIN LOBBY	7	LF	1.00	\$27,534	2020	20		2040
D3090	LKMC	AR01	AIR DOOR - PEDESTRIAN ENTRY/EXIT	CRTN-2, MARS, SINGLE MOTOR		1ST FL SOUTH EXIT	4	LF	1.00	\$15,734	2016	20		2036
D3090	LKMC	AR01	AIR DOOR - PEDESTRIAN ENTRY/EXIT	CRTN-3, MARS, DUAL MOTOR		SW ENTRY VESTIBULE	7	LF	1.00	\$27,534	2020	20		2040
D4010	LKMC	FS01	FIRE SPRINKLER SYSTEM - WET	BLACK PIPE, FRANGIBLE NUGGET LINK		ALL AREAS	95,000	SF	0.75	\$926,745	2002	80		2082
D4030	LKMC	FA01	FIRE ALARM SYSTEM - DEVICES	HORN STROBE, SMOKE DETECTORS, PULL STATIONS		ALL AREAS	95,000	SF	0.68	\$324,213	2026	18		2044



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D4030	LKMC	FA03	FIRE ALARM PANEL, DIALER, BATTERY, & CHARGER UP TO 200 POINTS	SIMPLEX 4100ES		FA/COMM RM	1	EA	1.00	\$18,143	2026	18		2044
D5010	LKMC	PB04	PANELBOARD, 1 PH, 240V (301-500 AMP), INCL. BRK.	IT PANEL, SQUARE D, 240V		2ND FL MAIN IT RM	400	AMP	1.00	\$15,751	2016	50		2066
D5010	LKMC	PB04	PANELBOARD, 1 PH, 240V (301-500 AMP), INCL. BRK.	UPS PANEL, SQUARE D, 240V		2ND FL MAIN IT RM	400	AMP	1.00	\$15,751	2016	50		2066
D5010	LKMC	PB08	PANELBOARD, 3 PH, 480/277V (301-500 AMP), INCL. BRK.	CDP/A, SQUARE D, 480V		ELECTRICAL RM	400	AMP	1.20	\$30,360	2002	50		2052
D5010	LKMC	PB09	PANELBOARD, 3 PH, 480/277V (501-700 AMP), INCL. BRK.	EDP/A SECTION I, SQUARE D, 480V		ELECTRICAL RM	600	AMP	1.20	\$35,072	2002	50		2052
D5010	LKMC	PB09	PANELBOARD, 3 PH, 480/277V (501-700 AMP), INCL. BRK.	EDP/A SECTION II, SQUARE D, 480V		ELECTRICAL RM	600	AMP	1.20	\$35,072	2002	50		2052
D5010	LKMC	PB09	PANELBOARD, 3 PH, 480/277V (501-700 AMP), INCL. BRK.	H/CH2, SQUARE D, 480V		EMERGENCY ELECTRICAL RM	600	AMP	1.20	\$35,072	2002	50		2052
D5010	LKMC	PB10	PANELBOARD, 3 PH, 480/277V (701-900 AMP), INCL. BRK.	GEN CNCT CABINET, EATON, 480V		WEST ELEVATION	800	AMP	1.00	\$32,452	2002	50		2052
D5010	LKMC	PB15	PANELBOARD, 3 PH, 208/120V (301-500 AMP), INCL. BRK.	1C/A, SQUARE D, 120V		ELECTRICAL RM	400	AMP	1.20	\$21,754	2002	50		2052
D5010	LKMC	SE12	ELECTRICAL DISTRIBUTION NETWORK - HOSPITAL	480V, 120V		ALL AREAS	95,000	SF	1.00	\$4,784,231	2002	50		2052
D5010	LKMC	SG04	MAIN SWITCHBOARD W/BREAKERS (801-1,200 AMP)	NDP/A, SQUARE D, 120V		SWITCHGEAR RM	1,200	AMP	1.00	\$115,904	2002	40		2042
D5010	LKMC	SG06	MAIN SWITCHBOARD W/BREAKERS (1,601-2,500 AMP)	DGP/A, SQUARE D, 480V		EMERGENCY ELECTRICAL RM	2,000	AMP	1.00	\$217,526	2002	40		2042

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D5010	LKMC	SG06	MAIN SWITCHBOARD W/BREAKERS (1,601-2,500 AMP)	MSB/A, SQUARE D, 480V		SWITCHGEAR RM	2,500	AMP	1.00	\$271,908	2002	40		2042
D5010	LKMC	TX27	TRANSFORMER - DRY-TYPE, 3PH, 480V SECONDARY (76-112.5 KVA)	TX-1C/A, SQUARE D		ELECTRICAL RM	112.50	KVA	1.00	\$21,454	2020	40		2060
D5010	LKMC	TX30	TRANSFORMER - DRY-TYPE, 3PH, 480V SECONDARY (226-300 KVA)	TX-NDP A, SQUARE D		SWITCHGEAR RM	300	KVA	1.00	\$39,110	2002	40		2042
D5010	LKMC	VF01	VARIABLE FREQUENCY DRIVE (<=5 HP)	AHU-21 VFD, JOHNSON CONTROLS		BOILER RM	1.50	HP	1.00	\$1,376	2021	15		2036
D5010	LKMC	VF01	VARIABLE FREQUENCY DRIVE (<=5 HP)	AHU-6 VFD, ABB		1ST FL SE MECH RM	5	HP	1.00	\$4,588	2025	15		2040
D5010	LKMC	VF01	VARIABLE FREQUENCY DRIVE (<=5 HP)	AHU-7 VFD, ABB		1ST FL S MECH RM	5	HP	1.00	\$4,588	2025	15		2040
D5010	LKMC	VF02	VARIABLE FREQUENCY DRIVE (6-7.5 HP)	AHU-12 VFD, ABB		2ND FL NW MECH RM	7.50	HP	1.00	\$6,240	2017	15		2032
D5010	LKMC	VF02	VARIABLE FREQUENCY DRIVE (6-7.5 HP)	AHU-12A VFD, ABB		2ND FL WEST MECH RM	7.50	HP	1.00	\$6,240	2017	15		2032
D5010	LKMC	VF03	VARIABLE FREQUENCY DRIVE (7.6-10 HP)	CT-1 VFD, ABB		SWITCHGEAR RM	10	HP	1.00	\$6,939	2017	15		2032
D5010	LKMC	VF03	VARIABLE FREQUENCY DRIVE (7.6-10 HP)	CT-2 VFD, ABB		SWITCHGEAR RM	10	HP	1.00	\$6,939	2017	15		2032
D5010	LKMC	VF09	VARIABLE FREQUENCY DRIVE (41-50 HP)	AHU-20 VFD, SCHNIEDER ELECTRIC		1ST FL SW MECH RM	45	HP	1.00	\$15,763	2017	19		2036
D5010	LKMC	VF13	VARIABLE FREQUENCY DRIVE (>150 HP)	CHILLER #1 VFD, TRANE		CHILLER RM	200	HP	1.00	\$63,977	2002	20	3	Deferred
D5010	LKMC	VF13	VARIABLE FREQUENCY DRIVE (>150 HP)	CHILLER #2 VFD, YORK		CHILLER RM	200	HP	1.00	\$63,977	2014	20		2034

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	HELIPAD LIGHTING, INCANDESCENT RETROFIT		NE, HELIPAD	12	EA	1.00	\$3,113	2002	15	8	Deferred
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	INCANDESCENT FLOOD, LED RETROFIT		EXTERIOR FACADES	2	EA	1.00	\$519	1990	15	20	Deferred
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	SOFFIT CFL		ENTRANCES	11	EA	1.00	\$2,853	2016	15		2031
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	T8 FL		AWNINGS	16	EA	1.00	\$4,150	2002	15	8	Deferred
D5020	LKMC	LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	HID WALL PACK		EXTERIOR FACADES	2	EA	1.00	\$2,056	2002	20	3	Deferred
D5020	LKMC	LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	SURFACE LED		NORTH ENTRANCE	2	EA	1.00	\$2,056	2016	20		2036
D5020	LKMC	LE04	COM EXTERIOR BOLLARD LIGHTING	BOLLARD LED		NORTH ELEVATION	16	EA	1.00	\$28,491	2016	20		2036
D5020	LKMC	LE06	COM EXTERIOR POLE ONLY - SHORT (<=20 FT, POLE, 2 ARMS)	STANCHION POLE		PARKING LOT	23	EA	1.00	\$60,662	2025	40		2065
D5020	LKMC	LE08	COM EXTERIOR POLE ARM FIXTURE PREM (LED) NO POLE OR ARM	LED		PARKING LOT	35	EA	1.00	\$210,896	2025	20		2045
D5020	LKMC	LI12	LIGHTING SYSTEM, INTERIOR - HOSPITAL	LED		ALL AREAS	70,000	SF	1.00	\$776,625	2024	20		2044
D5020	LKMC	LI12	LIGHTING SYSTEM, INTERIOR - HOSPITAL	T8 FLUORESCENT		ALL AREAS	25,000	SF	1.00	\$277,366	2002	20	3	Deferred
D5040	LKMC	HE08	SURGICAL/PROCEDURAL LIGHTING MODULE	SURGICAL LIGHT		SURGICAL SUITES	4	EA	1.00	\$89,933	2016	20		2036
D5090	LKMC	GN05	GENERATOR - DIESEL (>500 KW)	GEN-1, CUMMINS		WEST SITE	1,000	KW	1.00	\$790,199	2023	25		2048

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
D5090	LKMC	GN15	SWITCH - AUTO TRANSFER, 480 V (101-400 AMP)	ATS CR, CUMMINS		EMERGENCY ELECTRICAL RM	400	AMP	1.00	\$21,540	2023	25		2048
D5090	LKMC	GN15	SWITCH - AUTO TRANSFER, 480 V (101-400 AMP)	ATS LS, CUMMINS		EMERGENCY ELECTRICAL RM	150	AMP	1.00	\$8,078	2023	25		2048
D5090	LKMC	GN15	SWITCH - AUTO TRANSFER, 480 V (101-400 AMP)	MTS, ASCO		SWITCHGEAR RM	400	AMP	0.35	\$7,539	2023	25		2048
D5090	LKMC	GN16	SWITCH - AUTO TRANSFER, 480 V (>400 AMP)	ATS X, CUMMINS		EMERGENCY ELECTRICAL RM	600	AMP	1.00	\$22,773	2023	25		2048
D5090	LKMC	GN16	SWITCH - AUTO TRANSFER, 480 V (>400 AMP)	ATS CH, CUMMINS		EMERGENCY ELECTRICAL RM	600	AMP	1.00	\$22,773	2023	25		2048
D5090	LKMC	GN16	SWITCH - AUTO TRANSFER, 480 V (>400 AMP)	ATS EQ, CUMMINS		EMERGENCY ELECTRICAL RM	600	AMP	1.00	\$22,773	2023	25		2048
D5090	LKMC	LP01	LIGHTNING PROTECTION	CABLE WITH RODS		PERIMETERS	55,456	SF	1.00	\$109,594	2018	50		2068
D5090	LKMC	LP01	LIGHTNING PROTECTION	CABLE WITH RODS		PERIMETERS	8,035	SF	1.00	\$15,879	2004	50		2054
D5090	LKMC	TK51	FUEL TANK, ABOVE GROUND (3,000-6,999 GAL)	DAY TANK		WEST SITE	5,100	GAL	1.00	\$86,289	2023	35		2058
D5090	LKMC	TK51	FUEL TANK, ABOVE GROUND (3,000-6,999 GAL)	DFOST		WEST SITE	4,000	GAL	1.00	\$67,678	2002	35		2037
D5090	LKMC	UP03	UNINTERRUPTIBLE POWER SUPPLY (6-40 KVA)	UPS-IDF-2A, APC		2ND FL MAIN IT RM	20	KVA	1.00	\$52,912	2016	20		2036
E1020	LKMC	CR01	WALK-IN REFRIGERATOR OR FREEZER STRUCTURE	COOLER STRUCTURE, KOLPAK		KITCHEN	80	SF	1.00	\$35,947	2016	35		2051
E1020	LKMC	CR01	WALK-IN REFRIGERATOR OR FREEZER STRUCTURE	FREEZER STRUCTURE, FRANK		KITCHEN	60	SF	1.00	\$26,960	2019	35		2054
E1020	LKMC	CR02	REFRIGERATION SYSTEM - WALK-IN, 2 EVAP FANS, 6700 BTUH, CONDENSER	COOLER MECH, HEATCRAFT		NORTH ELEVATION	1	EA	1.00	\$12,711	2016	15		2031

RENEWABLE COMPONENTS INVENTORY

All costs shown as Present Value

UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	QTY	UNIT	CMLPX FACTOR	NEED COST	INSTALL YEAR	USEFUL LIFE EXP	USEFUL LIFE ADJ	NEED YEAR
E1020	LKMC	CR03	REFRIGERATION SYSTEM - WALK-IN, 3 EVAP FANS, 10000 BTUH, CONDENSER	FREEZER MECH, RUSSEL		NORTH ELEVATION	1	EA	1.00	\$17,964	2019	15		2034
E1040	LKMC	CK01	COMMERCIAL KITCHEN EQUIPMENT ESTIMATE BY SQUARE FOOT	COMM KITCHEN EQUIP		KITCHEN & SERVERY	100	SF	1.00	\$114,066	2016	20		2036
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NORTH SIDE, LOTS & DRIVES	8,818	SY	1.00	\$26,909	2020	7		2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		EAST SIDE, LOTS & DRIVES	4,265	SY	1.00	\$13,015	2020	7		2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SOUTH SIDE, SERVICE DRIVE	733	SY	1.00	\$2,237	2020	7		2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SW CORNER, SERVICE LOTS & DRIVES	2,925	SY	1.00	\$8,926	2020	7		2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NE CORNER, DRIVE	1,239	SY	1.00	\$3,781	2020	7		2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	CONCRETE HELIPAD		NE CORNER	380	SY	1.00	\$1,160	2016	7	2	Deferred
G2040	LKMC	SI12	FENCE, CHAIN LINK, 6 FT, GATES AT 100 FT	METAL		HELIPAD AREA	650	LF	1.00	\$43,055	2008	30		2038
TOTAL COST OF ALL COMPONENTS										\$41,078,308				

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

DEFERRED RENEWAL								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
B1010	LKMC	EF10	DECK, ELEVATED WOOD WASH AND STAIN	WOOD PATIO		DINING PATIO	\$357	Deferred
B2010	LKMC	WN05	GLASS, STOREFRONT	SINGLE-PANE ALUMINUM		DINING	\$19,166	Deferred
B2020	LKMC	WN01	GLASS, WINDOW, ALUMINUM OR WOOD, STANDARD	SINGLE-PANE ALUMINUM		BLDG-WIDE	\$302,290	Deferred
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		DINING PATIO	\$3,779	Deferred
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		BUSINESS BLDG	\$3,779	Deferred
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		AMBULANCE	\$7,558	Deferred
B2030	LKMC	DR17	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED	FULL-LITE AUTO SLIDER		MAIN NORTH ENTRY	\$98,574	Deferred
B2030	LKMC	DR17	DOOR, EXTERIOR, SLIDING ENTRANCE SYSTEM, POWERED	FULL-LITE AUTO SLIDER		ER ENTRY	\$49,287	Deferred
B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		SELECT 2ND & 3RD FL POD ENTRIES	\$53,907	Deferred
B2030	LKMC	DR28	DOOR OPERATOR, POWER-ASSIST	OVERHEAD ELECTRIC		SELECT 1ST FL CORRIDOR DOORS	\$98,830	Deferred
B3010	LKMC	RR06	ROOF - BITUMINOUS, 3-PLY, SBS MODIFIED BITUMEN, MOP	MODIFIED BITUMEN, MINERAL-FACED		BUSINESS BLDG & MISC LOW ROOFS	\$245,889	Deferred
C1010	LKMC	IW14	TOILET PARTITION WITH ACCESSORIES	METAL		ANNEX BLDG RESTROOMS & MEN'S LOCKER RM	\$17,058	Deferred
C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2004		BLDG-WIDE	\$252,077	Deferred
C3010	LKMC	IW02	WALL FINISH - APPLIED, PREMIUM	PAINTED, PREMIUM		PACU & SELECT WALLS	\$78,966	Deferred
C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL TILE		BLDG-WIDE	\$171,156	Deferred
C3020	LKMC	IF03	FLOORING - VINYL COMPOSITION TILE, STANDARD	VINYL PLANK		BUSINESS BLDG	\$33,912	Deferred

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

C3020	LKMC	IF06	FLOORING - TILE, CERAMIC / STONE / QUARRY STANDARD	CERAMIC TILE		RESTROOMS BLDG-WIDE	\$332,383	Deferred
D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN, INTEGRAL OR DROP-IN		2ND & 3RD FL RMS & RESTROOMS	\$39,747	Deferred
D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESS STEEL		SELECT RMS BLDG-WIDE	\$13,358	Deferred
D2010	LKMC	FX04	PLUMBING FIXTURE - SINK, KITCHEN	STAINLESS STEEL		SELECT 1ST FL RMS	\$16,221	Deferred
D2010	LKMC	FX06	PLUMBING FIXTURE - SINK, SERVICE/LAUNDRY/UTILITY	TERRAZO, FLOOR-MOUNTED		EVS RMS	\$15,012	Deferred
D2020	LKMC	WT01	WATER SOFTENER (41 - 70 GPM)	SOFT-1, MARLO		1ST FL SW EQUIP RM	\$6,489	Deferred
D2090	LKMC	PG08	VACUUM PUMP - ROTARY VANE (6.1-30 HP)	VACP-1, DUPLEX, PURITAN BENNETT		COMPRESSOR RM	\$35,182	Deferred
D2090	LKMC	PG08	VACUUM PUMP - ROTARY VANE (6.1-30 HP)	VACP-2, DUPLEX, AMICO		MED VAC RM	\$70,363	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #2		NORTH LOWER ROOF	\$8,427	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-10, PAYNE, R-410A		NORTH LOWER ROOF	\$14,045	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-4, LENNOX, R22		EAST ELEVATION	\$5,618	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-5		EAST ELEVATION	\$8,427	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-6		EAST ELEVATION	\$8,427	Deferred
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-8		EAST LOWER ROOF	\$8,427	Deferred
D3030	LKMC	HU07	AC COIL AND FAN UNIT, NO HEAT (1.6-2 TON)	AC-4		UNKNOWN	\$5,980	Deferred
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-8		UNKNOWN	\$7,224	Deferred
D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-3, MITSUBISHI, R-410A		EAST LOWER ROOF	\$4,609	Deferred
D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-4, MITSUBISHI, R-410A		EAST LOWER ROOF	\$6,146	Deferred

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

D3030	LKMC	HU18	DUCTLESS DX SPLIT SYSTEM (1.1-2 TON)	DDXS-5, MITSUBISHI, R-410A		EAST LOWER ROOF	\$6,146	Deferred
D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-1, MITSUBISHI, R-410A		EAST ELEVATION	\$5,625	Deferred
D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-2, MITSUBISHI, R-410A		EAST LOWER ROOF	\$4,688	Deferred
D3030	LKMC	HU19	DUCTLESS DX SPLIT SYSTEM (>2 TON)	DDXS-6, MITSUBISHI		UPPER ROOF	\$5,625	Deferred
D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-1		COMPRESSOR RM	\$2,453	Deferred
D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-2		1ST FL SW EQUIP RM	\$2,453	Deferred
D3040	LKMC	FN25	FAN - PROPELLER WITH LOUVER (<=0.5 HP)	SF-3		1ST FL SW EQUIP RM	\$2,453	Deferred
D5010	LKMC	VF13	VARIABLE FREQUENCY DRIVE (>150 HP)	CHILLER #1 VFD, TRANE		CHILLER RM	\$63,977	Deferred
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	T8 FL		AWNINGS	\$4,150	Deferred
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	HELIPAD LIGHTING, INCANDESCENT RETROFIT		NE, HELIPAD	\$3,113	Deferred
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	INCANDESCENT FLOOD, LED RETROFIT		EXTERIOR FACADES	\$519	Deferred
D5020	LKMC	LE03	COM EXTERIOR BLDG MT HI FLOOD LIGHTING (WALLPACK, WALLWASH)	HID WALL PACK		EXTERIOR FACADES	\$2,056	Deferred
D5020	LKMC	LI12	LIGHTING SYSTEM, INTERIOR - HOSPITAL	T8 FLUORESCENT		ALL AREAS	\$277,366	Deferred
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	CONCRETE HELIPAD		NE CORNER	\$1,160	Deferred
TOTAL DEFERRED RENEWAL NEEDS							\$2,424,456	

2026								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
D3060	LKMC	BA35	HVAC CONTROLS - FIELD PANELS/OPS SOFTWARE - HOSPITAL	DDC		ALL AREAS	\$214,267	2026
D3060	LKMC	BA58	HVAC CONTROLS - MAJOR INSTRUMENTATION - HOSPITAL	DDC		ALL AREAS	\$105,928	2026



10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2026 PROJECTED NEEDS	\$320,195
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2027								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEEDED COST	NEED YEAR
B2010	LKMC	EF04	EXTERIOR DOOR OR WINDOW APPLIED FINISH	PAINTED METAL		ROOFS & 1ST FL	\$24,684	2027
C1020	LKMC	DR01	DOOR AND FRAME, INTERIOR, NON-RATED	WOOD		SECONDARY DOORS BLDG-WIDE	\$490,608	2027
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	PAINTED METAL		STAIRS	\$45,394	2027
C1020	LKMC	DR02	DOOR AND FRAME, INTERIOR, FIRE-RATED	WOOD		CORRIDOR DOORS BLDG-WIDE	\$1,054,141	2027
C3010	LKMC	IW03	WALL FINISH - TILE, CERAMIC / STONE, STANDARD	CERAMIC TILE, ORIGINAL		KITCHEN & SELECT RESTROOMS	\$196,735	2027
D2020	LKMC	TK18	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	DWXT, WESSELS		1ST FL SW EQUIP RM	\$20,043	2027
D2020	LKMC	WH06	WATER HEATER - COMMERCIAL, GAS (>613 MBH INPUT)	WATER HEATER #1, A.O. SMITH, 600 GAL		1ST FL SW EQUIP RM	\$41,896	2027
D2020	LKMC	WH06	WATER HEATER - COMMERCIAL, GAS (>613 MBH INPUT)	WATER HEATER #2, A.O. SMITH, 600 GAL		1ST FL SW EQUIP RM	\$41,896	2027
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #3		NORTH LOWER ROOF	\$7,233	2027
D3040	LKMC	FN18	FAN - CENTRIFUGAL ROOF EXHAUST (10"-18" DIAMETER)	EF-1 X-RAY-1, DAYTON		EAST LOWER ROOF	\$4,883	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	K-1, DAYTON		NORTH LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-1, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	ISOLATION ROOM, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	DAYTON		SOUTH LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-11, DAYTON		UPPER ROOF	\$8,642	2027



10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF-3-3, DAYTON		UPPER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	ISOLATION ROOM, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-5, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	BIOHAZARD, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-6		UPPER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	3-10, DAYTON		UPPER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-10, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-11, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-13, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	2-6, DAYTON		EAST LOWER ROOF	\$8,642	2027
D3040	LKMC	FN20	FAN - CENTRIFUGAL ROOF EXHAUST (25"-30" DIAMETER)	K-2		NORTH LOWER ROOF	\$10,727	2027
D3040	LKMC	TK32	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	HWXT, BELL & GOSSETT		BOILER RM	\$14,698	2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NORTH SIDE, LOTS & DRIVES	\$27,717	2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		EAST SIDE, LOTS & DRIVES	\$13,406	2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SOUTH SIDE, SERVICE DRIVE	\$2,304	2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SW CORNER, SERVICE LOTS & DRIVES	\$9,194	2027
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NE CORNER, DRIVE	\$3,894	2027

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2027 PROJECTED NEEDS	\$2,147,724
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2028								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
C3010	LKMC	IW01	WALL FINISH - APPLIED, STANDARD	PAINTED, 2016		BLDG-WIDE	\$233,996	2028
D3040	LKMC	TK32	EXPANSION TANK, DIAPHRAGM (100-249 GAL)	CHWXT, AMTROL		CHILLER RM	\$15,139	2028
D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-3, RHEEM, R-410A, NO HEAT		EAST LOWER ROOF	\$65,465	2028
D3050	LKMC	HU32	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (10-35 TON)	RTU-4, RHEEM, R-410A, NO HEAT		EAST LOWER ROOF	\$81,831	2028
2028 PROJECTED NEEDS							\$396,431	

2029								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
B2030	LKMC	DR05	DOOR AND FRAME, EXTERIOR, SWINGING, ALUMINUM AND GLASS	FULL-LITE ALUMINUM		ANNEX BLDG	\$8,259	2029
C3020	LKMC	IF12	FLOORING - LAMINATE PLANK, STANDARD	LAMINATE PLANK		PUBLIC CORRIDORS & ANNEX BLDG	\$245,975	2029
C3020	LKMC	IF21	FLOORING - MED/LAB, CONDUCTIVE RUBBER, ROLL	MED SHEET RUBBER		EMERGENCY RMS	\$105,237	2029
D2010	LKMC	FX01	PLUMBING FIXTURE - LAVATORY, COUNTER	PORCELAIN, INTEGRAL OR DROP-IN		ANNEX BLDG RESTROOMS	\$2,286	2029
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CONDENSER #1		NORTH LOWER ROOF	\$9,209	2029
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CNDR-7, LENNOX, R-410A		EAST ELEVATION	\$9,209	2029
2029 PROJECTED NEEDS							\$380,175	

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

2030								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		UPPER ROOF	\$14,969	2030
B2030	LKMC	DR08	DOOR AND FRAME, EXTERIOR, SWINGING, HOLLOW METAL	PAINTED METAL		LOWER ROOFS	\$11,975	2030
C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	PLAM OR WOOD VENEER		SELECT RMS BLDG-WIDE	\$99,372	2030
C3010	LKMC	IW12	WALL FINISH - PANEL, MEDICAL / LABORATORY APPLICATION	FIBER REINFORCED POLYPROPYLENE (FRP)		CORRIDORS & SELECT PATIENT RMS BLDG-WIDE	\$410,809	2030
D2020	LKMC	TK05	WATER TANK (1,650-4,000 GAL)	WATER PRESSURE TANK, BUFFALO		NW SITE	\$119,820	2030
D2020	LKMC	TK05	WATER TANK (1,650-4,000 GAL)	WATER STORAGE TANK		NW SITE	\$359,459	2030
D3020	LKMC	BL14	BOILER - ELECTRIC (311-2,100 MBH)	SG-1, STERIS		BOILER RM	\$23,716	2030
D3020	LKMC	BL14	BOILER - ELECTRIC (311-2,100 MBH)	SG-2, STERIS		BOILER RM	\$23,716	2030
D3030	LKMC	CH02	CHILLER - WATER-COOLED CENTRIFUGAL OR SCREW (151-350 TONS)	CHILLER #1, YORK, R-123		CHILLER RM	\$551,925	2030
D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	AHU-14, TEMTROL		OUTSIDE, NORTH	\$178,527	2030
D3040	LKMC	AH18	AIR HANDLING UNIT - OUTDOOR PACKAGE (6-8 HP)	AHU-15, TEMTROL		EAST LOWER ROOF	\$178,527	2030
D3040	LKMC	FN21	FAN - INLINE CENTRIFUGAL AIRFOIL, SUPPLY (<=30 HP)	EF-25		CHILLER RM	\$517	2030
D3050	LKMC	HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	RTU-1, CARRIER, R-410A, ELECTRIC HEAT		EAST LOWER ROOF	\$31,676	2030
2030 PROJECTED NEEDS							\$2,005,009	

2031								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

C3020	LKMC	IF02	FLOORING - CARPET, TILE OR ROLL, PREMIUM (WOOL, CUSTOM)	CPT		ENTRY LOBBY	\$52,477	2031
D3040	LKMC	AH29	AIR HANDLING UNIT - OUTDOOR MAKEUP, GAS (>525 MBH INPUT)	MAU-1, CAPTIVEAIRE		NORTH LOWER ROOF	\$68,305	2031
D5020	LKMC	LE01	RES EXTERIOR BLDG MT DECO OR FLOOD LIGHTING	SOFFIT CFL		ENTRANCES	\$3,308	2031
E1020	LKMC	CR02	REFRIGERATION SYSTEM - WALK-IN, 2 EVAP FANS, 6700 BTUH, CONDENSER	COOLER MECH, HEATCRAFT		NORTH ELEVATION	\$14,735	2031
2031 PROJECTED NEEDS							\$138,825	

2032								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
D2020	LKMC	PP05	PUMP - ELECTRIC (<=10 HP)	PUMP 1		NW ELEVATION	\$25,730	2032
D2020	LKMC	PP05	PUMP - ELECTRIC (<=10 HP)	PUMP 2		NW ELEVATION	\$25,730	2032
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU-1, LIEBERT, R-410A		NORTH LOWER ROOF	\$33,541	2032
D3030	LKMC	HU01	CONDENSER - REFRIGERANT, AIR-COOLED (<=10 TON)	CU-2, LIEBERT, R-410A		NORTH LOWER ROOF	\$33,541	2032
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-2		UNKNOWN	\$8,626	2032
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-5		UNKNOWN	\$8,626	2032
D3030	LKMC	HU08	AC COIL AND FAN UNIT, NO HEAT (2.1-3 TON)	AC-6		UNKNOWN	\$8,626	2032
D3040	LKMC	PH01	PUMP - ELECTRIC (<=10 HP)	HWP-1, BELL & GOSSETT		BOILER RM	\$19,298	2032
D3040	LKMC	PH01	PUMP - ELECTRIC (<=10 HP)	HWP-2, BELL & GOSSETT		BOILER RM	\$19,298	2032
D5010	LKMC	VF02	VARIABLE FREQUENCY DRIVE (6-7.5 HP)	AHU-12 VFD, ABB		2ND FL NW MECH RM	\$7,451	2032
D5010	LKMC	VF02	VARIABLE FREQUENCY DRIVE (6-7.5 HP)	AHU-12A VFD, ABB		2ND FL WEST MECH RM	\$7,451	2032
D5010	LKMC	VF03	VARIABLE FREQUENCY DRIVE (7.6-10 HP)	CT-1 VFD, ABB		SWITCHGEAR RM	\$8,286	2032

10-YEAR RECURRING NEEDS BY YEAR

All costs shown as Future Value using a 3% average inflation rate

D5010	LKMC	VF03	VARIABLE FREQUENCY DRIVE (7.6-10 HP)	CT-2 VFD, ABB		SWITCHGEAR RM	\$8,286	2032
2032 PROJECTED NEEDS							\$214,491	

2033								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
B2030	LKMC	DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		ROOFS	\$12,299	2033
B2030	LKMC	DR34	DOOR LOCK, COMMERCIAL-GRADE, EXTERIOR	LEVER		SELECT DOORS	\$4,612	2033
B2030	LKMC	DR36	DOOR PANIC HARDWARE, EXTERIOR	PANIC BAR		UPPER ROOF	\$1,963	2033
B2030	LKMC	DR36	DOOR PANIC HARDWARE, EXTERIOR	PANIC BAR		BLDG-WIDE	\$64,768	2033
2033 PROJECTED NEEDS							\$83,641	

2034								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		DINING RM	\$4,043	2034
C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		STAIRS	\$18,192	2034
C1020	LKMC	DR26	DOOR PANIC HARDWARE, INTERIOR	PANIC BAR		SELECT CORRIDOR DOORS	\$16,171	2034
C1030	LKMC	CW01	CASEWORK - WOOD BASE AND WALL, TOP, STANDARD	PLAM OR WOOD VENEER		1ST FL RMS	\$178,951	2034
D3040	LKMC	FN19	FAN - CENTRIFUGAL ROOF EXHAUST (20"-22" DIAMETER)	EF1C.1, GREENHECK		EAST LOWER ROOF	\$10,629	2034
D5010	LKMC	VF13	VARIABLE FREQUENCY DRIVE (>150 HP)	CHILLER #2 VFD, YORK		CHILLER RM	\$81,044	2034
E1020	LKMC	CR03	REFRIGERATION SYSTEM - WALK-IN, 3 EVAP FANS, 10000 BTUH, CONDENSER	FREEZER MECH, RUSSELL		NORTH ELEVATION	\$22,756	2034
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NORTH SIDE, LOTS & DRIVES	\$34,088	2034

10-YEAR RECURRING NEEDS BY YEAR

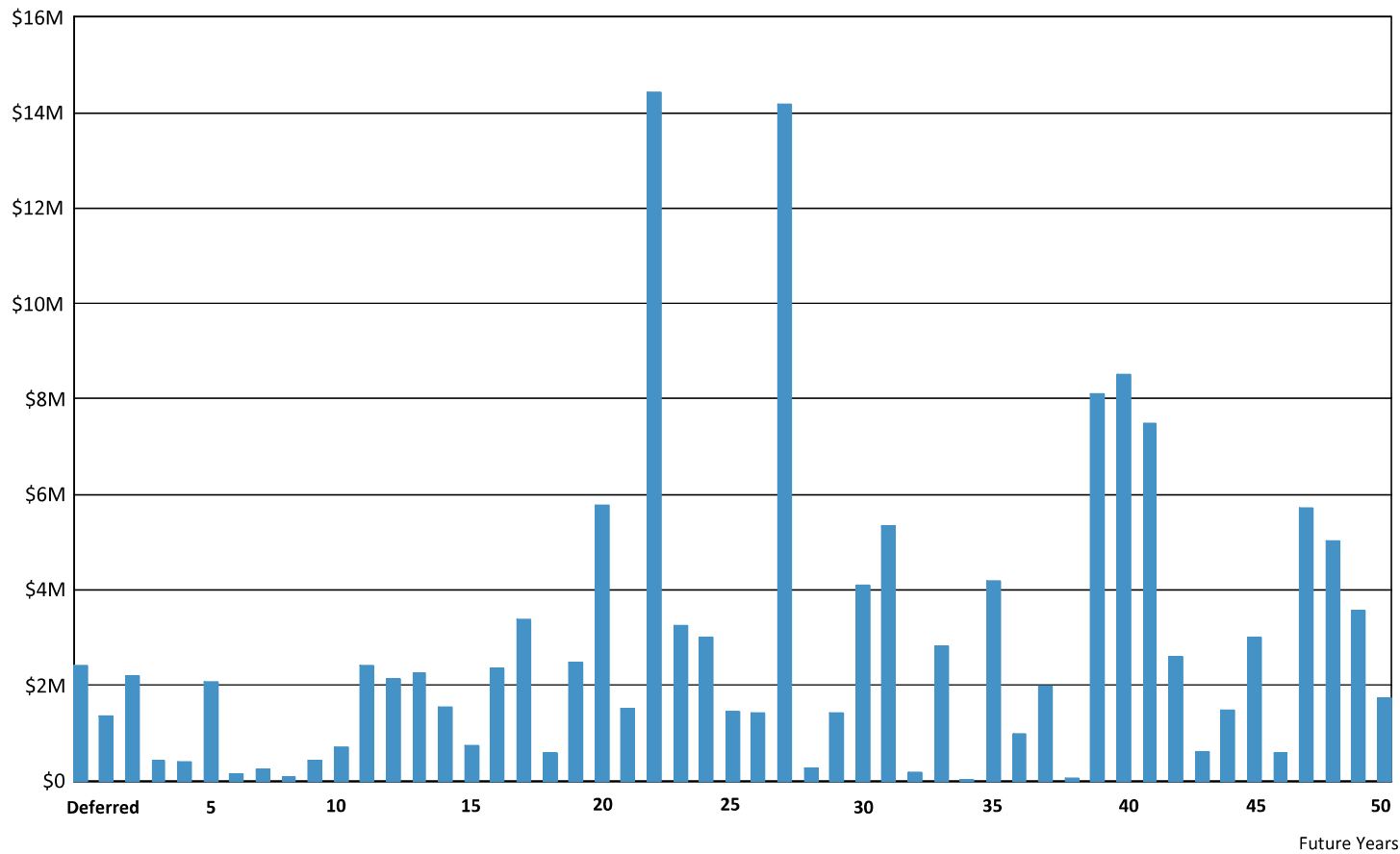
All costs shown as Future Value using a 3% average inflation rate

G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		EAST SIDE, LOTS & DRIVES	\$16,487	2034
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SOUTH SIDE, SERVICE DRIVE	\$2,834	2034
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		SW CORNER, SERVICE LOTS & DRIVES	\$11,307	2034
G2020	LKMC	SI23	CONCRETE VEHICULAR PAVING - STRIPE	ASPHALTIC CONCRETE		NE CORNER, DRIVE	\$4,790	2034
2034 PROJECTED NEEDS							\$401,292	

2035								
UNIFORMAT II	ASSET CODE	NEED CODE	NEED DESCRIPTION	IDENTIFIER	CLIENT ID	LOCATION	NEED COST	NEED YEAR
C1030	LKMC	CW04	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	PLAM		3RD FL PHARMACY	\$34,615	2035
C1030	LKMC	CW04	CASEWORK - LABORATORY, INCLUDES REAGENT SHELF AND TOP	PLAM		1ST FL LAB	\$182,691	2035
C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6”	PLASTIC		1ST FL	\$81,060	2035
C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6”	PLASTIC		2ND FL	\$33,437	2035
C3010	LKMC	IW20	WALL BUMP RAIL – VINYL & ALUM, 6”	PLASTIC		3RD FL	\$33,437	2035
C3020	LKMC	IF15	FLOORING - FLUID APPLIED, PAINT OR CLEAR SEAL	PAINTED CONCRETE		STAIRS	\$10,084	2035
D2010	LKMC	FX02	PLUMBING FIXTURE - LAVATORY, WALL HUNG	PORCELAIN		SELECT RESTROOMS & RMS BLDG-WIDE	\$29,553	2035
D2010	LKMC	FX08	PLUMBING FIXTURE - SHOWER VALVE AND HEAD	FIBERGLASS OR TILE		SELECT RESTROOMS BLDG-WIDE	\$73,389	2035
D2010	LKMC	FX12	PLUMBING FIXTURE - WATER CLOSET, TANKLESS	PORCELAIN, WALL- OR FLOOR-MOUNTED		SELECT RESTROOMS BLDG-WIDE	\$137,591	2035
D3030	LKMC	HU24	PTAC, DX/ HP COOL, ELEC HEAT (>2 TON)	BMC INC, R-410A		ELEVATOR RM MECH PH	\$17,833	2035
D3050	LKMC	HU30	PACKAGE HVAC UNIT, DX, GAS OR ELECTRIC HEAT, SINGLE-ZONE (<= 5 TON)	RTU-2, RHEEM, R-410A, ELEC HEAT		EAST LOWER ROOF	\$36,721	2035
2035 PROJECTED NEEDS							\$670,411	



50-YEAR RENEWABLE COMPONENTS PROJECTION GRAPH



Average Annual Need Cost per SF = \$13.46



**PHOTOGRAPHS**

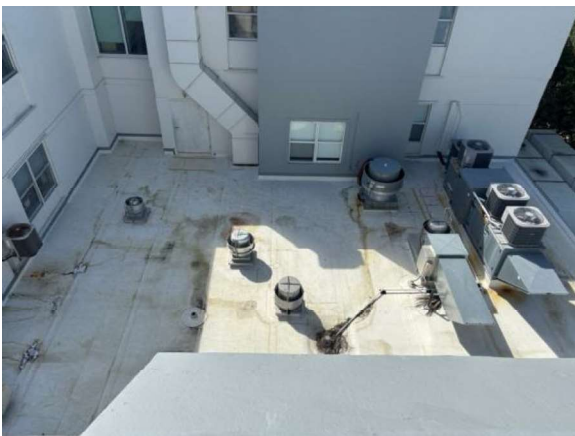
**SELECTIONS**



LKMC001a 1/27/2026  
Accessible elevator control panel  
Elevator



LKMC001e 1/27/2026  
Air-cooled condenser for ductless split system DDXS-C  
Upper roof



LKMC002a 1/27/2026  
Single-ply white membrane roofing, painted  
concrete stucco, and painted metal door  
Lower roof



LKMC002e 1/27/2026  
Centrifugal curb-mounted exhauster 3-6  
Upper roof



LKMC003a 1/27/2026  
Single-ply white membrane parapet detail  
and lightning protection  
Upper roof



LKMC003e 1/27/2026  
Outdoor air handler RTU-3A  
Upper roof



LKMC004a 1/27/2026  
Flat single-ply white membrane roof lacking tie-offs  
Lower roof



LKMC004e 1/27/2026  
Centrifugal curb-mounted exhauster EF-ICU  
Upper roof



LKMC005a 1/27/2026  
Painted concrete stucco and  
painted metal doors with lever  
Upper roof



LKMC005e 1/27/2026  
Outdoor air handler RTU-22  
Upper roof



LKMC006a 1/27/2026  
Single-ply white membrane penetration detail  
Upper roof



LKMC006e 1/27/2026  
Centrifugal curb-mounted exhauster EF-2  
Upper roof





LKMC007a 1/27/2026  
Flat single-ply white membrane roof lacking tie-offs  
Upper roof



LKMC007e 1/27/2026  
Centrifugal curb-mounted exhausters 3-10 and 3-11  
Upper roof



LKMC008a 1/27/2026  
Upper roof guardrail  
Upper roof



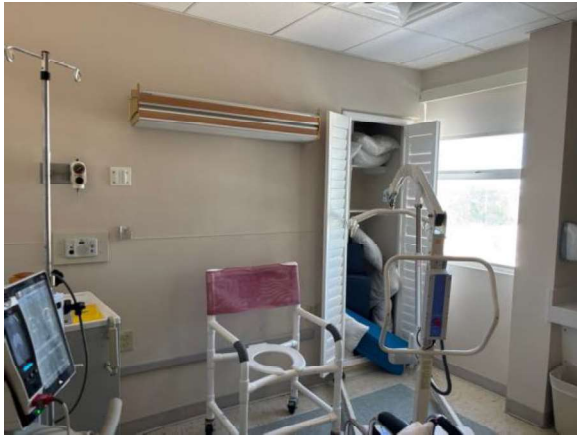
LKMC008e 1/27/2026  
Utility set exhauster EF-1  
Upper roof



LKMC009a 1/27/2026  
Acoustical ceiling tile, painted walls, vinyl tile,  
and wood doors with levers  
Third floor, pod 3D room



LKMC009e 1/27/2026  
Cooling towers CT-1 and CT-2  
Upper roof



LKMC010a 1/27/2026  
Acoustical ceiling tile, painted walls  
with FRP, and vinyl tile  
Third floor, pod 3D room



LKMC010e 1/27/2026  
Centrifugal curb-mounted exhauster EF-3-4  
Upper roof



LKMC011a 1/27/2026  
Countertop lavatory  
Third floor, pod 3D room



LKMC011e 1/27/2026  
Centrifugal curb-mounted exhauster 3-3  
Upper roof



LKMC012a 1/27/2026  
Painted walls with tiled wainscot, medical sheet rubber  
floor, and accessible plumbing fixtures  
Third floor, pod 3D room bath



LKMC012e 1/27/2026  
Air-cooled condenser for ductless split system DDXS-B  
Upper roof





LKMC013a 1/27/2026

Lack of roll-in shower  
Third floor, pod 3D room bath



LKMC013e 1/27/2026

Air-cooled condenser for ductless split system DDXS-A  
Upper roof



LKMC014a 1/27/2026

Cabinetry with accessible sink  
Third floor, pod 3D



LKMC014e 1/27/2026

Package terminal air conditioner (ELEV RM)  
Upper roof



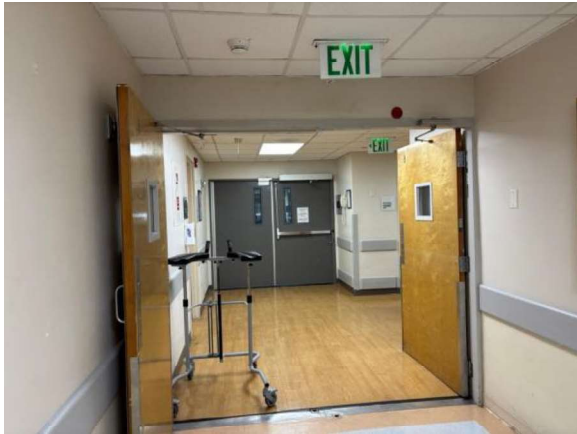
LKMC015a 1/27/2026

Acoustical ceiling tile, painted walls,  
vinyl tile, wood doors, and cabinetry  
Third floor, pod 3D



LKMC015e 1/27/2026

Air-cooled condenser for ductless split system DDXS-6  
Upper roof



LKMC016a 1/27/2026  
ACT, painted walls with FRP, wall rail, laminate plank, wood doors, painted metal, exit signs  
Third floor, central corridor



LKMC016e 1/27/2026  
Air-cooled condenser for ductless split system DDXS-D  
Upper roof



LKMC017a 1/27/2026  
Typical pod 3D finishes  
Third floor, pod 3D



LKMC017e 1/27/2026  
Hydraulic plant for passenger elevator ELEV-2  
Elevator mechanical penthouse



LKMC018a 1/27/2026  
ACT, painted walls, FRP, wall rail, medical sheet rubber floor, full-lite slider, and noncompliant signage  
Third floor, pod 3C



LKMC018e 1/27/2026  
Hydraulic plant for passenger elevator ELEV-1  
Elevator mechanical penthouse





LKMC019a 1/27/2026  
Acoustical ceiling tile, painted walls, wall rail,  
and medical sheet rubber floor  
Third floor, pod 3C room



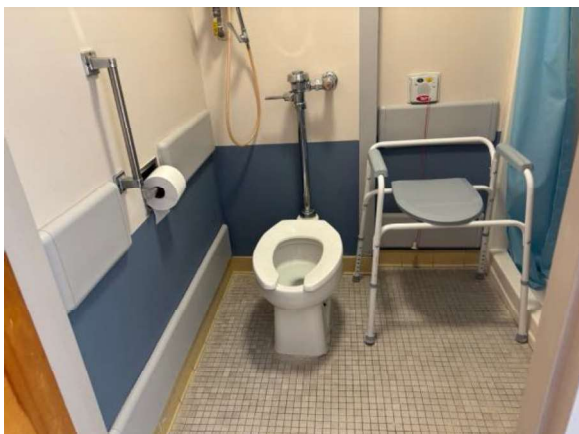
LKMC019e 1/27/2026  
Solid state control panel for passenger elevator, ELEV-2  
Elevator mechanical penthouse



LKMC020a 1/27/2026  
FRP, wall rail, medical sheet rubber, and lavatory  
Third floor, pod 3C room



LKMC020e 1/27/2026  
Package air conditioning unit RTU-2  
East lower roof



LKMC021a 1/27/2026  
Painted walls with FRP, wall rail, tiled floor,  
and nonaccessible plumbing fixtures  
Third floor, pod 3C room bath



LKMC021e 1/27/2026  
Ducted split system air-cooled condenser CNDR-8  
East lower roof





LKMC022a 1/27/2026

Painted wall, tiled floor, and  
cabinetry with nonaccessible sink  
Third floor, pod 3C room



LKMC022e 1/27/2026

Air-cooled condenser for ductless split system DDXS-2  
East lower roof



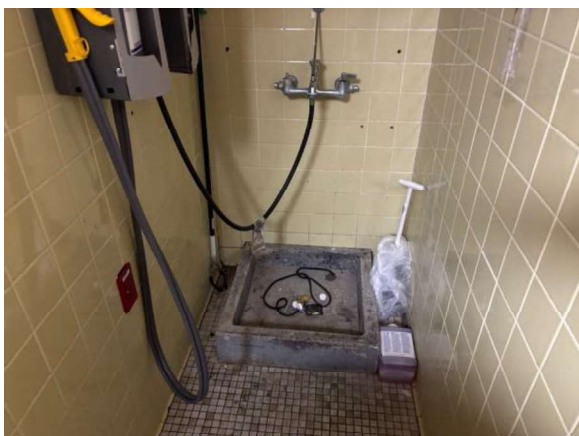
LKMC023a 1/27/2026

ACT, painted walls, medical sheet rubber, and  
cabinetry with countertop lavatory  
Third floor, pod 3C



LKMC023e 1/27/2026

Centrifugal curb-mounted exhausters 2-10 and 2-10  
East lower roof



LKMC024a 1/27/2026

Tiled surfaces and utility sink  
Third floor, EVS room



LKMC024e 1/27/2026

Centrifugal curb-mounted exhausters 2-11 and EF-2-12  
East lower roof



LKMC025a 1/27/2026  
Tiled surfaces and nonaccessible plumbing fixtures  
Third floor, staff restroom



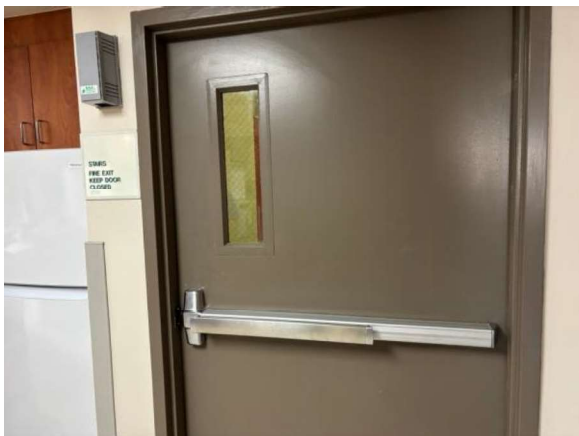
LKMC025e 1/27/2026  
Air-cooled condenser for ductless split system DDXS-3  
East lower roof



LKMC026a 1/27/2026  
Small stainless steel service sink  
Third floor, pharmacy



LKMC026e 1/27/2026  
Utility set exhausters EF-ENDO and EF-BRONC  
East lower roof



LKMC027a 1/27/2026  
Painted metal stair door with panic bar  
Third floor, pod 3B



LKMC027e 1/27/2026  
Centrifugal curb-mounted exhauster 2-13  
East lower roof

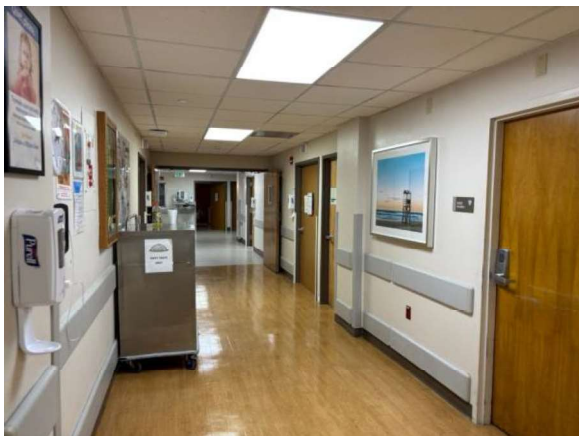




LKMC028a 1/27/2026  
Painted metal stair door with rating label  
Third floor, pod 3B stair



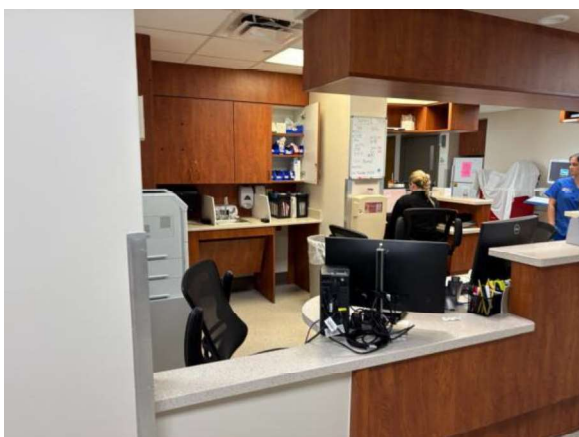
LKMC028e 1/27/2026  
Centrifugal curb-mounted exhauster EF-1 X-RAY-1  
East lower roof



LKMC029a 1/27/2026  
ACT, painted walls with FRP, wall rail,  
and wood doors with levers  
Third floor, central corridor



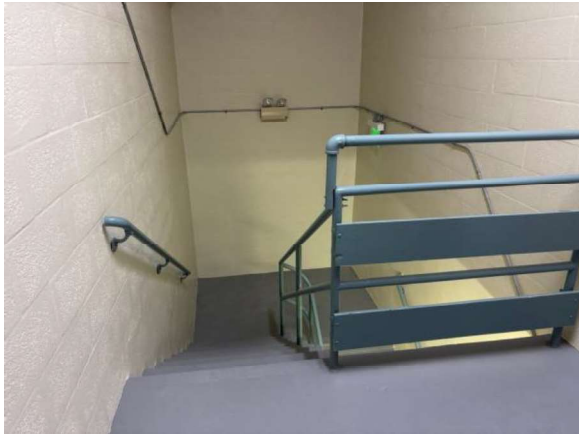
LKMC029e 1/27/2026  
Air-cooled condenser for ductless split systems  
DDXS-4 and DDXS-5  
East lower roof



LKMC030a 1/27/2026  
ACT, painted walls, vinyl tile, and cabinetry with  
accessible transaction area and sink  
Third floor, pod 3A



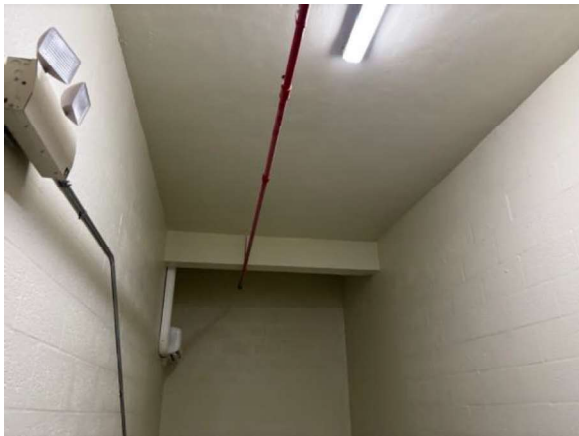
LKMC030e 1/27/2026  
Utility set exhauster EF-3A  
East lower roof



LKMC031a 1/27/2026  
Painted walls and painted stairs with  
noncompliant assemblies  
Third floor, pod 3A stair



LKMC031e 1/27/2026  
Centrifugal curb-mounted exhauster 2-6  
East lower roof



LKMC032a 1/27/2026  
Painted ceiling and painted walls  
Third floor, pod 3A stair



LKMC032e 1/27/2026  
Package air conditioning unit RTU-5  
East lower roof



LKMC033a 1/27/2026  
ACT painted walls, vinyl tile,  
and wood doors with levers  
Third floor, pod 3A



LKMC033e 1/27/2026  
Centrifugal curb-mounted exhauster EF-2-2  
East lower roof





LKMC034a 1/27/2026

ACT, painted walls, vinyl tile,  
and wood doors with levers  
Third floor, pod 3A room



LKMC034e 1/27/2026

Package air conditioning unit RTU-1  
East lower roof



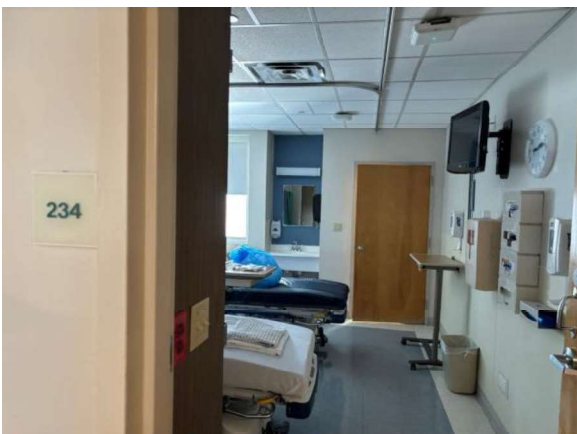
LKMC035a 1/27/2026

Single-pane window  
Second floor, pod 2A room



LKMC035e 1/27/2026

Package air conditioning unit RTU-4  
East lower roof



LKMC036a 1/27/2026

ACT, painted walls, vinyl tile, and wood doors  
Second floor, pod 2A room



LKMC036e 1/27/2026

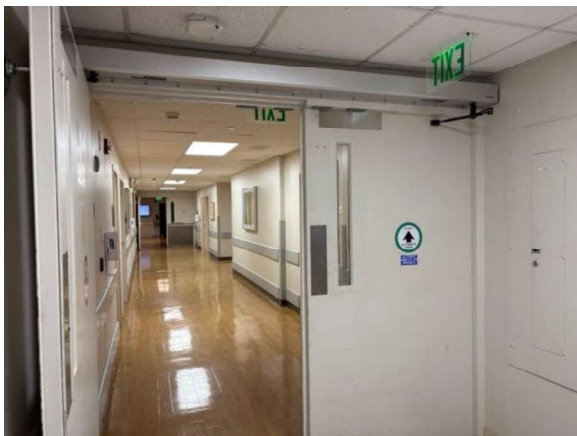
Package air conditioning unit RTU-3  
East lower roof



LKMC037a 1/27/2026  
Wood door with knob hardware  
Second floor, pod 2A room



LKMC037e 1/27/2026  
Centrifugal curb-mounted exhauster 2-1  
East lower roof



LKMC038a 1/27/2026  
Painted metal doors with powered operator  
Second floor, central corridor



LKMC038e 1/27/2026  
Outdoor air handler, AHU-15  
East lower roof



LKMC039a 1/27/2026  
ACT, painted walls, vinyl tile, and cabinetry  
Second floor, pod 2D



LKMC039e 1/27/2026  
Centrifugal curb-mounted exhauster EF1C.1  
East lower roof





LKMC040a 1/27/2026  
ACT, painted walls with FRP, vinyl tile, countertop lavatory, and wood door lacking signage  
Second floor, pod 2D room



LKMC040e 1/27/2026  
Centrifugal curb-mounted exhauster 2-5  
East lower roof



LKMC041a 1/27/2026  
Painted walls with FRP, wall rail, and drinking fountain  
Second floor, central corridor



LKMC041e 1/27/2026  
Utility set exhauster EF-1 NUC MED  
East lower roof



LKMC042a 1/27/2026  
Painted walls with tile, tiled floor, and accessible plumbing fixture configuration  
Second floor, public restroom



LKMC042e 1/27/2026  
Ducted split system air-cooled condenser CNDR-9  
North lower roof



LKMC043a 1/27/2026  
Nonaccessible shower  
Second floor, public restroom



LKMC043e 1/27/2026  
Ducted split system air-cooled condenser 2  
North lower roof



LKMC044a 1/27/2026  
Porcelain service sink  
Second floor, pod 2A room



LKMC044e 1/27/2026  
Make-up air unit MAU-1  
North lower roof



LKMC045a 1/27/2026  
ACT, painted walls with FRP, wall rail,  
laminate plank, and cabinetry  
Second floor, pod 2A



LKMC045e 1/27/2026  
Ducted split system air-cooled condenser 1  
North lower roof





LKMC046a 1/27/2026  
Large stainless steel service sink  
Second floor, pod 2A



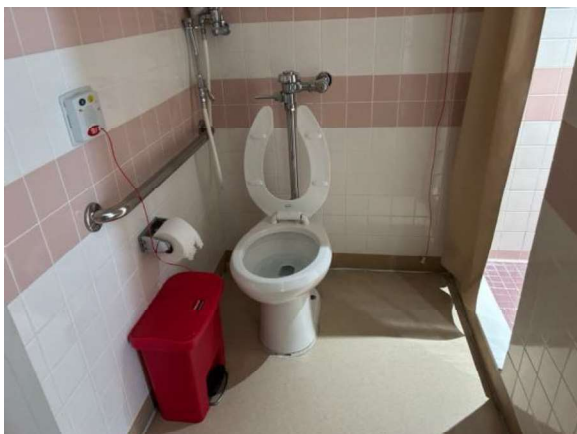
LKMC046e 1/27/2026  
Ducted split system air-cooled condenser 3  
North lower roof



LKMC047a 1/27/2026  
Painted walls with FRP, wall rail, laminate plank,  
countertop lavatory, and door lacking signage  
Second floor, pod 2A room



LKMC047e 1/27/2026  
Centrifugal curb-mounted exhauster K-2  
North lower roof



LKMC048a 1/27/2026  
Tiled walls, medical sheet rubber,  
and nonaccessible plumbing fixtures  
Second floor, pod 2A room bath



LKMC048e 1/27/2026  
Centrifugal curb-mounted exhauster K-4  
North lower roof



LKMC049a 1/27/2026  
ACT, painted walls, medical sheet rubber,  
and cabinetry  
Second floor, pod 2A room



LKMC049e 1/27/2026  
Centrifugal curb-mounted exhauster K-5  
North lower roof



LKMC050a 1/27/2026  
Painted concrete stucco and typical single-pane window  
Lower roof



LKMC050e 1/27/2026  
Ducted split system air-cooled condenser CNDR-10  
North lower roof



LKMC051a 1/27/2026  
Roof drain with debris buildup  
Lower roof



LKMC051e 1/27/2026  
Ducted split system air-cooled condensers CU-1 and CU-2  
North lower roof





LKMC052a

1/27/2026

Metal canopy  
Lower roof



LKMC052e

1/27/2026

Indoor air handler AHU-12  
Second floor, northwest mechanical room



LKMC053a

1/27/2026

Single-ply membrane, built-up roofing,  
and metal panel roof  
Lower roofs



LKMC053e

1/27/2026

Variable frequency drive AHU-12 VFD  
Second floor, northwest mechanical room



LKMC054a

1/27/2026

Asphaltic concrete paving with striping  
East side



LKMC054e

1/27/2026

Indoor air handler AHU-12A  
Second floor, west mechanical room



LKMC055a

1/27/2026

Flat single-ply membrane, lack of tie-offs, painted stucco  
Lower roof, east side



LKMC055e

1/27/2026

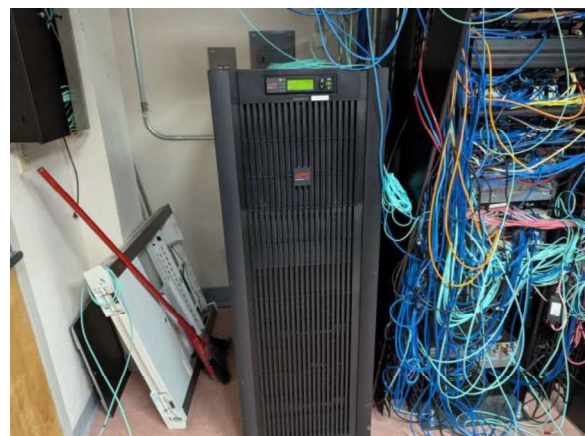
Variable frequency drive AHU-12A VFD  
Second floor, west mechanical room



LKMC056a

1/27/2026

Single-ply white membranes, lightning protection,  
and gutter  
Lower roofs



LKMC056e

1/27/2026

Uninterruptible power supply, UPS-IDF-2A  
Second floor, main IT room



LKMC057a

1/27/2026

Single-ply white membrane entry canopy  
and main entry finishes  
North elevation



LKMC057e

1/27/2026

Electrical distribution panels (IT PANEL and UPS PANEL)  
Second floor, main IT room





LKMC058a

1/27/2026

Asphaltic concrete paving with striping and landscaping  
North elevation



LKMC058e

1/27/2026

Ducted split system AC coil AC-3  
Second floor, main IT room



LKMC059a

1/27/2026

Flat built-up roofing with lightning protection  
Lower roof, Business building



LKMC059e

1/27/2026

Indoor air handler AHU-7  
First floor, south mechanical room



LKMC060a

1/27/2026

Tiled surfaces, wall-hung lavatories, and wall-hung urinals  
First floor, men's locker room



LKMC060e

1/27/2026

Variable frequency drive AHU-7 VFD  
First floor, south mechanical room



LKMC061a 1/27/2026  
Tiled surfaces, nonaccessible shower,  
and nonaccessible water closets  
First floor, men's locker room



LKMC061e 1/27/2026  
Duplex medical air compressor MAC-1  
Compressor room



LKMC062a 1/27/2026  
ACT, tiled wall, tiled floor, commercial kitchen  
equipment, and stainless steel service sink  
First floor, kitchen



LKMC062e 1/27/2026  
Duplex vacuum pump VACP-1  
Compressor room



LKMC063a 1/27/2026  
ACT, painted walls, and tiled floor  
First floor, dining



LKMC063e 1/27/2026  
Desiccant air dryer for air compressor MAC-1  
Compressor room





LKMC064a 1/27/2026  
Full-lite wood doors with panic bars  
First floor, dining



LKMC064e 1/27/2026  
Propeller-style ventilation fan SF-1  
Compressor room



LKMC065a 1/27/2026  
Painted walls, tiled floor, storefront,  
full-lite door, and exterior wood deck  
First floor, dining



LKMC065e 1/27/2026  
Indoor air handler AHU-6  
First floor, southeast mechanical room



LKMC066a 1/27/2026  
ACT, painted walls with wall rail,  
and medical sheet rubber  
First floor, surgical department



LKMC066e 1/27/2026  
Variable frequency drive AHU-6 VFD  
First floor, southeast mechanical room



LKMC067a 1/27/2026

Tiled surfaces and nonaccessible wall-hung lavatories  
First floor, surgical department restroom



LKMC067e 1/27/2026

Air curtain CRTN-3  
Southwest entry vestibule



LKMC068a 1/27/2026

Nonaccessible shower  
First floor, surgical department restroom



LKMC068e 1/27/2026

Electrical distribution transformer TX-NDP A  
Switchgear room



LKMC069a 1/27/2026

Tiled surfaces and nonaccessible water closet  
First floor, surgical department restroom



LKMC069e 1/27/2026

Electrical distribution switchboard NDP/A  
Switchgear room





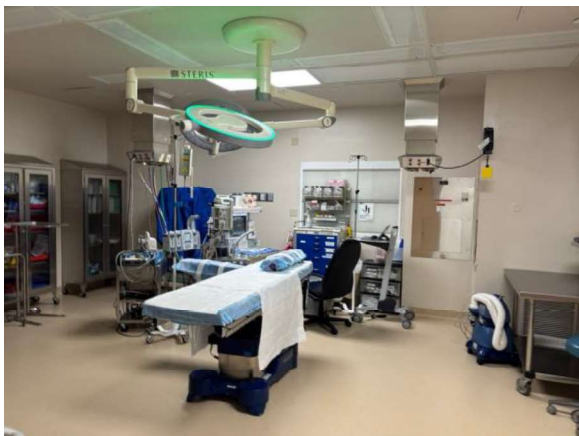
LKMC070a 1/27/2026

Newer utility sink  
First floor, surgical department EVS



LKMC070e 1/27/2026

Manual transfer switch MTS  
Switchgear room



LKMC071a 1/27/2026

Painted ceiling, painted walls, and  
medical sheet rubber floor  
First floor, surgical department OR



LKMC071e 1/27/2026

Variable frequency drives CT-1 VFD and CT-2 VFD  
Switchgear room



LKMC072a 1/27/2026

Typical finishes and large stainless steel service sink  
First floor, surgical department



LKMC072e 1/27/2026

Main distribution switchboard MSB/A  
Switchgear room



LKMC073a 1/27/2026  
Painted walls, medical sheet rubber, cabinetry with nonaccessible sink, and porcelain service sink  
First floor, PACU room



LKMC073e 1/27/2026  
Overhead fan coil unit  
Switchgear room



LKMC074a 1/27/2026  
ACT, painted walls, and medical sheet rubber floor  
First floor, PACU



LKMC074e 1/27/2026  
Diesel fuel oil storage tank  
West elevation



LKMC075a 1/27/2026  
Painted walls, vinyl tile, and accessible plumbing fixture configuration  
First floor, PACU restroom



LKMC075e 1/27/2026  
Water-cooled chiller 2  
Chiller room

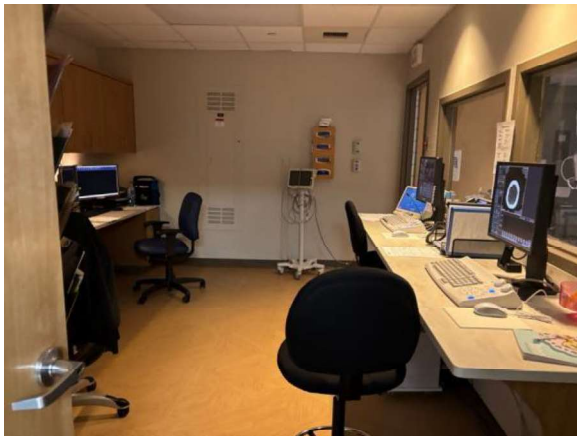




LKMC076a 1/27/2026  
ACT, painted walls with FRP, wall rail, and vinyl tile  
First floor, passage



LKMC076e 1/27/2026  
Variable frequency drive for chiller 2  
Chiller room



LKMC077a 1/27/2026  
ACT, painted walls, vinyl tile, and cabinetry  
First floor, CT control room



LKMC077e 1/27/2026  
Condenser water pump CW-2  
Chiller room



LKMC078a 1/27/2026  
ACT, laminate plank floor, lack of signage,  
and cabinetry with accessible transaction  
First floor, imaging reception



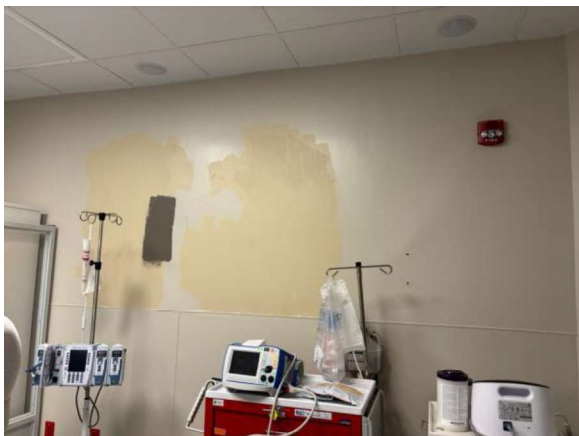
LKMC078e 1/27/2026  
Inline centrifugal exhauster EF-25  
Chiller room



LKMC079a 1/27/2026  
Tiled surfaces and utility sink  
First floor, cath lab EVS room



LKMC079e 1/27/2026  
Chilled water pump CHW-1  
Chiller room



LKMC080a 1/27/2026  
ACT, uneven painted wall, and FRP  
First floor, cath lab



LKMC080e 1/27/2026  
Chilled water pump CHW-2  
Chiller room



LKMC081a 1/27/2026  
ACT, painted walls with FRP,  
and medical sheet rubber  
First floor, cath lab



LKMC081e 1/27/2026  
Water-cooled chiller 1  
Chiller room





LKMC082a 1/27/2026

ACT, painted walls, vinyl tile,  
and laboratory casework  
First floor, lab



LKMC082e 1/27/2026

Chilled water expansion tank  
Chiller room



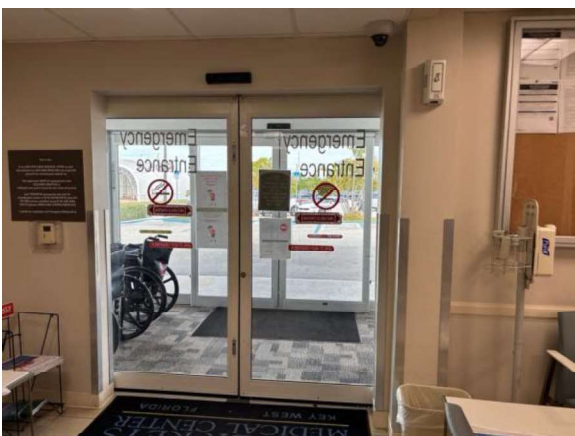
LKMC083a 1/27/2026

ACT, painted walls, tile, single-level drinking  
fountain, and wood door with lever  
First floor, ER waiting room



LKMC083e 1/27/2026

Electrical distribution load center H/CH2  
Emergency electrical room



LKMC084a 1/27/2026

Full-lite automatic slider entry doors  
First floor, ER waiting room



LKMC084e 1/27/2026

Electrical distribution switchboard GDP/A  
Emergency electrical room



LKMC085a

1/27/2026

ACT, painted walls, and medical sheet rubber flooring  
First floor, ER exam area



LKMC085e

1/27/2026

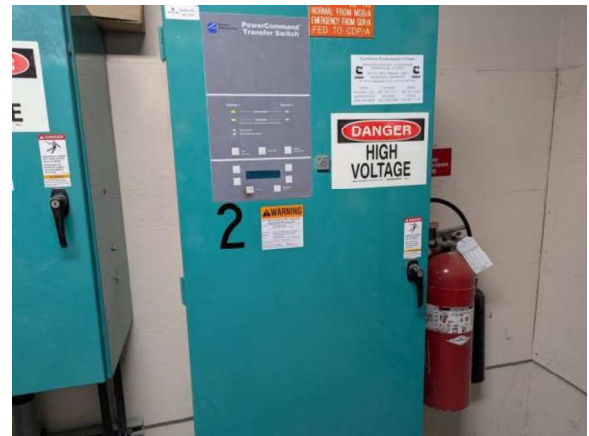
Automatic transfer switch ATS LS  
Emergency electrical room



LKMC086a

1/27/2026

ACT, painted walls FRP, wall rail, and entry doors  
First floor, ER ambulance entry



LKMC086e

1/27/2026

Automatic transfer switch ATS CR  
Emergency electrical room



LKMC087a

1/27/2026

ACT, painted low ceiling and walls, tile floor,  
and accessible reception  
First floor, main lobby



LKMC087e

1/27/2026

Automatic transfer switch ATS X  
Emergency electrical room





LKMC088a 1/27/2026  
Typical main lobby finishes and full-lite  
automatic slider entry doors  
First floor, main lobby



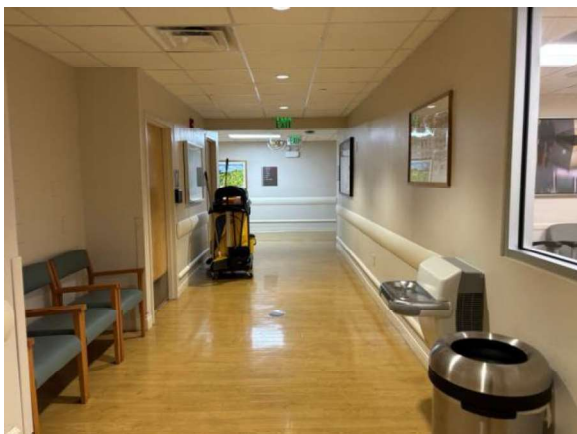
LKMC088e 1/27/2026  
Automatic transfer switch ATS EQ  
Emergency electrical room



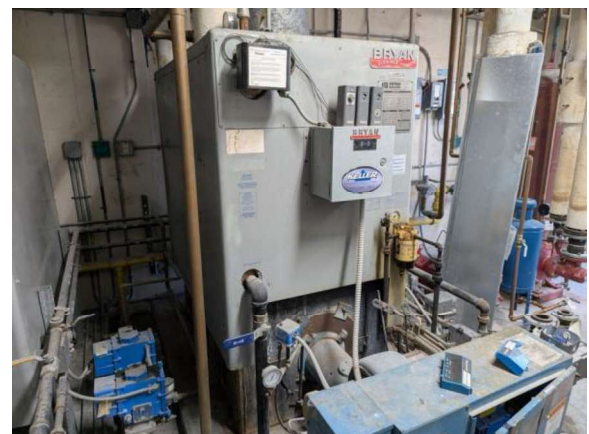
LKMC089a 1/27/2026  
ACT, painted walls, and carpet  
First floor, main lobby



LKMC089e 1/27/2026  
Automatic transfer switch ATS CH  
Emergency electrical room



LKMC090a 1/27/2026  
ACT, painted walls, laminate plank, and  
single-level drinking fountain  
First floor, main lobby corridor



LKMC090e 1/27/2026  
Propane-fired heating water boiler B-3  
Boiler room



LKMC091a

1/27/2026

Tiled surfaces, wall-hung lavatory, and wall-hung urinal  
First floor, men's restroom



LKMC091e

1/27/2026

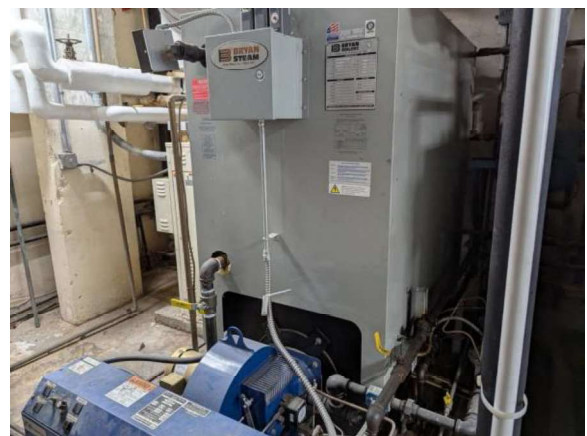
Propane-fired heating water boiler B-2  
Boiler room



LKMC092a

1/27/2026

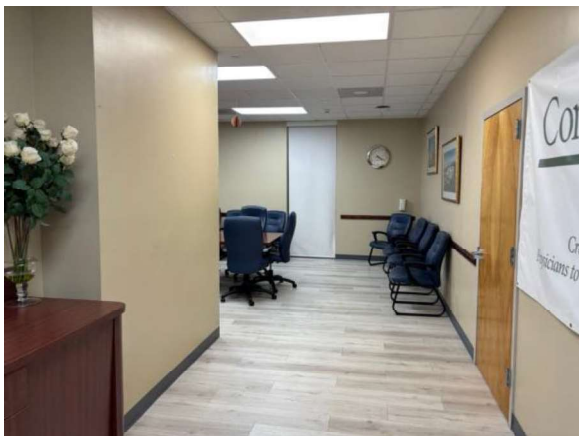
Tiled surfaces and accessible water closet  
First floor, men's restroom



LKMC092e

1/27/2026

Propane-fired heating water boiler B-1  
Boiler room



LKMC093a

1/27/2026

ACT, painted walls, and vinyl plank  
First floor, board room



LKMC093e

1/27/2026

Steam generator for sterilizers SG-1  
Boiler room





LKMC094a 1/27/2026  
Tiled surfaces and countertop lavatory  
First floor, Annex building restroom



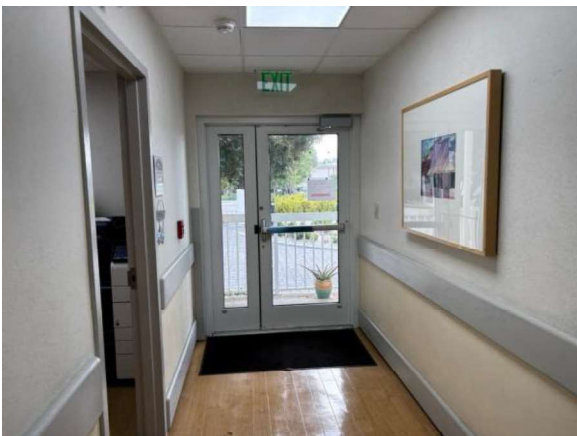
LKMC094e 1/27/2026  
Steam generator for sterilizers SG-2  
Boiler room



LKMC095a 1/27/2026  
Tiled surfaces and nonaccessible water closets  
First floor, Annex building restroom



LKMC095e 1/27/2026  
Propeller-style ventilation fan SF-3  
Boiler room



LKMC096a 1/27/2026  
ACT, premium painted walls, laminate plank,  
and full-lite aluminum door with panic bar  
First floor, Annex building corridor



LKMC096e 1/27/2026  
Indoor air handler AHU-21  
Boiler room



LKMC097a 1/27/2026  
Premium painted walls with FRP, wall rail,  
and single-level drinking fountain  
First floor, Annex building corridor



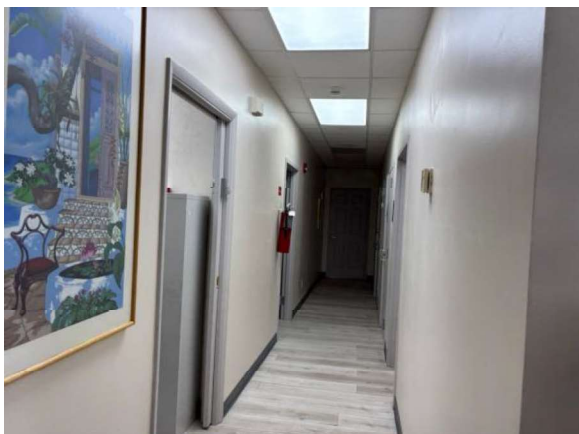
LKMC097e 1/27/2026  
Variable frequency drive AHU-21 VFD  
Boiler room



LKMC098a 1/27/2026  
Typical Annex building finishes  
First floor, Annex building corridor



LKMC098e 1/27/2026  
Heating water pump HWP-2  
Boiler room



LKMC099a 1/27/2026  
Acoustical ceiling tile, painted walls, and vinyl plank  
First floor, Business building corridor

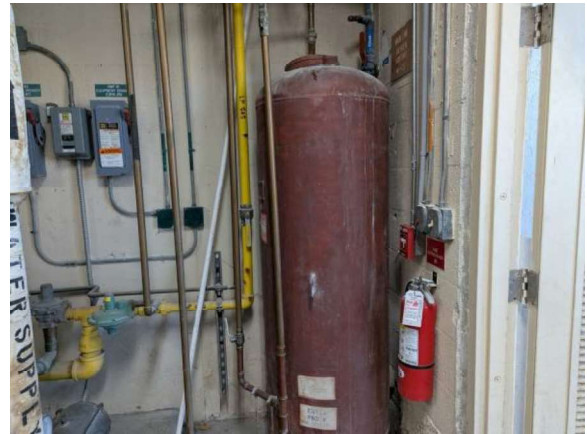


LKMC099e 1/27/2026  
Heating water pump HWP-1  
Boiler room





LKMC100a 1/27/2026  
Compromised vinyl plank  
First floor, Business building corridor



LKMC100e 1/27/2026  
Heating water expansion tank HWXT  
Boiler room



LKMC101a 1/27/2026  
Typical Business building finishes and no room signage  
First floor, Business building room



LKMC101e 1/27/2026  
Electrical distribution load center CDP/A  
Electrical room



LKMC102a 1/27/2026  
Painted walls, vinyl tile, wall-hung lavatory, and accessible tank-type water closet  
First floor, Business building restroom



LKMC102e 1/27/2026  
Electrical distribution load center EDP/A SECTION I  
Electrical room



LKMC103a 1/27/2026  
Painted concrete stucco, grade-level entry with automatic sliders, pavers, and landscaping  
North elevation



LKMC103e 1/27/2026  
Electrical distribution load center EDP/A SECTION II  
Electrical room



LKMC104a 1/27/2026  
Elevated walk with noncompliant guardrail and ramp with noncompliant assemblies  
Northeast corner



LKMC104e 1/27/2026  
Electrical distribution load center 1C/A  
Electrical room



LKMC105a 1/27/2026  
Painted concrete stucco, downspouts, and fencing  
Northeast corner



LKMC105e 1/27/2026  
Electrical distribution transformer, TX-1C/A  
Electrical room





LKMC106a 1/27/2026  
Typical exterior finishes, landscaping,  
and asphaltic concrete  
East elevation



LKMC106e 1/27/2026  
Diesel-fired emergency generator GEN-1  
West elevation



LKMC107a 1/27/2026  
Timeworn painted helipad  
Northeast corner



LKMC107e 1/27/2026  
Portable generator connection cabinet  
West elevation



LKMC108a 1/27/2026  
Painted concrete stucco and windows  
Northeast corner



LKMC108e 1/27/2026  
Simplex 4100ES fire alarm control panel  
FA/COMM room



LKMC109a 1/27/2026  
Grade-level entry with full-lite automatic sliders  
East elevation



LKMC109e 1/27/2026  
Air curtain CRTN-3  
Main lobby



LKMC110a 1/27/2026  
Typical exterior finishes and asphaltic concrete  
East elevation



LKMC110e 1/27/2026  
Lay-in LED fixture  
Suite 3-D



LKMC111a 1/27/2026  
Timeworn and uneven asphaltic concrete service drive  
South side



LKMC111e 1/27/2026  
Automated fire detection device  
Suite 3-D





LKMC112a

1/27/2026

Painted exterior and doors, and steps lacking handrails  
South elevation



LKMC112e

1/27/2026

Wet-pipe fire suppression retractable sprinkler head  
Suite 3-D



LKMC113a

1/27/2026

Metal canopy, painted surfaces, noncompliant guardrail,  
and steps with noncompliant handrails  
South elevation



LKMC113e

1/27/2026

Fire alarm horn and strobe signaller  
Suite 3-D



LKMC114a

1/27/2026

Painted concrete stucco, windows, and ramp with  
noncompliant assemblies  
West elevation



LKMC114e

1/27/2026

Fire alarm manual pull station  
Suite 3-D



LKMC115a 1/27/2026  
Typical exterior finishes and landscaping  
Northwest corner



LKMC115e 1/27/2026  
LED edge-lit blade emergency exit sign  
Suite 3-D



LKMC116a 1/27/2026  
Compromised painted stucco exterior ceiling  
North entry canopy



LKMC116e 1/27/2026  
Digital medical gas panel  
Suite 3-D



LKMC117a 1/27/2026  
Painted concrete stucco, full-lite aluminum entry door, and sloping walkway lacking compliant handrails  
North elevation



LKMC117e 1/27/2026  
Analog medical gas panel  
Suite 3-D





LKMC118a 1/27/2026  
Typical exterior finishes, landscaping,  
and asphaltic concrete  
North elevation



LKMC118e 1/27/2026  
Lay-in fixture with T8 fluorescent lamps and acrylic lens  
Suite 2-C



LKMC119a 1/27/2026  
Cracked asphaltic concrete  
North side



LKMC119e 1/27/2026  
Commercial-grade, gas-fired domestic water heater  
First floor, southwest equipment room



LKMC120a 1/27/2026  
Painted concrete stucco, windows,  
asphaltic concrete, and landscaping  
North elevation



LKMC120e 1/27/2026  
Residential-grade, natural gas-fired  
domestic water heater DHW-3  
First floor, southwest equipment room



LKMC121a 1/27/2026  
Ambulance entry lacking accessible curb ramp  
East elevation



LKMC121e 1/27/2026  
Natural gas-fired domestic water boilers 1 and 2  
First floor, southwest equipment room



LKMC122e 1/27/2026  
Propeller-style ventilation fan SF-2  
First floor, southwest equipment room



LKMC123e 1/27/2026  
Domestic water expansion tank  
First floor, southwest equipment room



LKMC124e 1/27/2026  
Duplex vacuum pump VACP-2  
Medical vacuum pump room



LKMC125e 1/27/2026  
Water softener SOFT-1  
First floor, southwest equipment room





LKMC126e

1/27/2026

Kitchen hood with integrated fire suppression HOOD-1  
Kitchen



LKMC127e

1/27/2026

Walk-in freezer  
Kitchen



LKMC128e

1/27/2026

Walk-in cooler  
Kitchen



LKMC129e

1/27/2026

Kitchen hood with integrated fire suppression HOOD-2  
Serving line



LKMC130e

1/27/2026

Indoor air handler AHU-14  
North elevation



LKMC131e

1/27/2026

Sterilizers 1 and 2  
Sterilizer room



LKMC132e 1/27/2026

Air curtain CRTN-2  
First floor, south exit



LKMC133e 1/27/2026

Indoor air handler AHU-20  
First floor, southwest equipment room



LKMC134e 1/27/2026

Variable frequency drive AHU-20 VFD  
First floor, southwest equipment room



LKMC135e 1/27/2026

Electric point-of-use humidifier 1  
First floor, southwest equipment room



LKMC136e 1/27/2026

Duplex utility air compressor UAC-1  
First floor, southwest equipment room



LKMC137e 1/27/2026

Refrigerated air dryer UAC-1 RAD  
First floor, southwest equipment room





LKMC138e 1/27/2026  
Emergency eyewash wand  
Lab



LKMC139e 1/27/2026  
Emergency shower  
Lab



LKMC140e 1/27/2026  
Soffit-mounted fixture with CFL lamp  
North elevation



LKMC141e 1/27/2026  
HID wall pack  
North elevation



LKMC142e 1/27/2026  
Stanchion-mounted fixture  
North elevation



LKMC143e 1/27/2026  
LED bollard  
North elevation



LKMC144e 1/27/2026  
Incandescent fixture for helipad,  
retrofitted with LED lamp  
Northeast elevation



LKMC145e 1/27/2026  
Ducted split system air-cooled condensers CND-4,  
CND-5, CND-6, and CND-7  
East elevation



LKMC146e 1/27/2026  
Surface-mounted fixture with T8 fluorescent lamps  
East elevation



LKMC147e 1/27/2026  
Air-cooled condenser for ductless split system DDXS-1  
East elevation



LKMC148e 1/27/2026  
Twin beam incandescent floods  
retrofitted with LED lamps  
Southeast elevation



LKMC149e 1/27/2026  
Duplex sump pump station 1  
Southwest elevation





LKMC150e 1/27/2026  
Water storage tanks  
Northwest elevation



LKMC151e 1/27/2026  
Water storage tank transfer pumps 1 and 2  
Northwest elevation



LKMC152e 1/27/2026  
Refrigeration package for walk-in cooler  
North elevation



LKMC153e 1/27/2026  
Refrigeration package for walk-in freezer  
North elevation

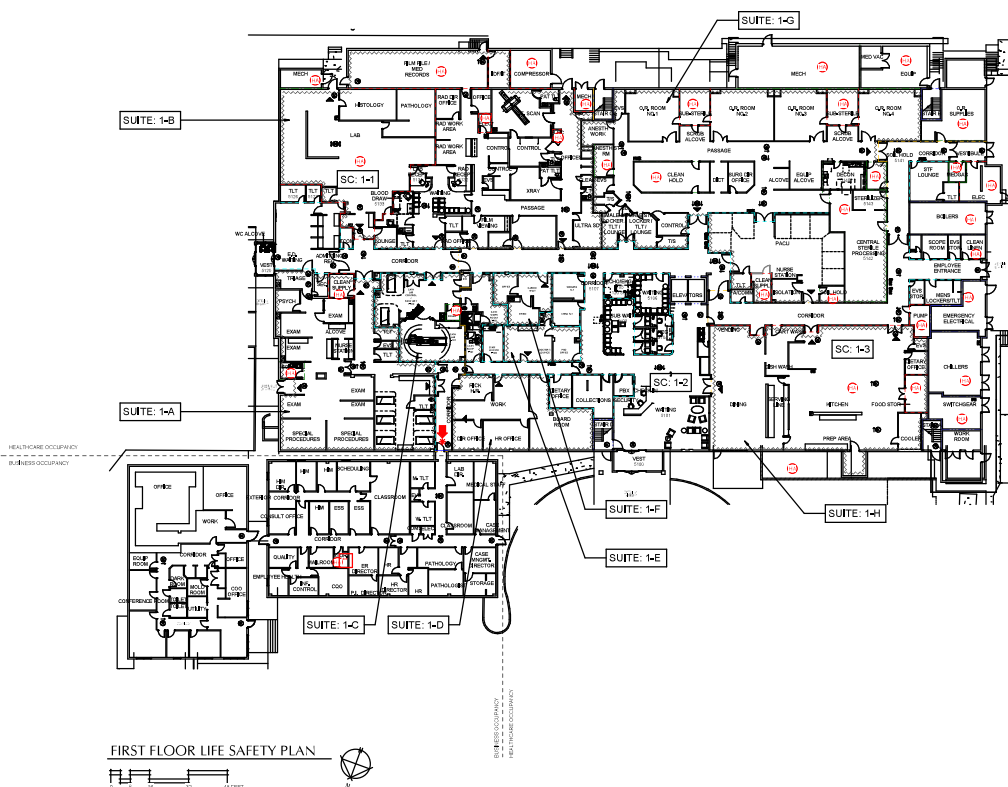


LKMC154e 1/27/2026  
Surface-mounted LED fixture  
North elevation

**DRAWINGS/  
FLOOR PLANS**

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LIFE SAFETY EGRESS SCHEDULE - FIRST FLOOR				
EGRESS NUMBER	TOTAL SQ. FOOTAGE	AREA DESCRIPTION	# OF REMOTE EGRESS ACCESS DOORS	EGRESS TYPE
EGRESS 101 - 101	2914.50	EMERGENCY STATION	1	EGRESS 101 (101)
EGRESS 102 - 102	8737.50	102 - 102 - 102	1	EGRESS 102 (102)
EGRESS 103 - 103	1504.50	103 - 103 - 103	1	EGRESS 103 (103)
EGRESS 104 - 104	1504.50	104 - 104 - 104	1	EGRESS 104 (104)
EGRESS 105 - 105	4115.50	105 - 105 - 105	1	EGRESS 105 (105)
EGRESS 106 - 106	850.50	106 - 106 - 106	1	EGRESS 106 (106)
EGRESS 107 - 107	4440.50	107 - 107 - 107	1	EGRESS 107 (107)
EGRESS 108 - 108	4440.50	108 - 108 - 108	1	EGRESS 108 (108)



COCSE BARRIER WALL  
SMOKE PARTITION  
1 HOUR FIRE BARRIER  
SMOKE BARRIER  
2 HOUR FIRE BARRIER

NOTE: THE SAFETY EVALUATION/THREAT INFORMATION REPORT (TIFIR) IS THE 2012 NAPA 3TH SAFETY CHECK ONLY. THOSE PLANS ARE FOR USE BY THE CORRECTION SUPERVISORS AND DOES NOT INCLUDE ADDITIONAL BUILDING REQUIREMENTS.

NOTE: NOC/SLEEPING QUARTERS MUST BE UNDER 100 SQUARE FEET, SLEEPING QUARTERS MUST BE UNDER 100 SQUARE FEET. THE PERMITTED PLANS OF SLEEPS MUST BE A MINIMUM OF 8'X10' UNLESS UNDER CONSTRUCTION. NO HOSPITAL TO VISITORS. IF SLEEPING QUARTERS ARE MORE THAN 100 SQUARE FEET, DRUGS, MEDICATIONS, AND OTHER MEDICAL SUPPLIES ARE NOT TO BE STORED OR PROVIDED FROM THE SLEEP TO AREA. ACCESS CONTROL, OCCUPANCY OF THE BUILDING MAY NOT EXCEED 150 PERSONS THROUGHOUT A DAY. THE HOSPITAL JUSTICE CENTER HAS NO ACCESS TO THE BUILDING. THE BUILDING IS NOT TO BE MANNED. REFER TO CHAPTER 15, SECTION 15.25 OF NAPA FOR FURTHER INFORMATION.

	ROUTE SOUND
	HORIZONTAL E
	HAZARDOUS AREA
	ROUTE EXIT
	EXIT SIGN
	EXITING CELL
	BARNSIDE TO SMOKE
	RATED EXIT PA
	UNSPINLED

BUILDING CONSTRUCTION TYPE: I (332)

(1) THE FOLLOWING CODE REFERENCES PERTAINING TO HAZARDOUS AREAS IN BUSINESS OCCUPANCY ARE SUPERSEDED FROM THE 2012/10 NFPA 101:

301A THE CONTENTS OF BUSINESS OCCUPANCY SHALL BE CLASSIFIED AS ORDINARY HAZARDOUS ACCORDANCE WITH SECTION 411.

412A201 HAZARDOUS CONTENTS SHALL BE CLASSIFIED AS THOSE LIKELY TO BECOME MODERATELY TOXIC OR TO BE A GPP A COGNIZABLE LEVEL OF DANGER.

301A21 HAZARDOUS AREAS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 411.

411A PROTECTIVE FORCE AREAS ARE IN A DEGREE OF HAZARD GREATER THAN THAT NORMAL TO THE GENERAL OCCUPANCY OF THE AREA SHALL BE PROTECTED BY ONE OF THE FOLLOWING MEANS:

(1) ENCLOSING THE AREA WITH A FIRE BARRIER WITHOUT INDICATING THAT HAS A HIGH RESISTANCE TO FIRE IN ACCORDANCE WITH SECTION 411.

(2) PROVIDING THE AREA WITH AUTOMATIC EXTINGUISHING SYSTEMS IN ACCORDANCE WITH SECTION 411.

TO THE ABOVE CODE REFERENCES, A PORTION OF THE HAZARDOUS AREAS

LYNN CROSSBELLING ARE	
Geography Type	Area
J056, B.C. CROSS	6370 SF
J056, B.C. CROSS	6370 SF
HEALTHCARE	

LPMC GROSS BUILDING OF		
Occupancy Type	Area	
LPMC LEVEL 01		
ADJAC. BRK. RM. AND	01735 SF	
CLUB. HALL, TRG. AND	01700 SF	
	00003 SF	
LPMC LEVEL 02		
CLUB. HALL, TRG. AND	11855 SF	
	11855 SF	
LPMC LEVEL 03		
CLUB. HALL, TRG. AND	11855 SF	
	11855 SF	
Grandtotal	59170 SF	

**tm  
p**

**TMPartners, PLLC**

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**Architecture  
Interiors  
Planning**

LOWER KEYS MEDICAL CENTER  
LIFESAFETY ASSESSMENT  
KEY WEST, FLORIDA

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LS101



